



Multifamily Property

6 Units (2/1's)

1.19 Acres
37623 Camphor Drive
Dade City, Florida

PRESENTED BY:



BINGHAM
COMMERCIAL REAL ESTATE

OFFERING MEMORANDUM

Six-Unit Multifamily

37623 Camphor Drive

Dade City, Florida

PROPERTY DESCRIPTION

Located just a short walk from the heart of historic Downtown Dade City, this well-maintained multifamily investment presents a rare opportunity to acquire a six-unit apartment community in one of Pasco County's most desirable and supply-constrained rental markets. The property consists of two triplex buildings, each thoughtfully designed with spacious two-bedroom, one-bathroom residences that appeal to a broad tenant base.

The community offers an attractive residential environment featuring a park-like setting enhanced by towering, mature oak trees, established landscaping, inviting courtyards, and private front porches that create a neighborhood feel seldom found in today's apartment developments. A private street provides convenient access while enhancing the property's quiet, secluded atmosphere.

Each apartment is individually metered for electricity and features central heating and air conditioning, generously sized bedrooms, functional floor plans, and abundant natural light. An on-site laundry facility provides an additional convenience for residents while minimizing owner maintenance responsibilities. From an investment perspective, the property offers a compelling value-add opportunity. Current rental rates are below prevailing market levels, providing investors the ability to increase cash flow through strategic rent adjustments while benefiting from the property's desirable location and strong rental demand.

Positioned within walking distance of Downtown Dade City's restaurants, shops, parks, and community events, and offering convenient access to major transportation corridors throughout Pasco County, this property combines stable in-place income with meaningful upside potential. Opportunities to acquire boutique multifamily assets of this quality and character in Downtown Dade City remain exceptionally limited, making this an attractive investment for both private investors and long-term multifamily owners.

Details:

Price: \$895,000

Land: 1.19 MOL Acres

Occupancy: 84%

Utilities: City Water/ Septic

Meters: Electric, Individual
Water, one main



Six-Unit Multifamily
37623 Camphor Drive
Dade City, Florida

PROPERTY HIGHLIGHTS

- Six (6) spacious two-bedroom, one-bathroom apartment homes
- Two well-maintained triplex buildings
- Walking distance to Historic Downtown Dade City
- Beautiful park-like setting with towering mature oak trees
- Professionally landscaped grounds with established vegetation
- Private resident courtyards creating a neighborhood atmosphere
- Covered front porches for each residence
- Large bedroom floor plans with functional layouts
- Central heating and air conditioning in every unit
- Individually metered electric service, reducing owner utility expenses
- On-site laundry facility for additional resident convenience
- Private street access providing a quiet residential environment
- Strong in-place occupancy with demonstrated rental demand
- Value-add investment opportunity through below-market rental rates

Financial Snapshot

- \$97,200 Annual Revenue Potential (at Market)
- \$69,600 Current Revenue (below market, 1 vac)
- \$8,565 Property Taxes (annual)
- \$7,000 Insurance (estimated)

ADDITIONAL PHOTOS



Current Rent Roll

Properties: Camphor Grove - Camphor Drive Dade City, FL 33525

Units: Active

As of: 08/23/2026

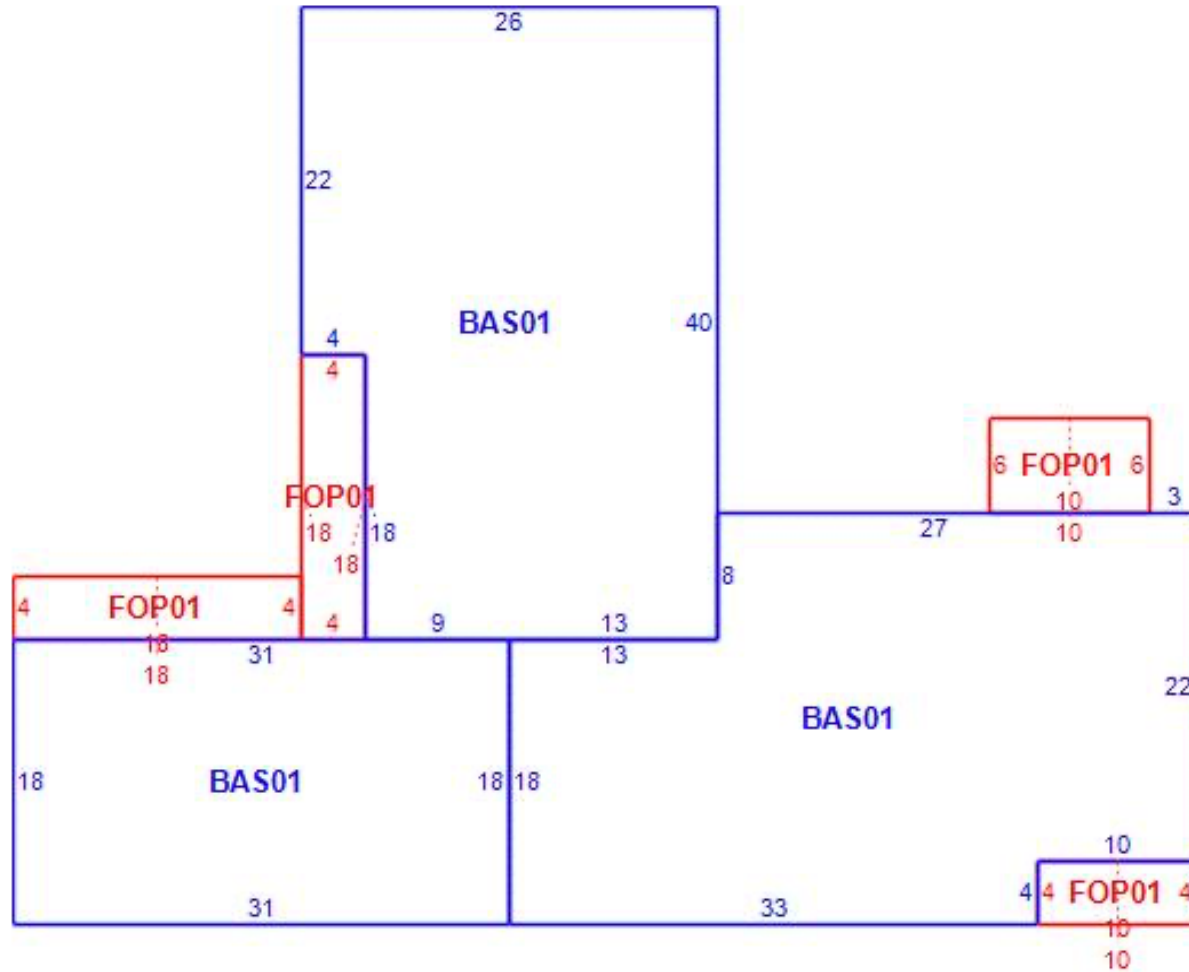
Include Non-Revenue Units: No

Include Advertised Rent: Yes

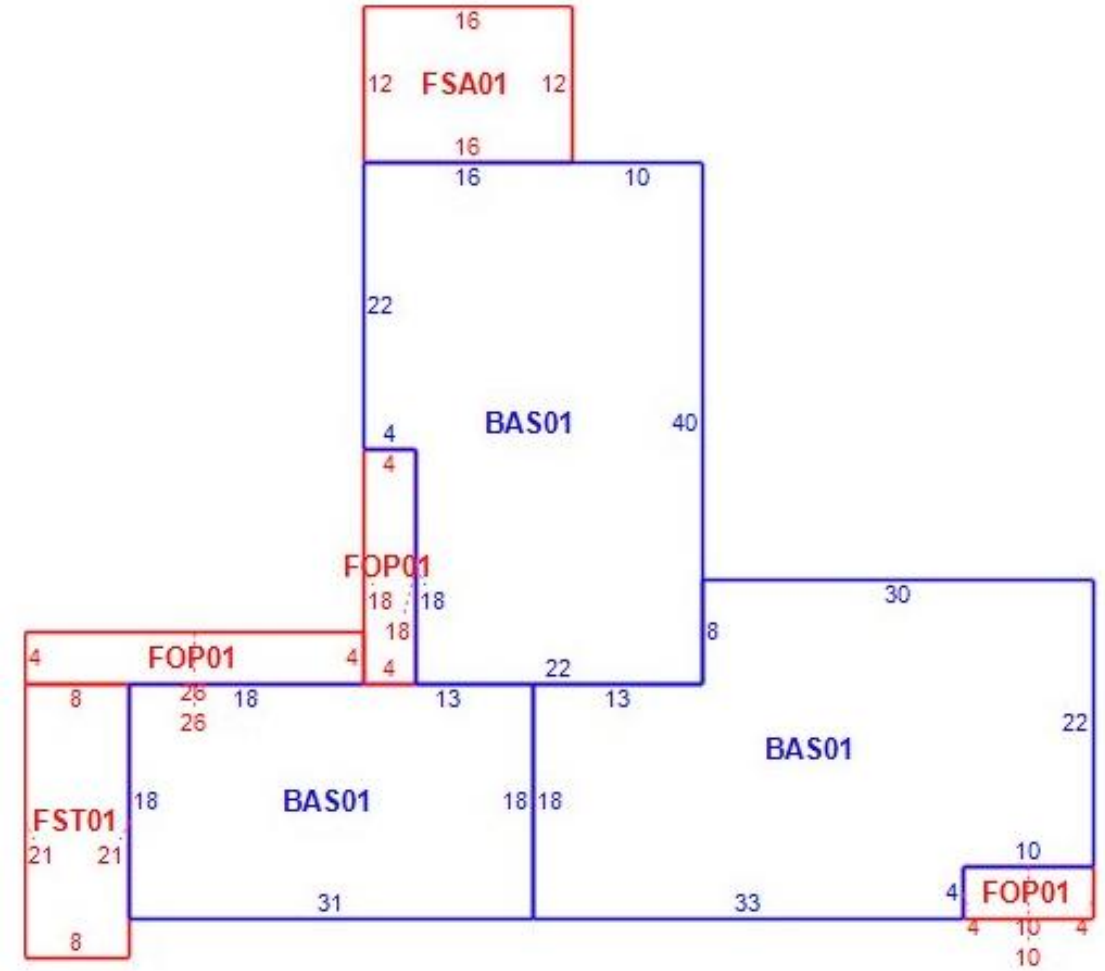
BD/BA	Status	Market Rent	Rent	Lease To
Camphor Grove - Camphor Drive Dade City, FL 33525				
2/1.00	Current	1,350.00	1,125.00	06/30/2026
2/1.00	Current	1,350.00	1,200.00	03/20/2026
2/1.00	Vacant-Unrented	1,395.00		
2/1.00	Current	1,350.00	900.00	02/29/2024
2/1.00	Current	1,350.00	1,375.00	03/31/2027
2/1.00	Current	1,350.00	1,200.00	01/31/2027
83.3% Occupied		8,145.00	5,800.00	

Building Schematics

37619, 37621, 37623 Building



37705, 37707, 37709 Building



ADDITIONAL PHOTOS



ADDITIONAL PHOTOS



Business Key Facts

37623 Camphor Dr, Dade City, Florida, 33525 | Drive time: 5, 10, 15 minute radii

This infographic features record-level business information. It is best suited for smaller area analysis such as census tracts, neighborhoods, and smaller zip codes.

Key Statistics

10 minutes ▼

911

Total Businesses

8,990

Total Employees

\$894M

Total Sales

9.1%

Unemployment Rate

Daytime Population

10 minutes ▼



20,988

Total Population



23,568

Total Daytime Population

Ratio of daytime to total population:

1.12

Values > 1.0 mean that more people come to the area during the day than live there.



Peripheral Community

Dominant Urbanicity Type

10 minutes ▼



4.9

Avg Number of Employees



147

Total Businesses Per Square Mile

Largest Businesses in Area

25*

100 or More Employees

24

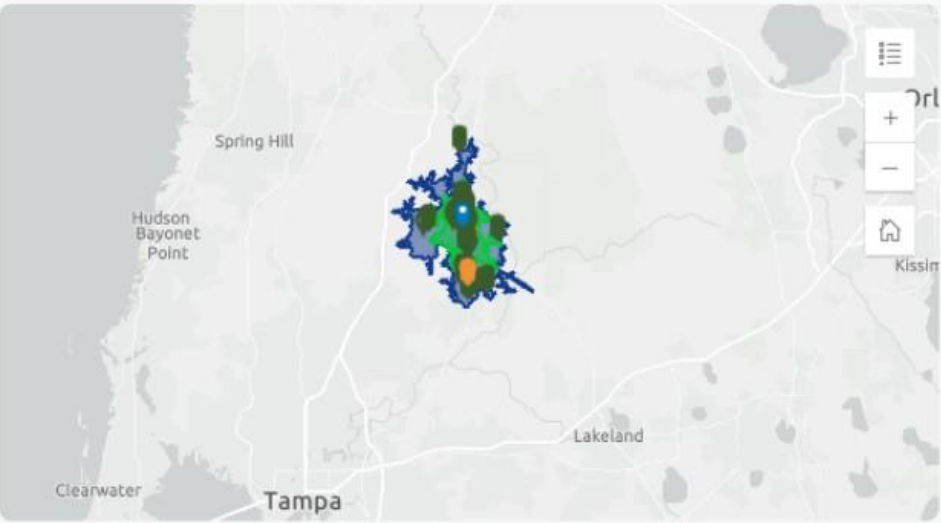
\$10M+ Annual Sales Vol

Most Employees

AdventHealth Zephyrhills Preschool	Branch	6,000
------------------------------------	--------	-------

Highest sales volume

AdventHealth Zephyrhills Preschool	Branch	\$273M
------------------------------------	--------	--------



Source: This infographic contains data provided by Esri-Data Axle (2026), Esri (2026). Note: business sales volumes and employee counts are estimates provided by Data Axle. * Indicates the number of locations has reached the maximum.

DEMOGRAPHIC SUMMARY

37623 Camphor Dr, Dade City, Florida, 33525
Drive time of 10 minutes

KEY FACTS

20,988

Population



8,150

Households

42.3

Median Age

\$57,147

Median Disposable Income

EDUCATION

11.9%

No High School Diploma



36.7%

High School Graduate



28.3%

Some College/
Associate's Degree



23.1%

Bachelor's/Grad/
Prof Degree

INCOME



\$68,506

Median Household Income



\$33,457

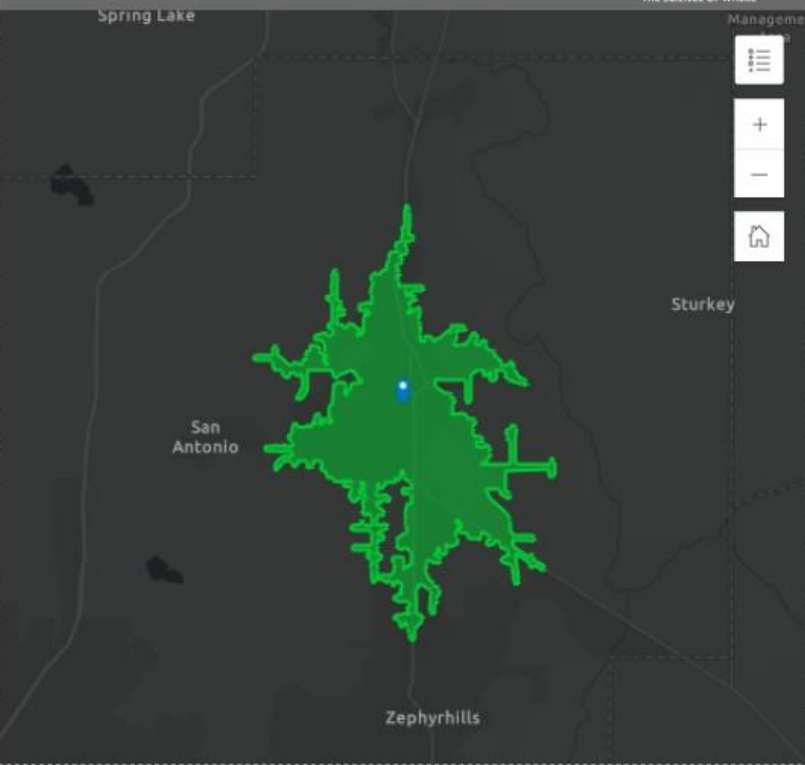
Per Capita Income



\$246,699

Median Net Worth

HOUSEHOLD INCOME



EMPLOYMENT

57.8%

White Collar



25.6%

Blue Collar



20.3%

Services

9.1%

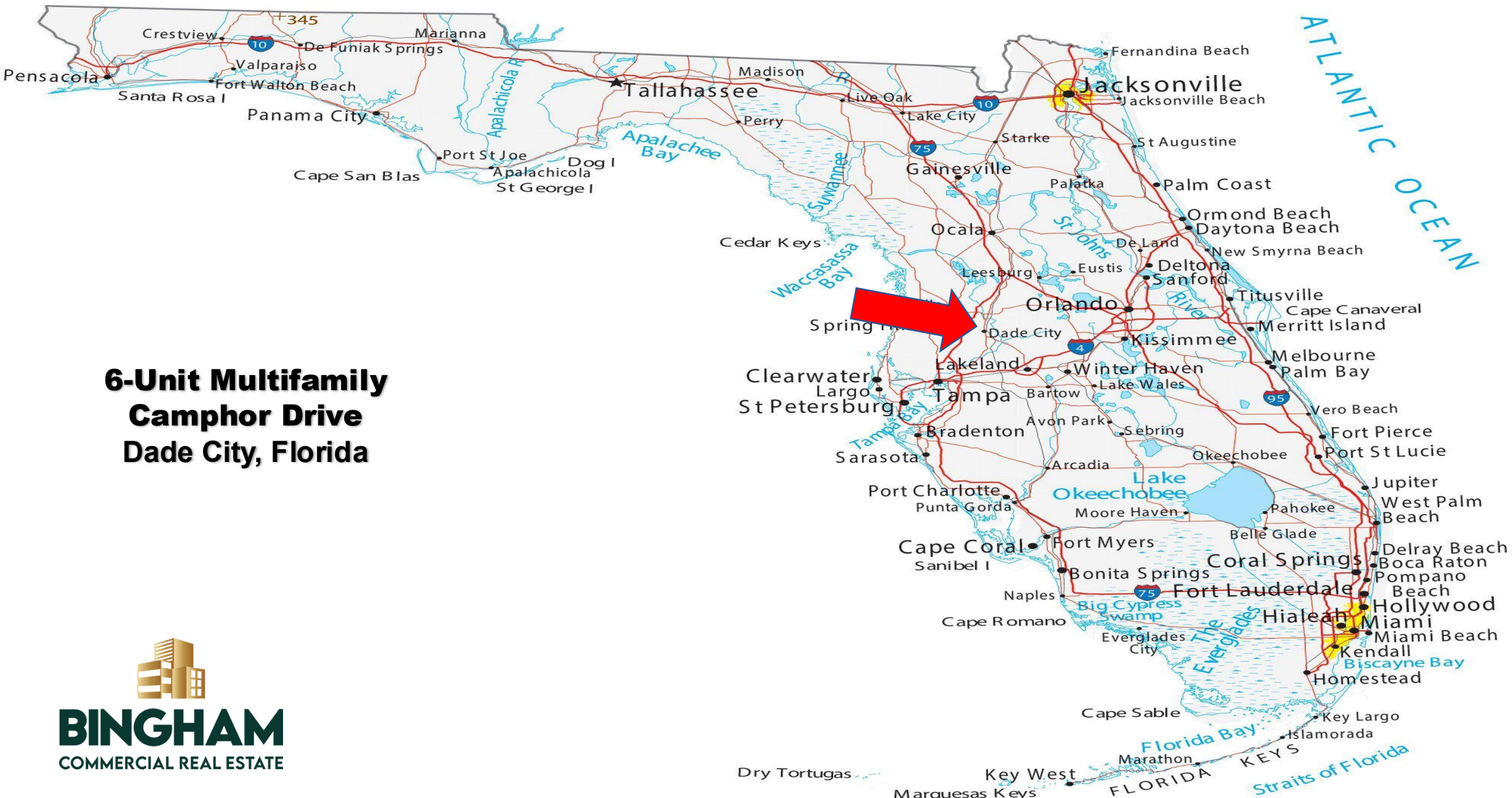
Unemployment Rate

Source: This infographic contains data provided by Esri (2026, 2031). © 2026 Esri

BINGHAM REALTY, INC. 813-788-2759

WILL BINGHAM, CCIM 813-713-3974

will@binghamrealtyinc.com



**6-Unit Multifamily
Camphor Drive
Dade City, Florida**





Meet Will Bingham, CCIM: Your Trusted Commercial Real Estate Expert



With an impressive legacy spanning two decades in the Commercial Real Estate industry, Will Bingham, CCIM stands as a distinguished professional known for his unparalleled expertise, unwavering integrity, and exceptional client dedication. As the President of Bingham Realty, Inc., a revered Florida Real Estate Corporation with a rich 50-year history of serving Pasco County, Will has solidified his reputation as a leading force in the field.

Professional Expertise: For the past 20 years, Will has honed his skills and expertise in Commercial Real Estate sales and management, specializing in NNN (Triple Net Lease) properties. His keen insight and deep understanding of the market have enabled him to guide clients through complex transactions, making him a go-to expert for investors and businesses alike.

Client-Centric Approach: At the heart of Will's success is his unwavering commitment to his clients. He prioritizes their best interests above all else, ensuring that each transaction is meticulously handled with professionalism, transparency, and utmost care. Will's reputation as an excellent negotiator stems from his dedication to securing the most advantageous deals for his clients, fostering long-lasting relationships built on trust and satisfaction.

Leadership and Vision: In his role as President of Bingham Realty, Inc., Will oversees a team of seasoned professionals, steering the company with visionary leadership and a commitment to excellence. Under his guidance, the firm has become a trusted partner in the development of new retail properties for renowned national tenants, including Dollar Tree, Dunkin Donuts, Family Dollar, Dominos, Subway, and many more. Will's ability to identify lucrative opportunities and execute successful ventures has positioned Bingham Realty, Inc. as an industry leader.

A Rich Career Journey: Will Bingham's journey in the real estate world commenced in 2002 when he served as a Commercial Property Manager. In this role, he managed over 1,000,000 square feet of retail space spread across nine distinct shopping centers in Florida. His impressive portfolio included renowned tenants such as Wal-Mart, Home Depot, Winn-Dixie, Publix, SweetBay, Beef O' Brady's, Payless Shoes, Radio Shack, and Blockbuster, among others. This extensive experience equipped him with invaluable insights into property management and tenant relationships, further enhancing his prowess in the industry.

With a remarkable blend of experience, expertise, and a client-centric approach, Will Bingham continues to shape the Commercial Real Estate landscape. His dedication to excellence, combined with his passion for fostering successful real estate ventures, makes him the ideal partner for all your commercial property needs. Whether you are a seasoned investor or a budding entrepreneur, Will is here to guide you toward unparalleled success in the dynamic world of Commercial Real Estate.