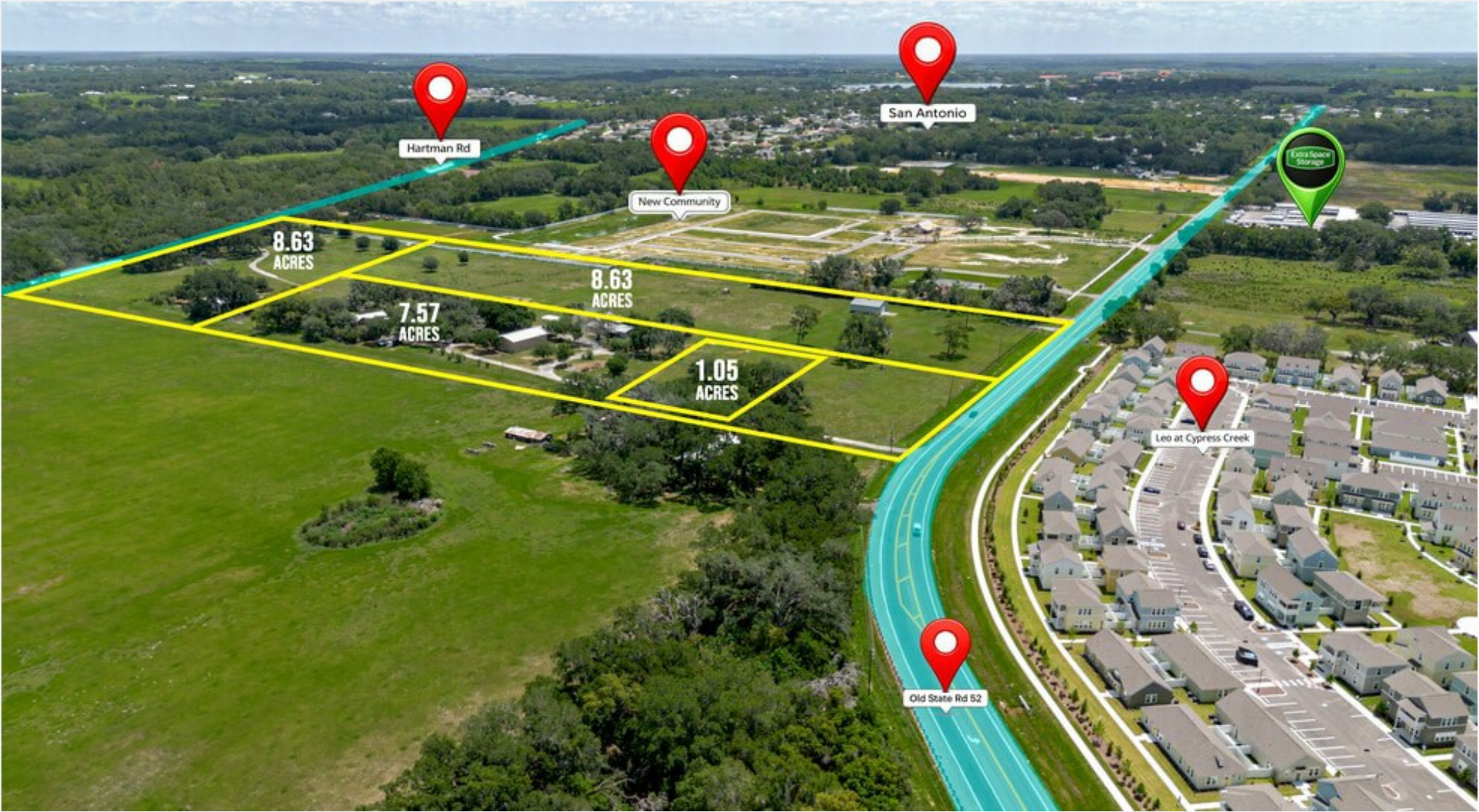


31641 COUNTY ROAD 52 / Old State...

31641 Co 52 rd, San Antonio, FL 33576



Presented By:
Align Right Realty LLC



31641 COUNTY ROAD 52 / Old State Rd 52

31641 Co 52 rd, San Antonio, FL 33576

Property Details

Prime Development Opportunity On State Road 52 Corridor located at 31641 County Road 52, San Antonio, FL 33576!! Exceptional 8.63-acre development site located along the rapidly expanding State Road 52 growth corridor in eastern Pasco County. Positioned adjacent to newly developed residential communities and just minutes from the master-planned community of Mirada, this property benefits from strong population growth, increasing consumer demand, and excellent visibility. Featuring approximately 321 feet of frontage along State Road 52, the property benefits from a Retail/Office/Residential (ROR) Future Land Use (FLU) designation, allowing for a variety of commercial, mixed-use, and residential development possibilities, including: * Retail and neighborhood commercial development. * Restaurants and dining establishments. * Medical and professional offices. * Service-oriented businesses. * Residential communities. * Luxury townhomes and condominiums. * Mixed-use development opportunities. * Additional permitted uses subject to county approval. For developers seeking a larger assemblage, this property may be purchased individually or combined with neighboring parcels to create a significant development footprint. Available Assemblage: * 31641 County Road 52, San Antonio, FL ** – 8.63 Acres – Offered at **\$3,295,000** * 31668 Hartman Road, San Antonio, FL ** – 8.63 Acres – Offered at **\$3,295,000** * 31557 State Road 52, San Antonio, FL ** (7.57 Acres) and **31619 County Road 52** (1.05 Acres) – Combined 8.62 Acres – Offered at **\$3,295,000** ### Combined Assemblage Total: - Approximately 25.88 Acres MOL. - Approximately 642 feet of combined frontage on State Road 52. - Approximately 679 feet of frontage on Hartman Road. * Offered at \$9,885,000.00 Strategically located within one of Pasco County's fastest-growing development corridors, this assemblage presents a rare opportunity for commercial, mixed-use, residential, or investment development. The combination of significant road frontage, flexible future land use, and proximity to major residential growth makes this a compelling opportunity for developers, investors, and end users alike. - Call 801-918-7745 for more info about zoning, future land use details, and development opportunities.

Price: \$3,295,000

- Prime State Road 52 development opportunity in one of Pasco County's fastest-growing corridors.
- Mandatory 3-parcel assemblage totaling approximately 17.25 acres MOL
- Additional adjacent 8.63-acre parcel available, creating a total assemblage of approximately 25.88 acres MOL.
- Retail/Office/Residential (ROR) Future Land Use designation.
- Approximately 642 feet of combined frontage on State Road 52 and 679 feet on Hartman Road with full assemblage.
- Adjacent to expanding residential communities and minutes from Mirada.

View the full listing here: <https://www.loopnet.com/Listing/31641-Co-52-rd-San-Antonio-FL/40825409/>

Price:	\$3,295,000
Property Type:	Land
Property Subtype:	Commercial
Proposed Use:	Commercial
Sale Type:	Investment or Owner User
Total Lot Size:	8.63 AC
Sale Conditions:	[object Object]
No. Lots:	1
Zoning Description:	A
APN / Parcel ID:	20-25-03-0000-02700-0010

31641 COUNTY ROAD 52 / Old State Rd 52

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Location



31641 COUNTY ROAD 52 / Old State Rd 52

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Property Photos



01-DevelopmentOpportunity1



16-All3-Base-Acres

31641 COUNTY ROAD 52 / Old State Rd 52

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Property Photos



17-A114-Base



15-A111-Mirada-Base

31641 COUNTY ROAD 52 / Old State Rd 52

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Property Photos



03-31641CR52-



05-31641CR52--2

31641 COUNTY ROAD 52 / Old State Rd 52

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Property Photos



07-31641CR52--5



09-31641CR52--13

31641 COUNTY ROAD 52 / Old State Rd 52

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Property Photos



10-31641CR52--25



11-31641CR52--27

31641 COUNTY ROAD 52 / Old State Rd 52

31641 Co 52 rd, San Antonio, FL 33576

Property Photos



15-All1-Mirada-Base

31641 COUNTY ROAD 52 / Old State Rd 52

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