

NOW AVAILABLE

2.5 Acres Zoned C2

SR 52 & Old Pasco Rd
I-75 Exit 285
San Antonio, Florida

Presented By:

BINGHAM
COMMERCIAL REAL ESTATE 

OFFERING MEMORANDUM



Commercial Acreage SR 52 & Old Pasco Road I-75 Exit 285 San Antonio, Florida

PROPERTY DESCRIPTION

Discover this prime Commercial property located on SR 52 just .8 mile from the I-75 SR 52 Exit (285) in San Antonio, Florida. This 2.5 acre parcel is ideally situated with excellent access to SR 52 and offers a strategic location just 30 minutes north of Tampa.

Perfectly positioned amidst San Antonio's rapid growth, this property presents an exceptional opportunity for businesses seeking to capitalize on the area's economic expansion.

Property Highlights:

- Total Area: 2.5 acres (108,900 sf)
- 650' of frontage on SR 52
- Water and Sewer Available
- Strategic Location near Interstate 75
- 30 Minutes North of Tampa
- Ideal for Retail, QSR, FSR, Office, etc.
- Positioned in a Rapidly Growing Area of San Antonio, Florida

Don't miss out on this chance to secure a foothold in one of Florida's burgeoning markets. Contact us today and explore the potential this property holds.

Details:

Price:	\$1,700,000
Land:	2.5 Acres
Frontage:	650' on SR 52
Access:	Direct (w/ DOT approval)
Utilities:	Water and Sewer Available

2.5 Acres Zoned C2
I-75 & SR 52, EXIT 285
San Antonio, Florida



Bellamy Bros Blvd



SITE

2,800 Homes
Planned



TARGET
Distribution Center

One Pasco Center
Office/Industrial



2,400
Students

SR 52/Clinton Ave



Planned Future
Hotels/Retail



500k SF Retail
(Coming Soon)

LARGE MPUD
Under
Construction
965 + Acres



5,000 Homes



Manga Hills
415 Homes

Colina Ranch
237 Apt.s



1,300 Homes

amazon
Distribution Center

Subject Property

Looking Southwest

Colina Ranch
237 Apartments



Distribution Center

SITE

2.5 Acres



4,200 Feet

Old Pasco Road

DEMOGRAPHIC SUMMARY

28784-28906 State Road

Drive time of 10 minutes

KEY FACTS

17,577

Population



6,697

Households

44.6

Median Age

\$84,310

Median Disposable Income

EDUCATION

4.3%

No High School Diploma



25.7%
High School Graduate



28.0%
Some College/
Associate's
Degree



42.0%
Bachelor's/Grad/
Degree

INCOME



\$102,875

Median Household
Income



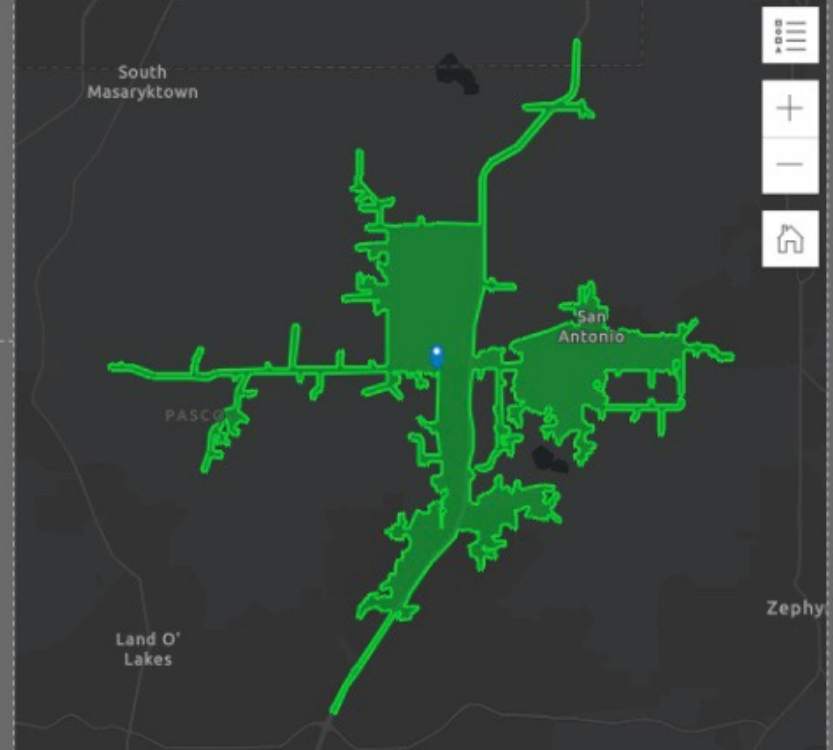
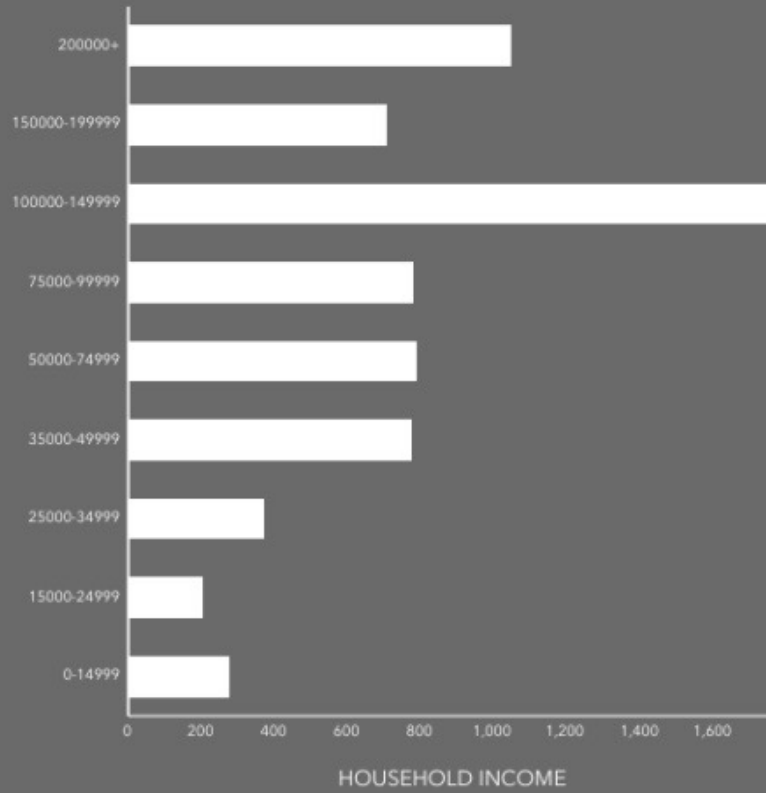
\$47,170

Per Capita
Income



\$566,130

Median Net
Worth



EMPLOYMENT

73.2%

White Collar



Blue Collar



Services

15.3%

13.0%

6.9%

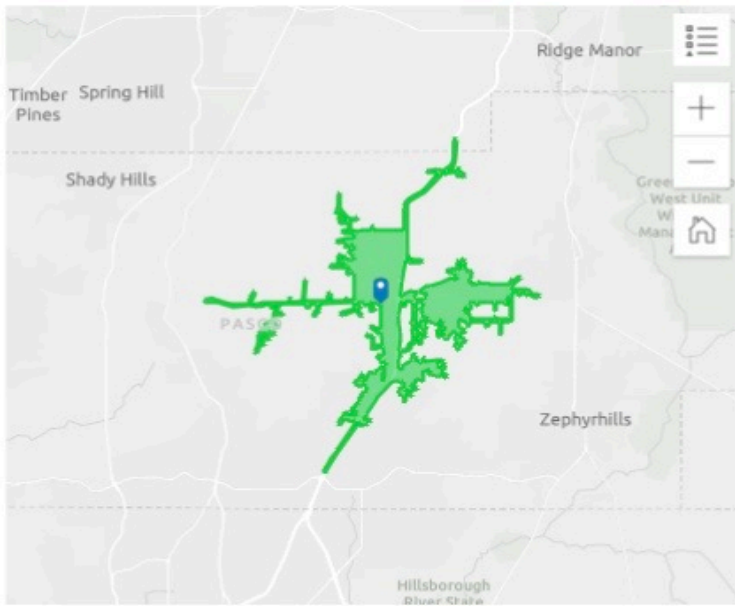
Unemployment
Rate

Source: This infographic contains data provided by Esri (2024, 2029). © 2024 Esri

BINGHAM REALTY, INC. 813-788-2759

WILL BINGHAM, CCIM 813-713-3974

will@binghamrealtyinc.com

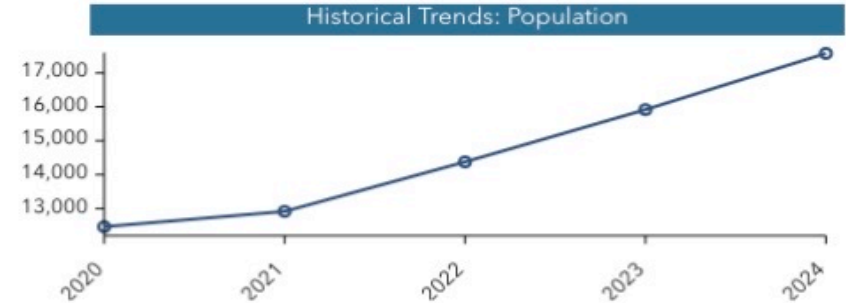


Population Trends and Key Indicators

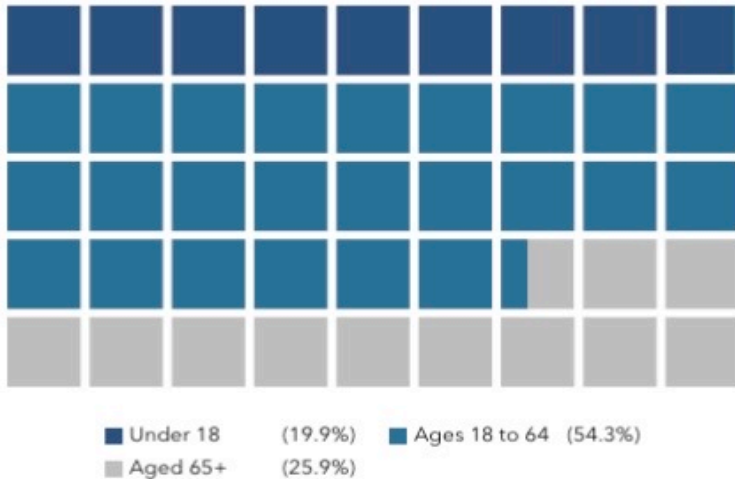
28784-28906 State Road
Drive time of 10 minutes

17,577	6,697	2.56	44.6	\$102,875	\$415,405	144	97	71
Population	Households	Avg Size Household	Median Age	Median Household Income	Median Home Value	Wealth Index	Housing Affordability	Diversity Index

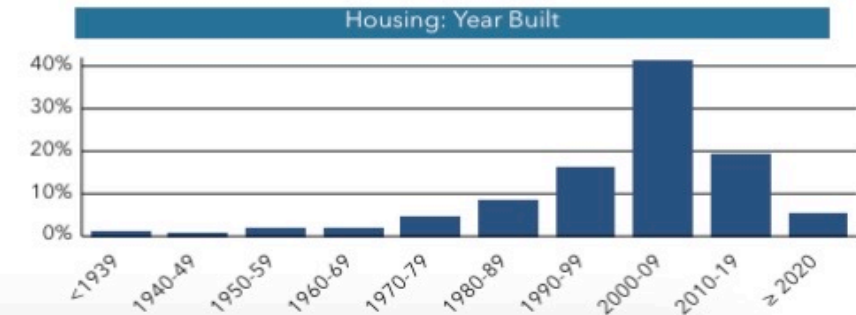
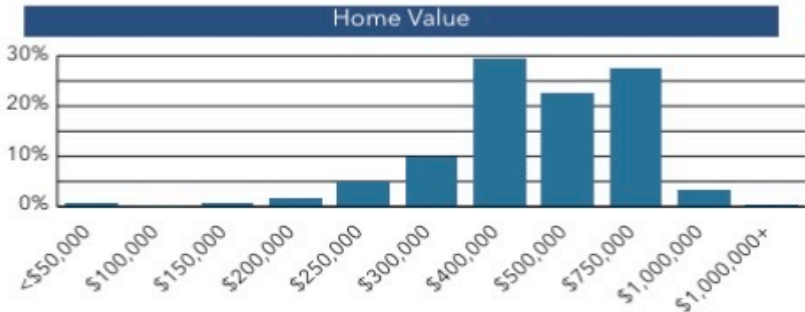
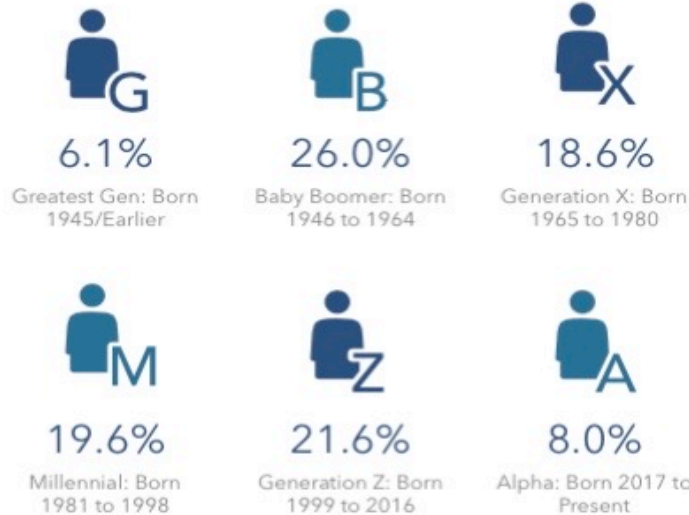
MORTGAGE INDICATORS



POPULATION BY AGE



POPULATION BY GENERATION



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Source: This infographic contains data provided by Esri (2024, 2029), Esri-U.S. BLS (2024), ACS (2018-2022). © 2024 Esri

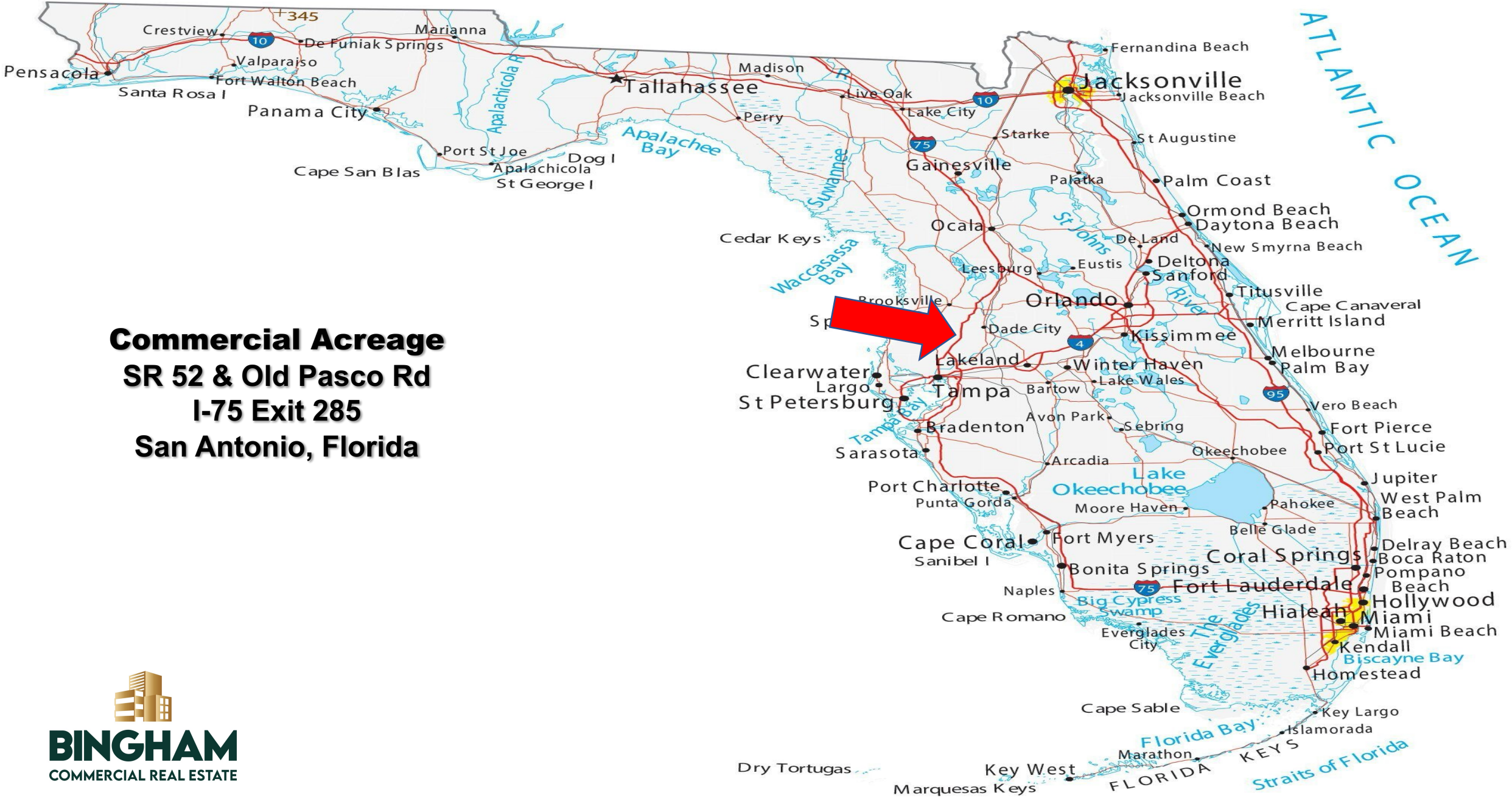


What's in My Community?

Places that make your life richer and community better

28784-28906 State Road
10 minutes





Commercial Acreage
SR 52 & Old Pasco Rd
I-75 Exit 285
San Antonio, Florida





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.