

OFFERING MEMORANDUM

3.04 Acres

**60-Unit
Multifamily
Development
Opportunity**

36830 Blanton Rd. Dade City, FL

Cody Brightwell
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4875 Bruce B. Downs Blvd., Wesley Chapel, FL 33544 | nyecommercial.com



Property Summary



PROPERTY DESCRIPTION

This 3.04-acre infill site offers a rare opportunity to deliver 60 multifamily units in one of Pasco County's emerging residential corridors along Blanton Road. The property is zoned RMF-4, allowing up to 20 dwelling units per acre — exactly matching the proposed 60-unit program. Pasco County continues to experience strong population and household growth, with spillover demand from the established Wesley Chapel market moving northward. Recent land transactions and new home communities (Lennar, M/I Homes, KB Home) along the Blanton Road / I-75 corridor underscore the area's momentum.

PROPERTY HIGHLIGHTS

- Strong demographics and household formation in northeast Pasco / Dade City area
- Convenient access to I-75 and regional employment centers
- Proximity to Pasco-Hernando State College and local school

OFFERING SUMMARY

Sale Price:	\$1,500,000 or \$25K Per Door
Lot Size:	3.04 Acres

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,235	5,395	8,824
Total Population	3,827	16,201	26,452
Average HH Income	\$85,130	\$85,251	\$91,217

CONCEPTUAL DRAWING



PROJECT SUMMARY	
TOTAL UNITS:	60
DENSITY:	16.8 UNITS / ACRE
SITE AREA:	3.57 ACRES (155,509 SF)
PARKING PROVIDED:	120 SPACES
GARAGE:	NONE
STORIES:	3

ZONING & ENTITLEMENTS

- RMF-4 (Residential Multi-Family) zoning
- Maximum density: 20 dwelling units per acre
- Approved capacity: 60 units on 3.04 acres
- Current use: Existing small multifamily (to be redeveloped)
- Jurisdiction: City of Dade City

DEVELOPMENT STANDARDS APPLIED

- Parking: 2.0 spaces/unit minimum (130 provided)
- Open space: ~12-15% (exceeds 10% typical minimum)
- Landscaping: Per Article 6 LDR (canopy trees, buffers)
- Setbacks: 25' front, 15'+ side/rear with buffers
- Building height: 3 stories (consistent with district)

SITE LAYOUT FEATURES

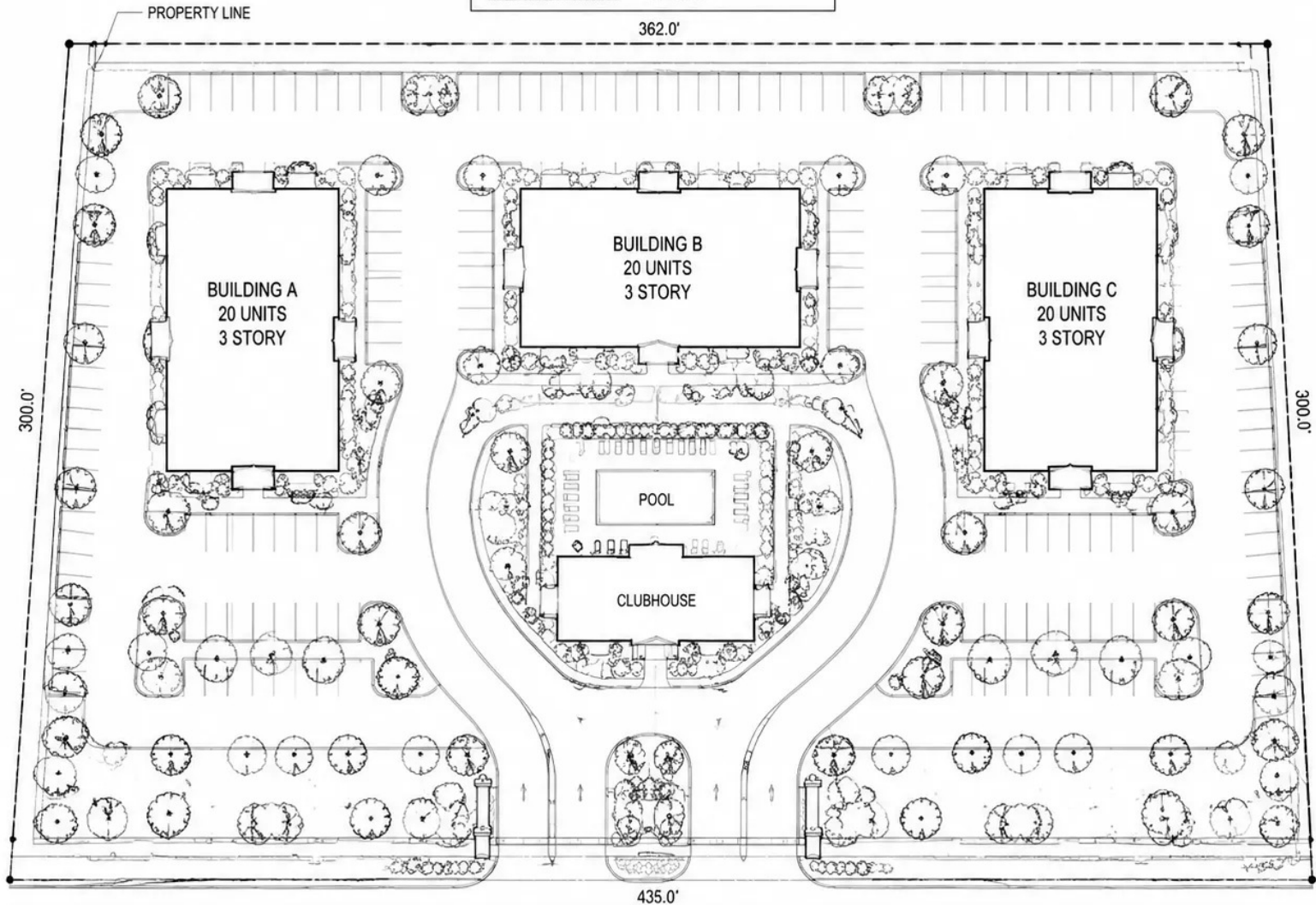
- Three buildings (A, B, C) — 20 units each
- Central courtyard with green space & amenity
- Internal private drives with good circulation
- Monument entrance on Blanton Road
- Perimeter landscaping & screening buffers
- Generous parking courts with islands

NEXT STEPS FOR BUYER / DEVELOPER

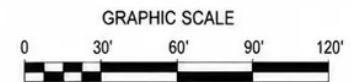
- Confirm exact zoning district standards
- Civil engineering & full site plan submittal
- Stormwater design (SWFWMD coordination)
- Traffic/access study if required
- Architectural elevations & unit mix planning
- Marketing to multifamily developers / investors

Site Plans

SITE DATA	
TOTAL SITE AREA:	3.00 AC (130,680 SF)
TOTAL UNITS:	60 UNITS
DENSITY:	20.0 UNITS / AC
PARKING PROVIDED:	120 SPACES (2.0 / UNIT)
BUILDINGS:	3 - 3 STORY
UNITS PER BUILDING:	20 UNITS



BLANTON ROAD
RIGHT-OF-WAY VARIES



PRIME EDUCATIONAL ANCHOR

- Directly across from Pasco-Hernando State College
- Strong demand from faculty, staff, graduate students, and workforce housing residents



EXCEPTIONAL TOPOGRAPHY & LOCATION

- Elevated hillside setting
- Unique terrain rarely available in Florida multifamily developments
- Potential for premium views and enhanced site aesthetics
- Immediate access to I-75
- Convenient connectivity to Wesley Chapel, Tampa, Brooksville, and Ocala
- Access to major employment centers throughout Pasco County

SURROUNDED BY NEW RESIDENTIAL DEVELOPMENT

- Thousands of new homes delivered or under construction nearby
- Significant population growth driving housing demand
- Proven residential market acceptance

ENTITLED MULTIFAMILY DENSITY

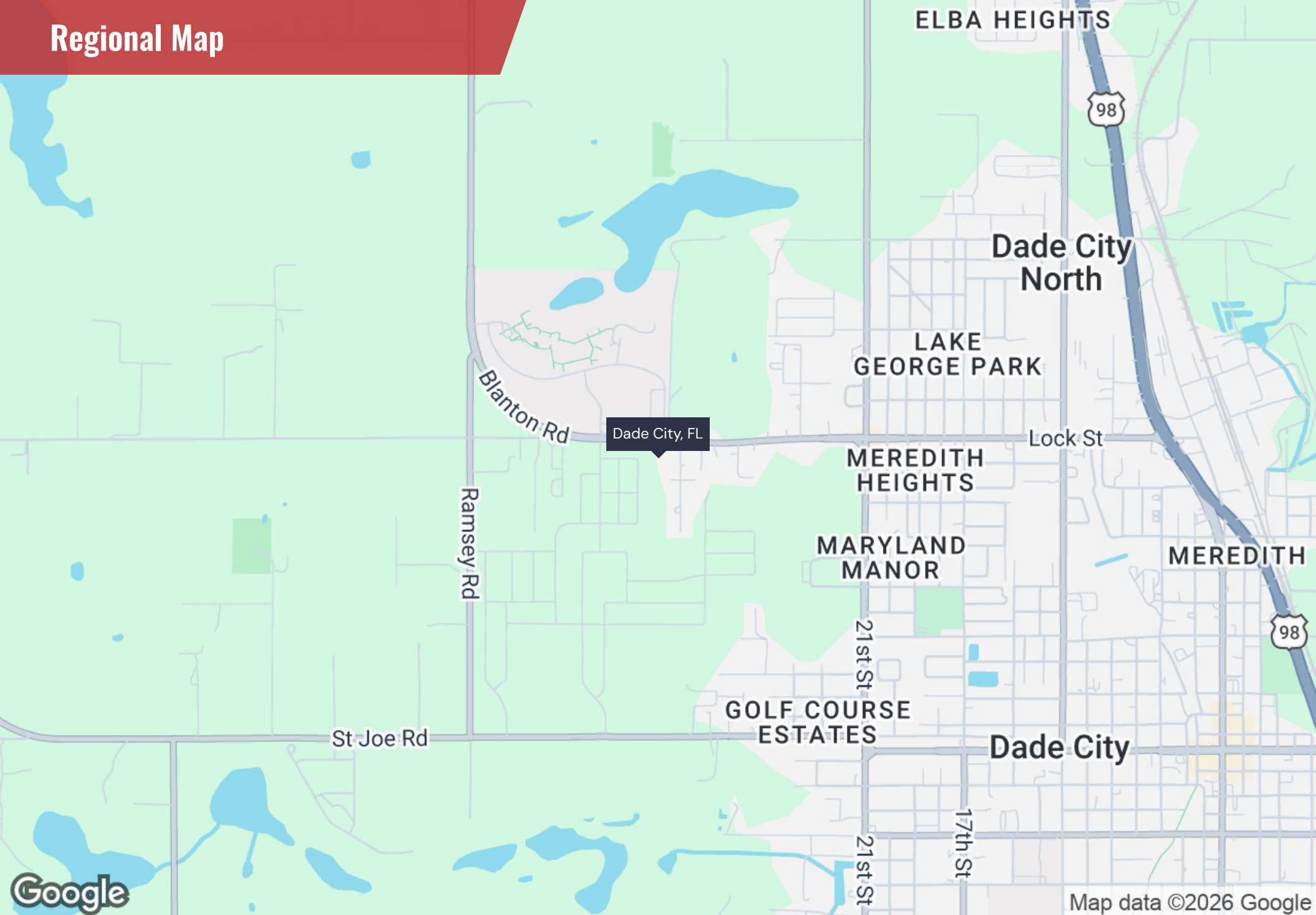
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- RMF-4 zoning in place
- Up to 60 multifamily units
- Reduced entitlement risk

SECTION 1

LOCATION INFORMATION



Regional Map

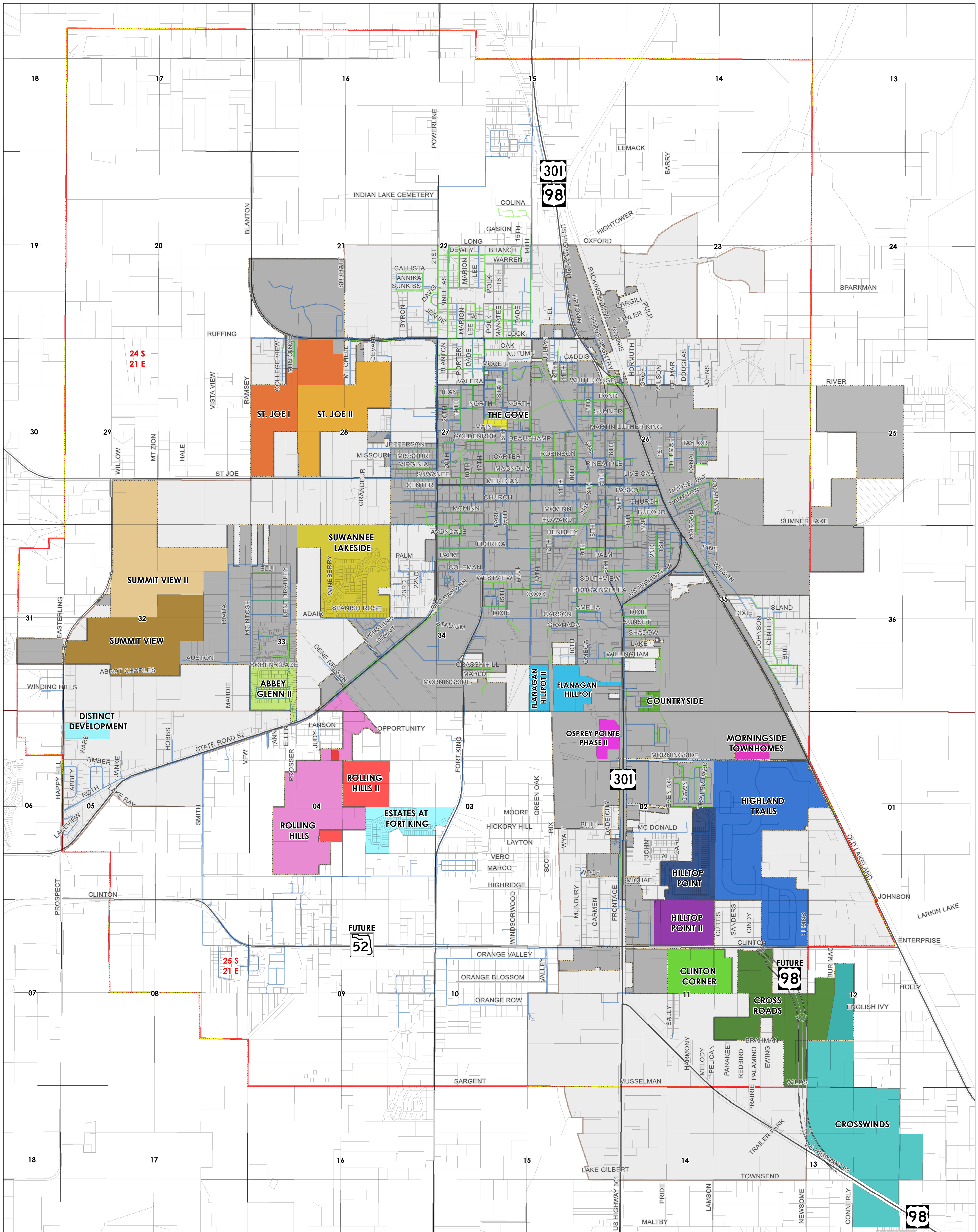


Map data ©2026 Google



Surrounding Developments Map





Project Name	Approved	Development Type	Max Units	Status	Build Out	Zoning	Future Land Use
Abbey Glenn II	2017	SF - Detached	170	Underground work complete; model homes under construction	2028	PD-R	LDR
Clinton Corner	2020	SF - Detached	298	Underground being phased; final plat to be approved	unknown	PD-R	MDR
Countryside	2019	SF - Detached	25	90% of homes have walls up	2025	RG-2	HDR
Crossroads	2020	SF - Detached, Townhomes, MF, ALF	900	FLU/Zoning Approved; substantial mod to PD expected	2032	PD-R	MDR
Crosswinds		SF - Detached		Annexation/Comp Plan/Zoning Applications under review	unknown	County I2	County RES 6
Distinct Development		SF - Detached		In County Review - USA Discussion Begun	unknown	County - USA Only	County - USA Only
Estates at Fort King		SF - Detached	170	Built Out - Country Jurisdiction Project	2021	County - USA Only	County - USA Only
Flanagan Hillpot	2008	SF - Detached	200	No movement to date	unknown	PD-H2	ROR
Highland Trails	2020	SF - Detached	1,143	SPP & Construction Plans Submitted, Under Review for approximately 715 homes	2030	PD-H1	LDR
Hilltop Point	2017	SF - Detached	249	Building permits being submitted	2028	RS-3	LDR
Hilltop Point II		SF - Detached	300	SPP & Construction Plans Submitted, Under Review	2027	RG-2	MDR
Morningside Townhomes		SF - Townhomes	100	Annexation/Comp Plan/Zoning Applications under review		County I-2	County RES 6
Osprey Pointe Phase II		MF - Senior Housing		Inquiry Only - project on hold for State Funding	unknown	GC	GC
Rolling Hills	2021	SF - Detached	700	Comp Plan/Zoning Approved; SPP/Construction plans submitted	unknown	PD-R	MDR
Rolling Hills II		SF - Detached		Annexation, Comp Plan, ZA application under review	unknown	County	RES 6
St. Joe I	2021	Residential	406	Comp Plan/Zoning Approved, SPP & Construction Plans Submitted	unknown	January Hearings	January Hearings
St. Joe II		SF - Detached, Townhomes	464	Comp Plan/Zoning Amendment in process	2032	PDR	MDR
Summit View	2005	SF - Detached	409	Underground work in progress; Phase 1A and 2B pl in review	2034	PD-H1	LDR
Summit View II	2021	SF - Detached	496	Annexation, Comp Plan, ZA Approved	2034	PD-R	SDR
Suwannee Lakeside	2018	SF - Detached	302	Homes under construction	2030	PD-H1	LDR
The Cove	2020	SF - Detached	10	Building plans submitted	2024	PD-H1	LDR

total = 6393

RESIDENTIAL DEVELOPMENTS

MAY 2022

- Sewer
- Water
- Utility Service Area
- Dade City Boundary
- Annexation Agreement Boundary
- Future Roundabout

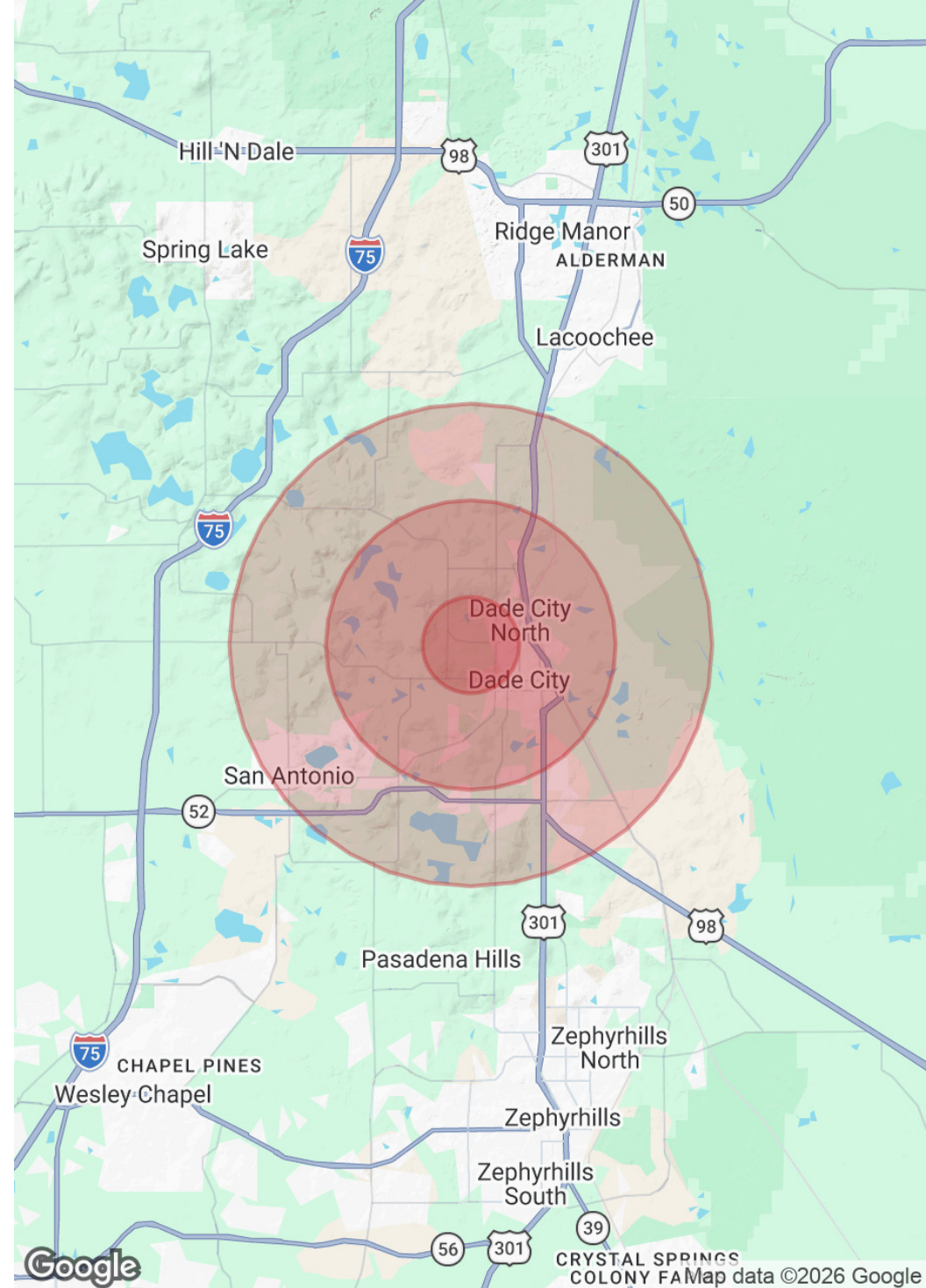
City Commissioners:
 James D. Shive, Mayor
 Knute J. Nathe, Mayor Pro-Tem
 Scott Black, Commissioner
 Ann E. Cosentino, Commissioner
 Normita L. Woodard, Commissioner



Demographics Map & Report

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,827	16,201	26,452
Average Age	36.7	37.5	38.8
Average Age (Male)	45.3	39.4	39.4
Average Age (Female)	30.2	37.4	39.4
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,235	5,395	8,824
# of Persons per HH	3.1	3.0	3.0
Average HH Income	\$85,130	\$85,251	\$91,217
Average House Value	\$233,966	\$265,064	\$306,798

2023 American Community Survey (ACS)





CODY BRIGHTWELL

Managing Director

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PROFESSIONAL BACKGROUND

Cody has been part of the Nye Commercial team for over 10 years after excelling in sales at CENTURY 21 Bill Nye Realty in Zephyrhills. He dominated the Pasco County home sales division and built many commercial real estate owner relationships during that time. The cross over into commercial real estate was effortless and only a matter of time. He is currently focusing on Land Development, income producing property dispositions, Industrial portfolios, acquisitions for many private and institutional clients and spearheads our Land division, leasing, and management division.

Originally from Cleveland, Ohio, Cody spent the summers over a span of 15 years in Dade City and decided to make Pasco County home. Over the years Cody has developed relationships with a diverse group of buyers and sellers. He has the ability to create solutions to his client's complex projects and investments. Cody continues focusing on new opportunities to pair with his client's preferences and needs.

EDUCATION

Cody continues to brush up on his commercial real estate knowledge by staying on top of market volatility, politics and international economic studies. He is consistently taking courses to enhance his career to benefit his clients by working toward his accreditation to become an Accredited Land Consultant (ALC) as well as a Counselor of Real Estate (CRE).

MEMBERSHIPS

Member of the International Council of Shopping Centers (ICSC)

Member of the Zephyrhills Chamber of Commerce

Member of the Rotary of Zephyrhills

NYE Commercial Advisors
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