



APPROVED MF SITE - 400 UNITS FOR SALE

21± Acres Mixed Use Land

SR 52
Curley Rd & Wichers Rd
San Antonio, FL 33576

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

San Antonio Apartment Site

SR 52 Between Curley Rd & Wichers Rd, San Antonio, FL 33576



One of the largest and most strategically located mixed-use development opportunities in the Tampa Bay and Pasco County markets, this ±21-acre site is positioned at the signalized intersection of State Road 52 Extension and Curley Road. The property is located less than three miles from the I-75 interchange, providing strong regional connectivity and visibility.

Situated in the heart of one of Pasco County's fastest-growing corridors, the site directly benefits from the rapid expansion of the nearby Mirada and Epperson lagoon master-planned communities, which have delivered thousands of new homes and continue to attract a growing population of families, professionals, and retirees. This residential growth is supported by significant investment in nearby manufacturing, logistics, and healthcare sectors, with more than 10,000 new jobs projected within a five-mile radius.

- MULTI-FAMILY, MIXED USE AREA – 400 APARTMENTS
- Water and Sewer Capacity Available
- 100k SF of commercial being developed in front on SR 52

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OFFERING SUMMARY

Sale Price:	\$45,000 Per Door
Lot Size:	21± Acres
VPD:	35,000 on SR 52

Pasco County Multifamily Market Snapshot (2025–2026)

- Strongest absorption in Tampa metro – Pasco accounted for ~40% of net move-ins in recent periods.
- Population & job growth driving rental demand: 10,000+ new jobs projected within 5 miles + massive residential expansion in Mirada, Epperson, and surrounding PUDs creating spillover renter demand from new single-family communities.
- Long-term tailwinds: In-migration, rising household incomes (\$115k+ avg HH within 10 miles), and shortage of quality rental product in this corridor.



Site Plan

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SITE DATA	
PROJECT AREA:	122.67 ACRES
PARCEL INFORMATION:	
PARCEL ID:	01-25-20-0000-02500-0000

UNIT MIX LEGEND	
	SINGLE FAMILY RESIDENTIAL 76 UNITS
	NEIGHBORHOOD GENERAL RESIDENTIAL 160 UNITS (MAX 160 UNITS ALLOWED)
	NEIGHBORHOOD CORE RESIDENTIAL 635 UNITS (MAX 635 UNITS ALLOWED)
	215 TOWNHOMES = 215 UNITS
	MULTI-FAMILY, MIXED USE AREA 420 APARTMENTS = 420 UNITS
	PROPOSED FIRST FLOOR COMMERCIAL AREA



VICINITY MAP
N.T.S.
SECTION 1, TOWNSHIP 25 S, RANGE 20 E

DATE	BY	REVISION

Engineers, Land Planners
Contractors & Surveyors

USJK CONSULTING
1000 W. UNIVERSITY BLVD., SUITE 100
SAN ANTONIO, TEXAS 78205
TEL: 214.343.1111
WWW.USJKCONSULTING.COM

ST. LEO COMMONS
BLACK HAWK CAPITAL, LLC
CONCEPTUAL PLAN
33009 MCCABE ROAD, SAN ANTONIO, FL 33576

NOT FOR CONSTRUCTION

SHEET NUMBER
C000

PRELIMINARY LAYOUT
Preliminary Layout is Subject to Final Topographic and
Boundary Survey, Engineering and Approval by
Governmental Agencies.

P:\1414141 - SR 52 - Common Areas - PRELIMINARY LAYOUT - SHEET 4 - CONCEPTUAL PLAN.dwg
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PASCO COUNTY, FLORIDA

Over the past decade, Pasco County has transformed from a largely bedroom community on the fringe of the Tampa Bay region into one of Florida's fastest-growing economic markets, driven by robust population inflow, expanding industries, and strategic development. Pasco's population has surged from roughly 495,000 in 2015 to an estimated ~680,000 today, representing growth of nearly 40% over the last ten years, fueled by in-migration attracted to the county's lower taxes, quality of life, and metropolitan access. This demographic expansion has supported a thriving housing market, significant new residential construction, and rising household incomes, while local leaders and the Pasco Economic Development Council have actively pursued commercial and industrial investment, including international firms and advanced sectors such as life sciences and medical technology.

WITHIN 10 MILES

- TOTAL BUSINESSES: 5,174
- TOTAL EMPLOYEES: 50,054
- AVG HH INCOME: \$115,978
- MEDIAN AGE: 42.8
- PER CAPITA INCOME: \$366,212

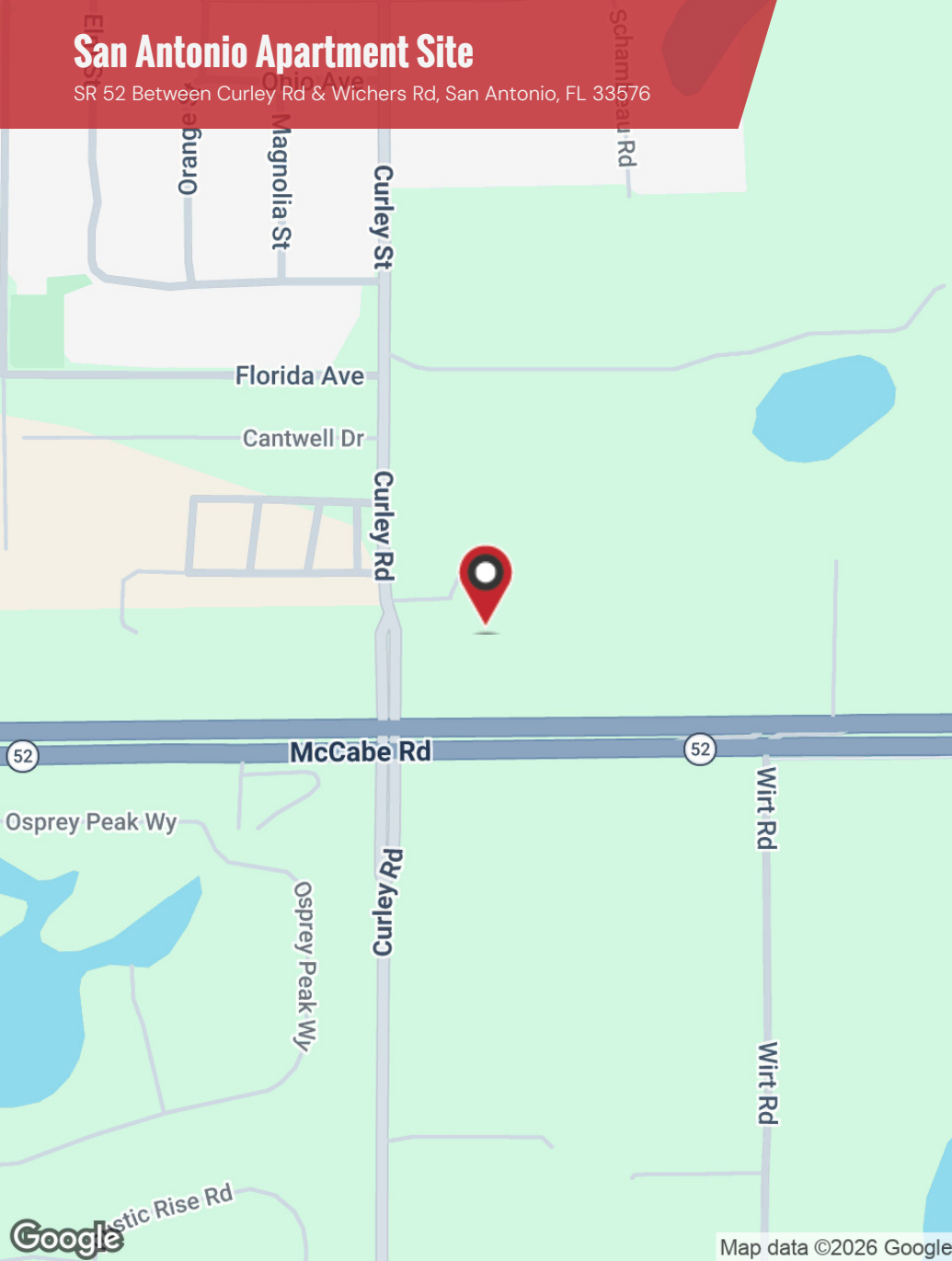


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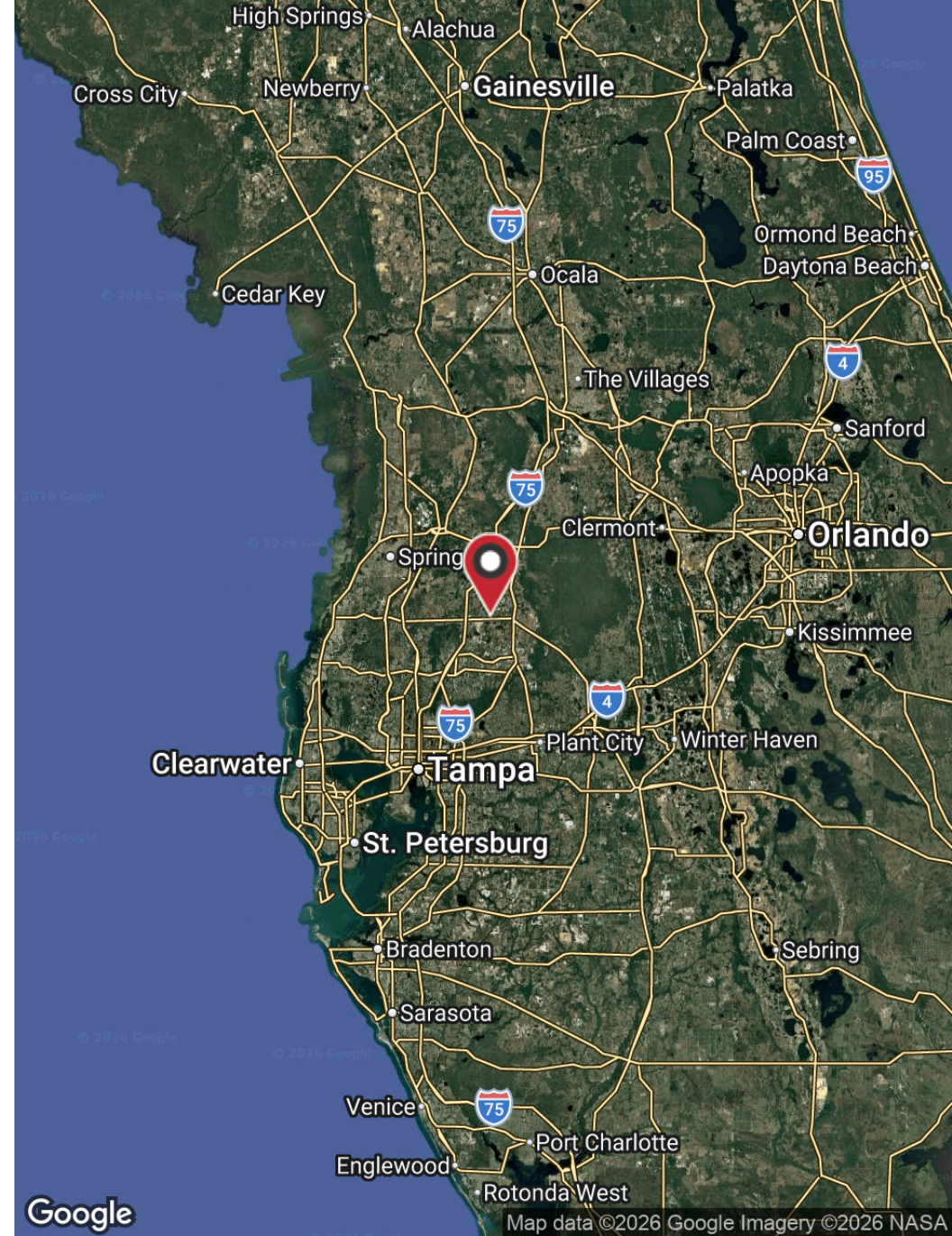


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Google

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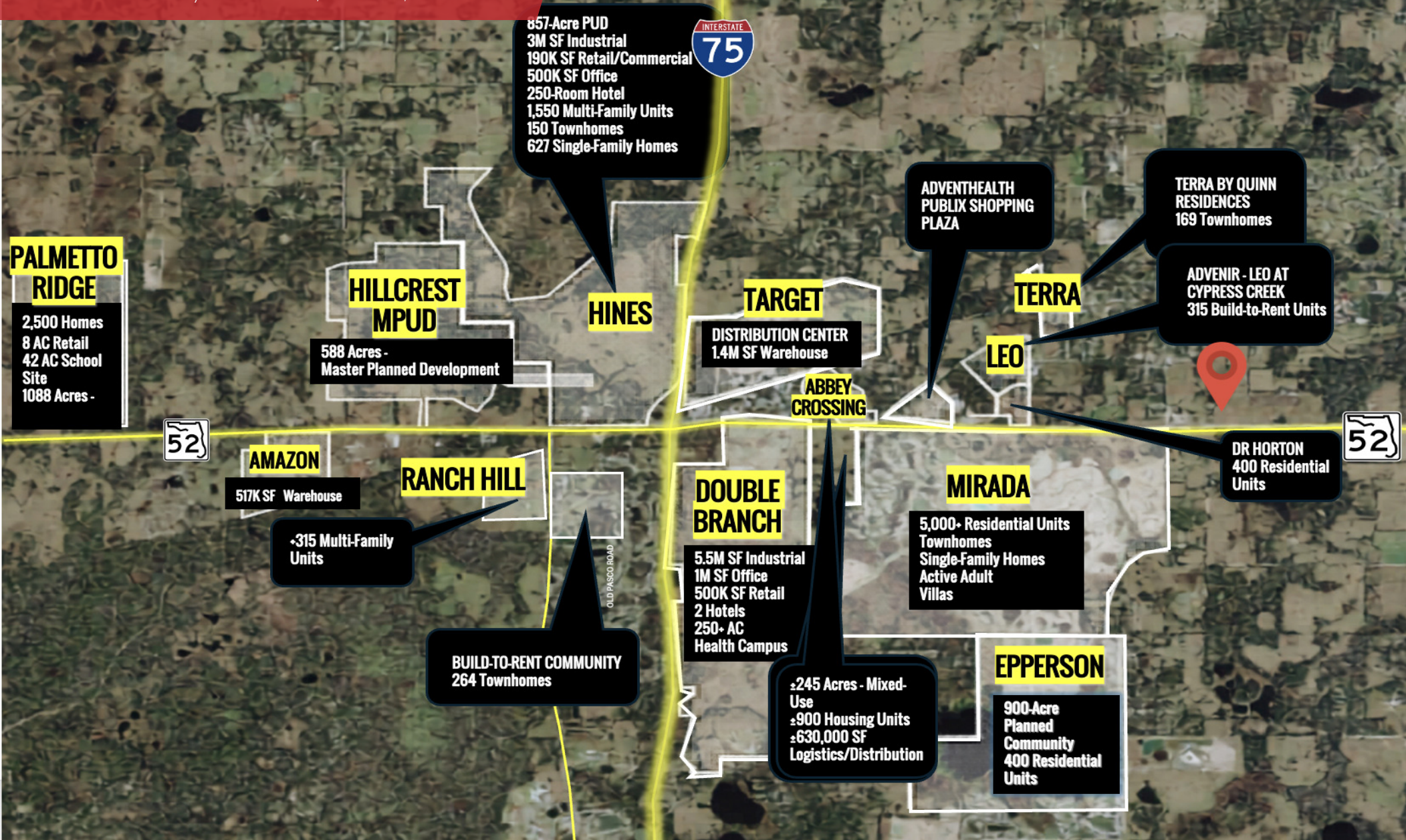
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Surrounding New Developments

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Double Branch

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Artists rendering of Double Branch

DOUBLE BRANCH DEVELOPMENT

Double Branch is adjacent to the connected city corridor, a 7,800-acre swath of the county stretching from Wesley Chapel into eastern Pasco. Part of the draw of the connected city district is a planned high-speed internet system to support businesses that locate there.

Double Branch Development Inc. has begun its first phase, which includes 2.5 million square feet of industrial and life sciences development and 100 acres of mixed-use development.

When the overall project, previously known as the Pasco Town Center, is completed, it is expected to generate \$600 million in economic impact. The build out cost of the total site is expected to hit \$2B, including 5.5 M SF of industrial space, 1 M SF of office space, 500,000 SF of retail, 3,500 housing units and 300 hotel beds.



Double Branch development at Interstate 75 and State Road 52

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