

SITE PLAN APPROVED FOR SELF STORAGE

CR 52
4.92 Acres

County Road 52
San Antonio, FL 33576

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

4.92 Acres on CR 52

County Road 52, San Antonio, FL 33576



PROPERTY DESCRIPTION

This 4.92± acre site off SR 52 in San Antonio, Florida is approved for self-storage and positioned within one of Pasco County's fastest-growing growth corridors. Surrounded by expanding residential development and strong national retail presence, the property offers excellent long-term fundamentals, visibility, and accessibility—making it a compelling opportunity for self-storage development.

PROPERTY HIGHLIGHTS

- 4.92 Acres Zoned C2 Commercial located in San Antonio, FL. Property has full site plan approval for a Self Storage development.
- C2 zoning and its location next to Publix and two brand new Multifamily units as well as thousands of new homes makes this an ideal location for Storage or any commercial development.
- Easy Access to I-75 provides a quick 35 minute commute to Downtown Tampa and surrounding areas
- Strategically situated to nearby Publix, Advent Health, Target Distribution Center, Advanced Amazon Distribution Center and more
- Old Pasco Town Center development located 1 mile to the west of site bringing: 5.5M SF of Industrial, 1M SF Office, 500K SF of Retail, and 250+ Acre Health Campus

OFFERING SUMMARY

| | |
|-----------------------------|--|
| Sale Price: | \$2,999,000 |
| Lot Size: | 4.92 Acres |
| Traffic Projections: | SR 52 (McCabe Rd) : 25,567 Curley Rd : 14,578 |
| APN: | 10-25-20-0000-00200-0010 |

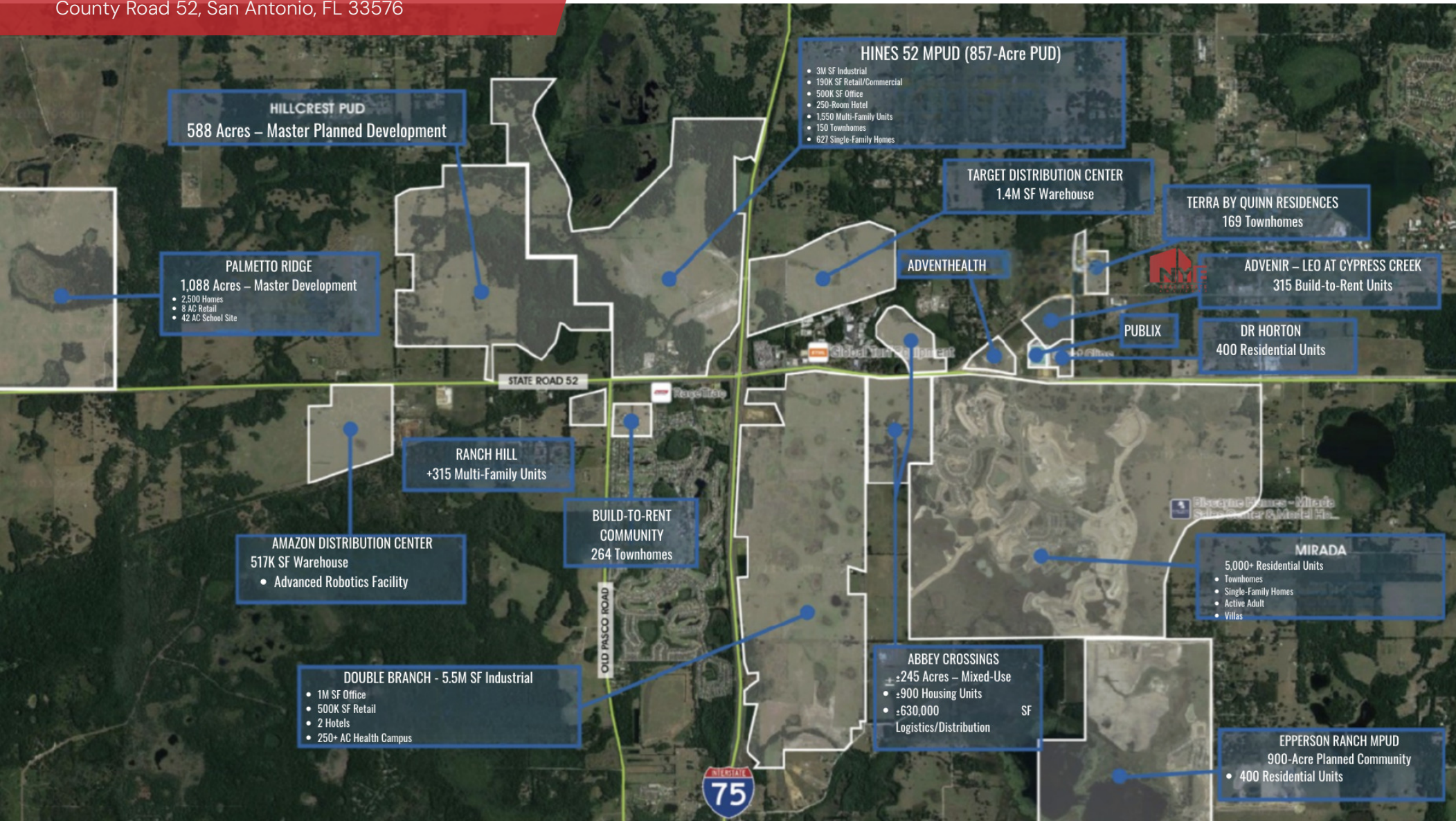
| DEMOGRAPHICS | 1 MILE | 3 MILES | 5 MILES |
|--------------------------|-----------|-----------|-----------|
| Total Households | 512 | 2,705 | 11,816 |
| Total Population | 1,730 | 9,002 | 33,478 |
| Average HH Income | \$133,515 | \$137,476 | \$123,525 |

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Surrounding New Developments

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ABBEY CROSSING
245 ACRES MIXED USE
900 HOUSING UNITS

MIRADA DEVELOPMENT
6,700 HOUSING UNITS

DOUBLE RANCH

- 30 ACRES HEALTH CAMPUS
- 2 HOTELS
- 4.5 MM SF INDUSTRIAL
- 1,440 TOWNHOMES
- 1,600 MULTIFAMILY UNITS
- 650,000 SF RESTAURANT & OFFICE



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PASCO COUNTY MARKET HIGHLIGHTS

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THE CONNECTED CITY

Situated adjacent to Pasco County's Connected City, this property is part of a groundbreaking mixed-use district in the North Innovation Zone. With advanced infrastructure, flexible zoning, and sustainable planning, Connected City offers a seamless live-work-play environment.

- **Cutting-Edge Technology:**

Featuring ULTRAFi technology with 1 gigabit internet speeds, Connected City supports smart homes, autonomous vehicles, and gigabit-capable networks, making it one of the most tech-forward communities in the nation.

- **Balanced Mixed-Use Development:**

Connected City's plan includes over 26,000 residential units, millions of square feet in commercial space, and unique amenities like Mirada's Crystal Lagoons and expansive parks. Its flexible zoning promotes sustainable, walkable neighborhoods with a blend of high-density housing, offices, retail, and healthcare facilities.

- **Environmental and Economic Incentives:**

Businesses benefit from the CC-MPUD zoning, allowing diverse uses, mobility fee credits, and expedited approvals. Sustainable initiatives such as reclaimed water systems and reduced-impact development underscore the city's commitment to long-term environmental health, fostering an ecosystem that drives economic growth while enhancing community well-being.



PRIME DEVELOPMENT ZONE

The subject property is located within 4 miles of Pasco County's largest development projects, positioning it at the center of rapid industrial, commercial, and residential growth. This transformation is establishing the area as a major employment and residential hub:

- **Industrial Growth & Job Drivers:**

Over 10 million sq. ft. of industrial space, with Amazon and Target bringing thousands of jobs and convenient access to I-75.

- **Office, Medical, and Retail Expansion:**

1.9 million sq. ft. of new office, retail, and medical facilities enhance local amenities.

- **Residential Surge:**

18,000 new homes and apartments provide housing for the incoming workforce.



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