

**LAND FOR SALE**

52

Curley Rd

52

McCabe Rd

# 91± Acres St. Leo Crossing

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

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

# ±91 Acres San Antonio MPUD Site

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

<b>Sale Price:</b>	Market Rate
<b>Property Type</b>	Land
<b>Property Subtype</b>	Multifamily
<b>APN</b>	01-25-20-0000-02500-0000, 12-25-20-0000-00900-0000, 12-25-20-0000-01100-0000, 12-25-20-0000-01000-0000
<b>Lot Size</b>	91± Acres
<b>Number of Lots</b>	4

One of the largest and most strategically located mixed-use development opportunities in the Tampa Bay and Pasco County markets, this ±91-acre site is positioned at the signalized intersection of State Road 52 Extension and Curley Road. The property offers over 1,310 feet of frontage along the newly expanded four-lane SR 52 corridor and 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.

The surrounding trade area is experiencing strong in-migration, rising household incomes, and increasing demand for retail, dining, and service-oriented uses. What was once a largely rural area is now transforming into a dense residential and commercial hub, with SR 52 emerging as a dominant growth corridor attracting national retailers and long-term investment. This property is uniquely positioned to capitalize on that momentum, offering a premier opportunity for mixed-use development in a market defined by sustained population growth, job creation, and expanding consumer demand.



- St. Leo Commons Residential Portion
- Mix of Townhomes and Single Family Homes can be up to 450 Units. No set allocation for either.
- Utilities at Site
- \$45,000 Per Door Ask on Townhomes. Example: 40 Acres @ 7.5u/ac = 300 TH @ \$45k per door \$13,500,000 Ask
- \$55,000 Per Door Ask on Single Family. 50 Acres @ 3u/ac = 150 SFR @ \$50k per door \$7,500,000
- Single family detached units shall not be permitted adjacent to Curley Road or McCabe Road/Clinton Avenue/SR 52
- 40'wide lots shall not be on the periphery of the project.
- Lots narrower than 50' wide shall not exceed 50% of the total quantity of single family detached residential lots.

## Cody Brightwell

Managing Director

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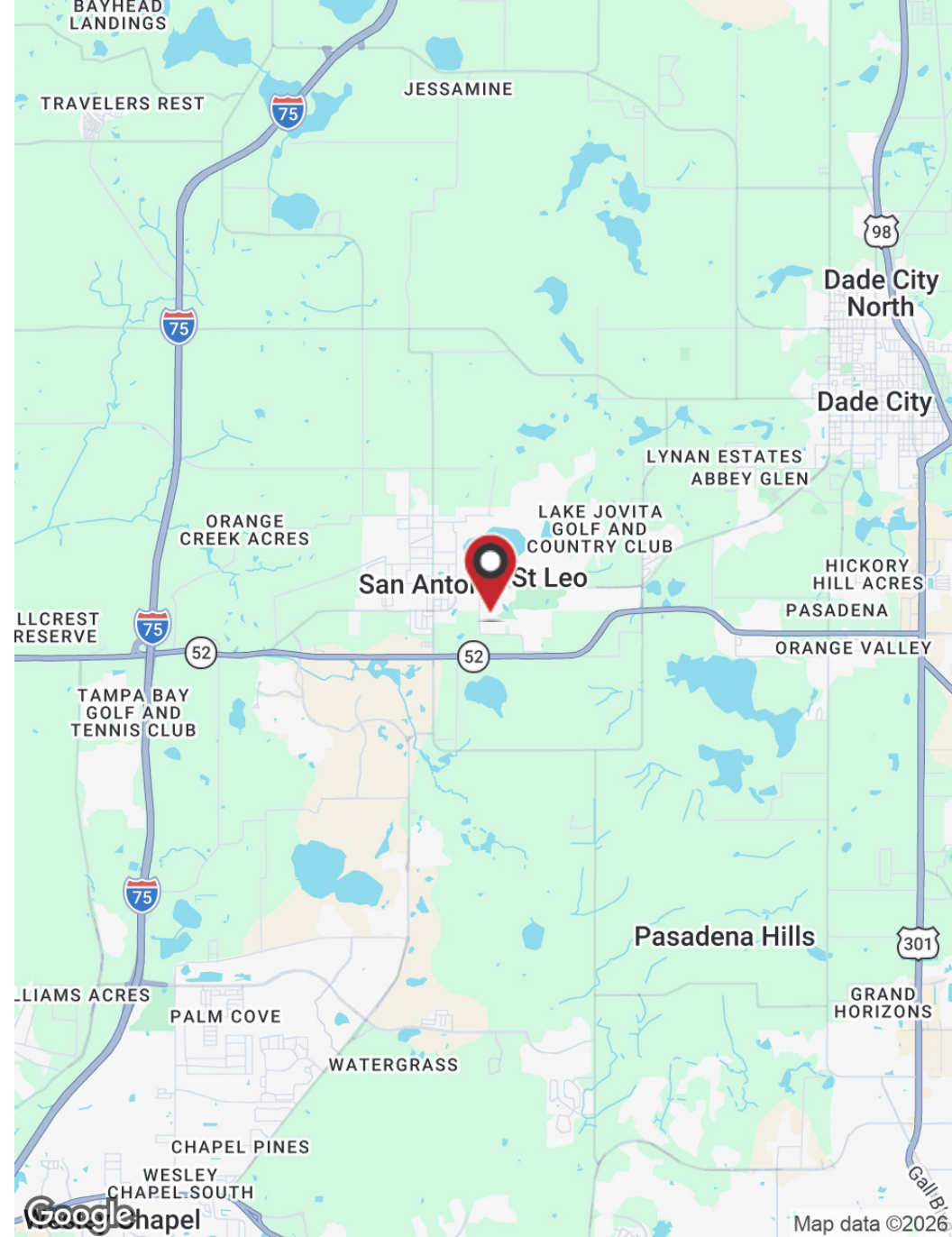
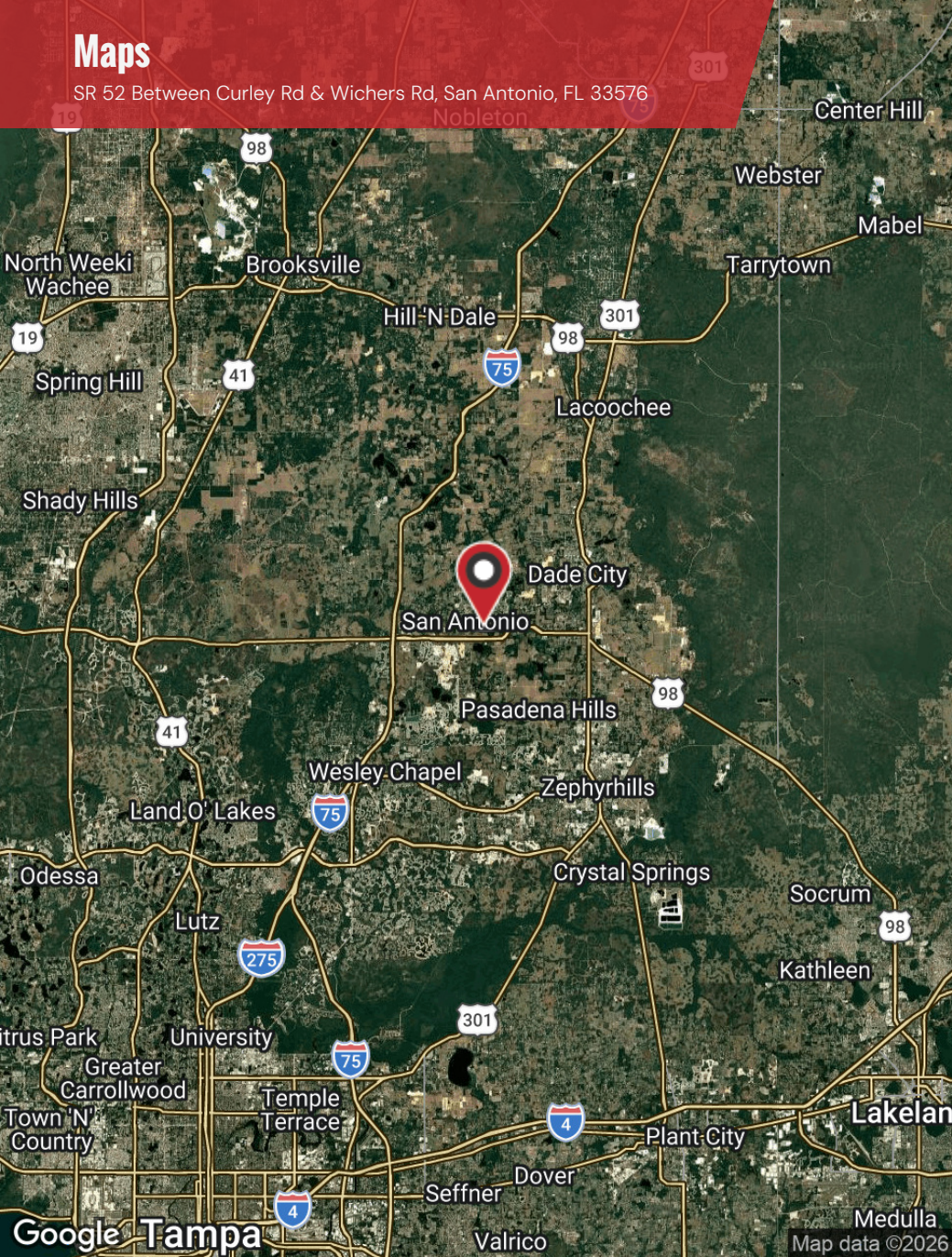
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# Maps

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# Surrounding Developments

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# Demographics

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,383	9,652	33,323
Average Age	25.5	36.4	39.4
Average Age (Male)	26.2	37.3	39.7
Average Age (Female)	24.9	35.6	39.8
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	282	2,845	11,019
# of Persons per HH	4.9	3.4	3.0
Average HH Income	\$121,506	\$119,055	\$121,315
Average House Value	\$685,695	\$490,671	\$392,053
TRAFFIC COUNTS	1 MILE	3 MILES	5 MILES
	35,000/day		

2023 American Community Survey (ACS)



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# Meet the Team

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



## CODY BRIGHTWELL

Managing Director

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Direct: **813.973.0214** | Cell: **440.376.1006**

## PROFESSIONAL BACKGROUND

Cody joined the Nye Commercial team 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 income producing property dispositions, acquisitions for many private and institutional clients and spearheads our leasing, and management division. A born leader, Cody currently manages more than 12 commercial properties with over 100,000 square feet of space.

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).

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