

LAND FOR SALE

33.31 Acres Zoned AC

31529 Blanton Road
Dade City, FL 33523

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PROPERTY DESCRIPTION

Positioned at the highly visible intersection of I-75 and Blanton Road in Pasco County, this 33± acre offering presents a rare opportunity to acquire one of the few remaining undeveloped four-way interchanges along the I-75 corridor.

Future Land Use : EC Employment Center - The EC (Employment Center) Land Use Classification is a mixed-use land use classification that permits corporate business parks, "targeted primary businesses," higher density residential, and industrial uses. Any parcel with an EC (Employment Center) Land Use Classification that is twenty (20) acres or less in size is exempt from the minimum multifamily component requirement. The maximum development for industrial, target industry, and/or corporate business park uses shall be 95 percent.

PROPERTY HIGHLIGHTS

- Strategic I-75 / Blanton Rd (Exit 293) Land — Positioned at the Center of Pasco's Next Major Growth Wave
- 1328' frontage on Blanton Rd
- Proven county support: Nearby 80-acre Evans Properties MPUD secured \$15M in infrastructure incentives (Ad Valorem grant + Penny for Pasco).
- Easy distribution to Tampa (~35 mi), Orlando (~70 mi), and Ocala (~45 mi). Strong truck traffic volumes on I-75.
- Pasco County population ~675k+ (2025 est.), +20% since 2020. Fastest-growing areas in south/central Pasco with spillover demand northward.

OFFERING SUMMARY

Sale Price:	Subject to offer
Lot Size:	33.31 Acres
Parcel ID:	03-24-20-0000-01200-0000

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	93	3,505	22,763
Total Population	239	9,345	62,876
Average HH Income	\$124,194	\$115,097	\$100,583

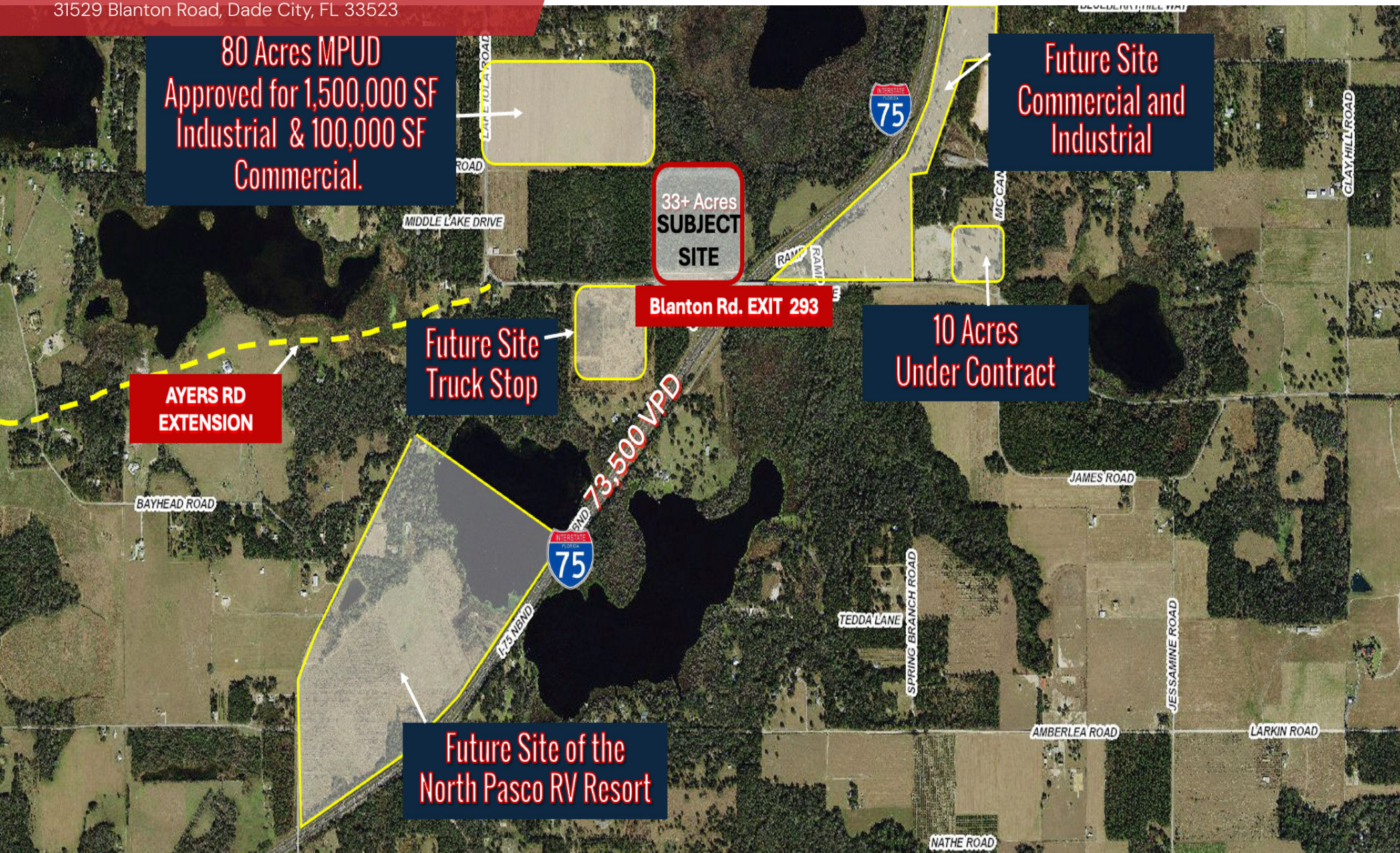
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SURROUNDING NEW DEVELOPMENTS

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Luxury RV Resort

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NORTH PASCO RV RESORT

Pasco County is one step closer to becoming the home of a new luxury RV resort. The North Pasco RV Resort is located between Interstate 75 from the east and Lake Ida Road to the west. The plan spans 130 acres and includes 325 RV sites, two swimming pools, a sports complex, and multiple resort-style amenities. Also the latest addition includes a 250 room hotel.

On January 6, 2022, the Pasco County Planning Commission approved amendments and approved the rezoning RZ-242 at its January 6th meeting. The next meeting will discuss transmitting a clear majority of the Planning Commission's approval recommendation.

The North Pasco RV Resort is expected to have a large economic impact on its surrounding community. Approximately \$57.8 million in annual taxable revenue is projected to be infused into the local economy.

WRA will support the North Pasco RV Resort with civil engineering, site planning, permitting, and adherence to SWFMD



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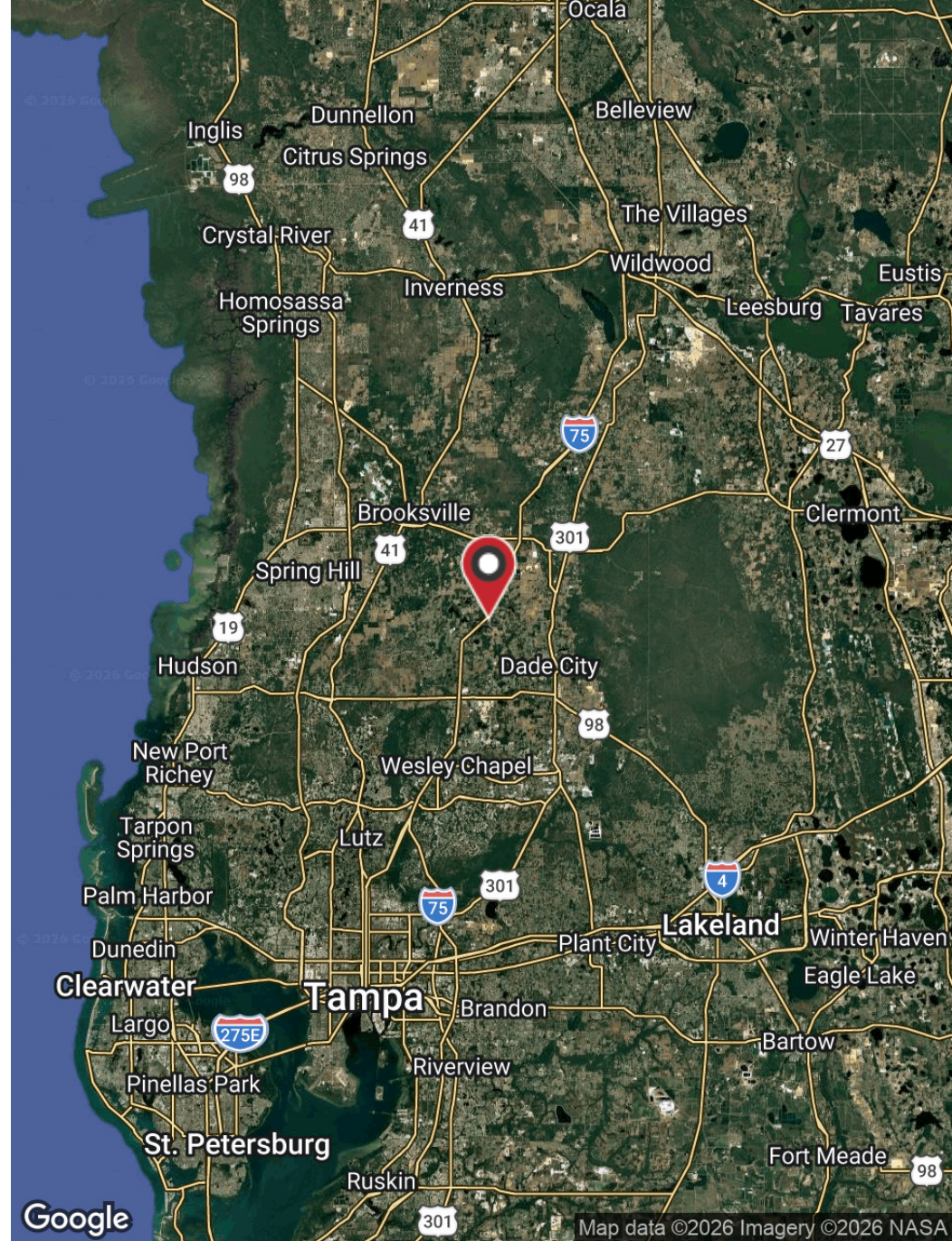
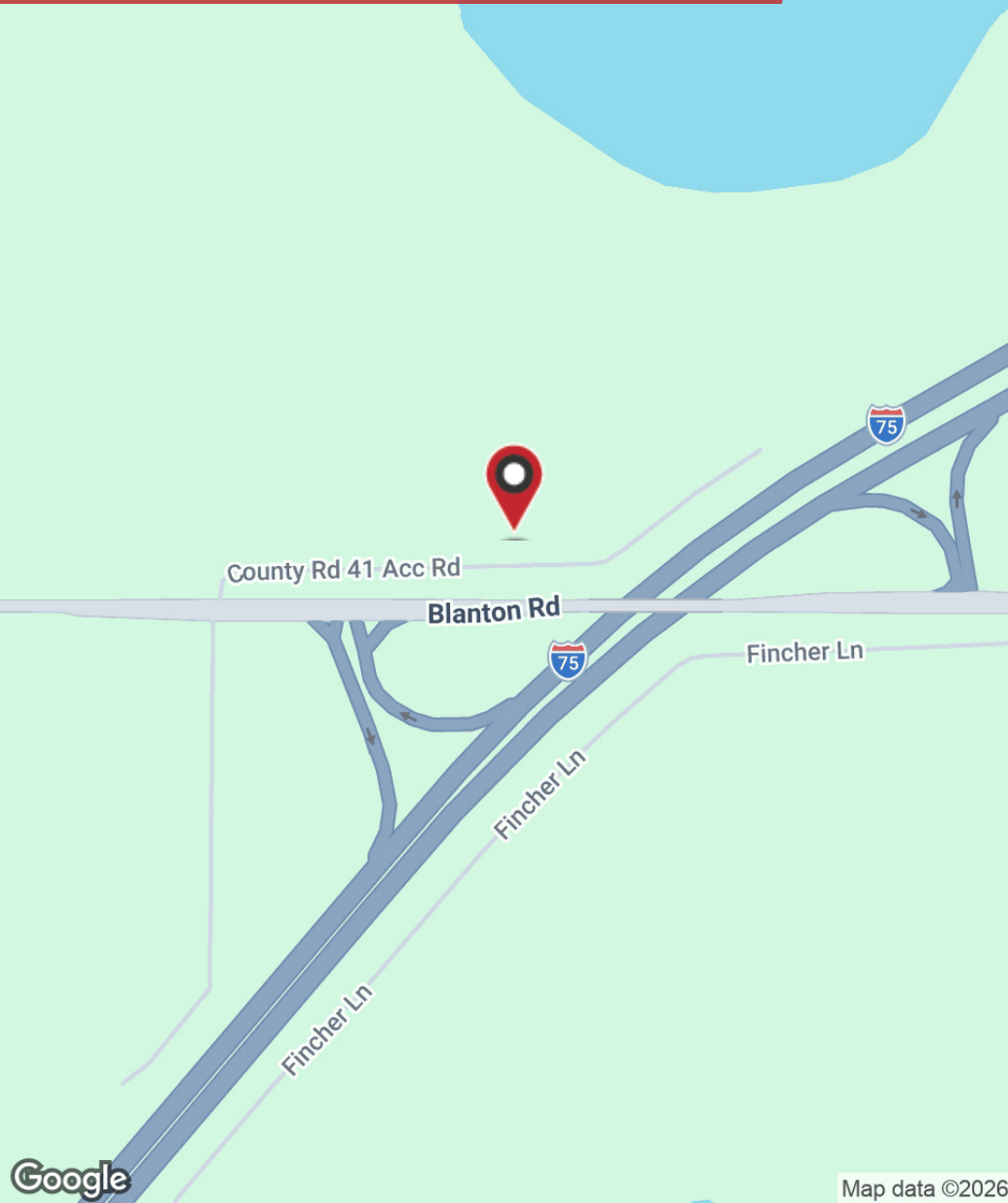
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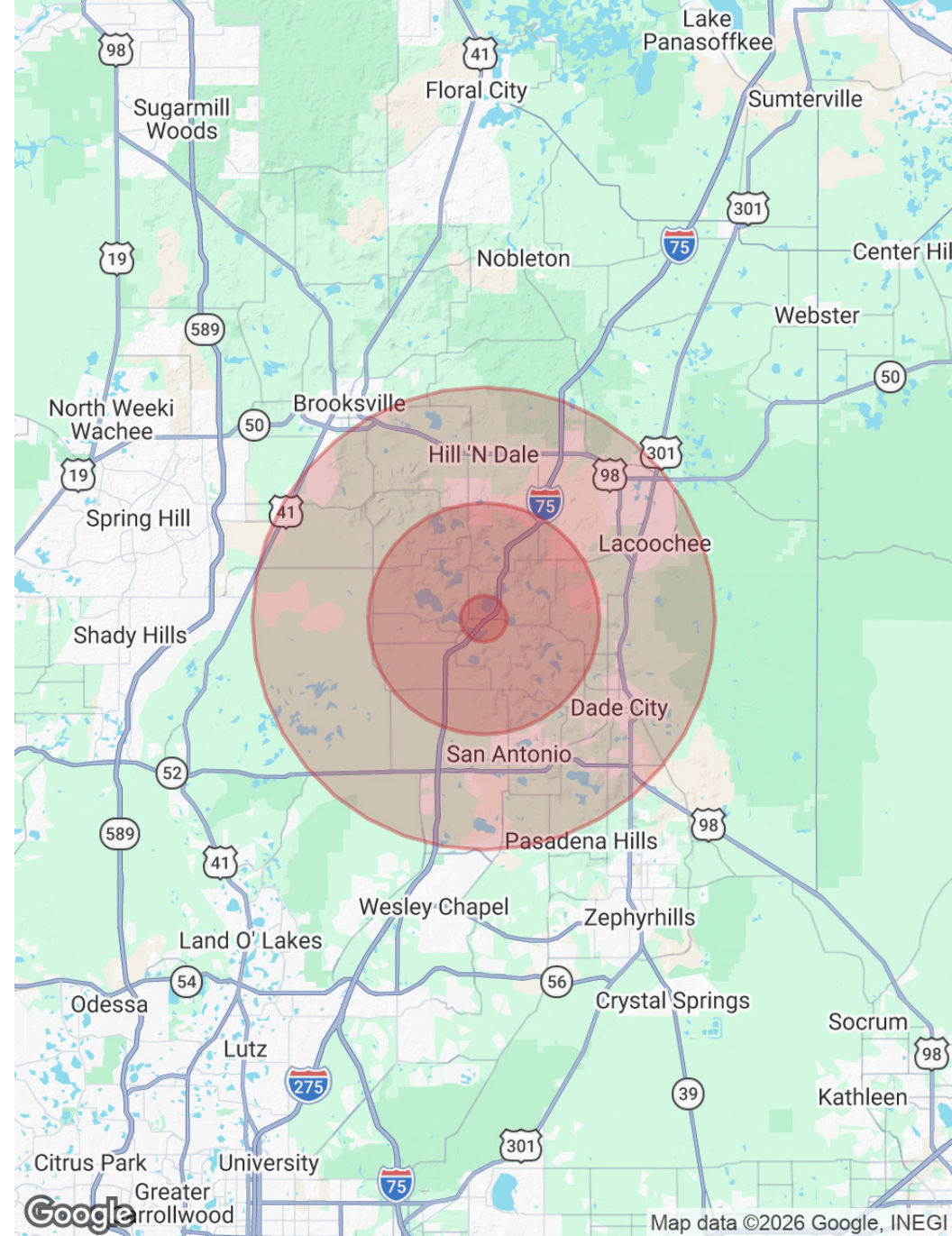
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	239	9,345	62,876
Average Age	43.8	45.7	43.0
Average Age (Male)	42.5	45.1	43.2
Average Age (Female)	47.1	46.7	43.6
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	93	3,505	22,763
# of Persons per HH	2.6	2.7	2.8
Average HH Income	\$124,194	\$115,097	\$100,583
Average House Value	\$426,674	\$399,053	\$325,054
TRAFFIC COUNTS	1 MILE	5 MILES	10 MILES
	12,100/day		

2023 American Community Survey (ACS)



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2025 COMPREHENSIVE PLAN PASCO COUNTY, FLORIDA

General Range of Potential Uses:

Commercial, light-industrial, research/corporate parks; warehouse/distribution; residential uses; hotels/motels, which must be consistent with the maximum nonresidential intensity/Floor Area Ratio.

Density Restrictions: Dwelling Units/Developable Residential Acre

32.00 Maximum

Maximum Nonresidential Intensity: Floor Area Ratio

3.0

EC (EMPLOYMENT CENTER)

Intent: The EC (Employment Center) Land Use Classification is a mixed-use land use classification that permits corporate business parks, "targeted primary businesses," higher-density residential, and industrial uses. Retail uses are limited to only those uses that support the primary businesses and residences located within the employment center. Commercial and/or retail uses that are designed to serve a regional purpose are expressly prohibited.

The EC (Employment Center) Future Land Use Classification is designed to support and reinforce Pasco County's growth management vision and economic development goals by focusing development that provides an economic benefit in terms of employment opportunities and increased tax base within compact and specified employment centers. This represents a shift in policy direction from the County's current Comprehensive Plan and land use vision by creating a specific mechanism to locate higher-intensity target-business uses in compact locations along major roadways and intersections in order to reduce development pressure in other areas of the County, thereby reducing road congestion and other community impacts associated with sprawl development.

Special Provisions and Mix of Uses:

1. Mix of Use

- a. The employment center shall be developed to accommodate an areawide composite land use mix as described below:

General Use	Minimum	Maximum
Corporate Business Park or Targeted Primary Businesses or Industrial Uses	55 Percent	75 Percent
Multifamily Uses	20 Percent	40 Percent
Support Commercial/Office Uses	5 Percent	20 Percent

This distribution range represents the mix of uses within each area designated as an employment center which would be accommodated over the planning horizon.

2025 COMPREHENSIVE PLAN PASCO COUNTY, FLORIDA

The specific method for determining the land use mix distribution on a parcel-by-parcel basis during the development review processes will be established as either a part of the standards and guidelines of the Land Development Code or as a part of an areawide master planning process. If an areawide master plan has not been prepared for the employment center located at the I-75/U.S. 41 intersection, the specific method for determining the land use mix distributions shall not be implemented as a composite land use mix, but shall be implemented as a specific land use mix on a parcel-by-parcel basis using the mix standards as described above. The uses permitted within the land use classification may be developed in any sequence.

- b. Small Projects: The Zoning/Code Compliance Administrator may allow an exemption from the mix-of-use requirements as follows:
 - (1) Any parcel of record as of January 26, 2007, with an EC (Employment Center) Future Land Use Classification that is ten (10) acres or less in size may be developed with any of the allowable uses in the EC-MPUD Employment Center Master Planned Unit Development.
 - (2) Any parcel of record as of January 25, 2007, with an EC (Employment Center) Land Use Classification that is twenty (20) acres or less in size is exempt from the minimum multifamily component requirement. The maximum development for industrial, target industry, and/or corporate business park uses shall be 95 percent.

2. Locational Criteria

In order to achieve the stated purpose, employment centers shall include or be located to achieve the following objectives:

- a. Promote the development of employment centers in close proximity to the regional road network, providing high visibility and convenient access;
- b. Discourage urban sprawl by clustering economic development activities along growth corridors;
- c. Promote the development of target primary businesses that will make the most efficient use of the County's investments in infrastructure and services;
- d. Provide high-density residential development and affordable housing in close proximity to employment centers;
- e. Maintain compatibility by providing a transition of land use types, densities, intensities, and heights to buffer existing neighborhoods and uses from nonresidential areas; and
- f. Ensure sufficient availability of land to realize the economic development goals of the County set forth in the Economic Development Element of the

2025 COMPREHENSIVE PLAN PASCO COUNTY, FLORIDA

Comprehensive Plan or other economic policies adopted by the Board of County Commissioners.

3. Guiding Principles

- a. **Future Land Use Classification Requires Rezoning:** Comprehensive Plan Amendments to employment center land use are required to be rezoned to an MPUD Master Planned Unit Development Zoning District or an Employment Center Planned Development prior to development. Any Future Land Use Map amendment request for employment center land use, with the exception of administrative amendments processed by the County in conjunction with an overall update to the Comprehensive Plan, must be accompanied by a rezoning request and a Master Development Plan as provided for in the Land Development Code.
- b. **Development Intensities:** The County shall establish the following development intensities as the maximum intensity/density for employment center development.

Intensity: 3.0 Floor Area Ratio

Density: 32 Dwelling Units/Developable Residential Acre

The criteria for establishing appropriate intensities within a specific site includes compatibility with surrounding existing and planned uses, adequacy of existing and programmed public services and facilities, economic-development objectives, and consistency with the Comprehensive Plan based upon the unique characteristics of each site.

- c. **Compatibility:** The Employment Center Planned Development Master Development Plan shall include standards and options for "stepping down" building heights and transitioning land uses; e.g., gradual reduction of intensities and uses, to minimize visual and noise impacts on either adjacent residential developments or the Northeast Pasco Rural Area, where applicable.
- d. **Development Phasing:** Development of the phases of an employment center shall be timed to insure that required facility capacity is available concurrent with the demands of the center in accordance with the County's adopted Level of Service standards and facility-improvement plans. Each phase shall be required to be self-sufficient on a cumulative basis in case subsequent phases are delayed or abandoned.
- e. **Access Within the Development:** Employment centers shall be designed to have safe and convenient access for vehicles, bicycles, and pedestrians to travel between and among the several uses and activities. Sidewalks, cross-access easements, connected parking lots, and other similar means of providing full internal access shall be required.

TC (TOWN CENTER)

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