LAND FOR SALE

7 Acres Zoned MF-1

12199 Fort King Road
Dade City, FL 33525

Brent Nye
Partner
C: 813.997.3333
brent@nyecommercial.com

Luis Cardenas
Senior Associate
C: 813.830.2031
luis@nyecommercial.com

NYE COMMERCIAL ADVISORS

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

12199 Fort King Road

Dade City, FL 33525

PROPERTY DESCRIPTION

This 7-acre property, zoned MF-1 and approved for 42 units, is ideally located on a paved county road just 1 mile from the local hospital and high school. The corner lot, bordered by two county roads, offers excellent access and visibility. The land is partially cleared with scattered mature oaks, making it a prime opportunity for residential development. . It is centrally located with excellent connections to Tampa, Orlando, Lakeland, Zephyrhills, Dade City, San Antonio, and Wesley Chapel via US 98, US 301, I-4, and I-75.

PROPERTY HIGHLIGHTS

- Prime location in Dade City, FL
- Zoned for multifamily development

LOCATION DESCRIPTION

This property is located at the NW corner of Roberts Road and Fort King Road in southwest Dade City in Pasco County, Florida. The site proximate to the recently improved and widened State Road 52 (Clinton Avenue) and is about 1 mile northwest of the intersection of State Road 52 (Clinton Avenue) and US Highway 301 where a new Publix was recently developed. AdventHealth Dade City is a 120-bed hospital located less than 1-mile north. Additionally, there are quite a few national retailers and local businesses that are proximate to the subject along US Highway 301.

OFFERING SUMMARY

Sale Price:	$749,000
Lot Size:	7 Acres

Brent Nye
Partner
C: 813.997.3333
brent@nyecommercial.com

Luis Cardenas
Senior Associate
C: 813.830.2031
luis@nyecommercial.com

Surrounding Retailers

Dade City, FL 33525

Brent Nye
Partner
C: 813.997.3333
brent@nyecommercial.com

Luis Cardenas
Senior Associate
C: 813.830.2031
luis@nyecommercial.com

MF-1 Multiple-Family Medium Density District

Dade City, FL 33525

The purpose of the MF-1 Multiple-Family Medium Density District is to provide for medium density family residential areas with adequate open areas where it is desirable to encourage such type of development. Because of the higher than average concentrations of persons and vehicles, this district is situated where it can properly be served by public and commercial services and have convenient access to thoroughfares and collector streets. Site area requirements reflect the relative need for open space of the various types of residences based on expected density of use.

PRINCIPLE USES CAN INCLUDE:

- Multiple-family dwellings
- Residential treatment and care facilities
- Public and private utility rights-of-way
- Churches
- Hospitals, clinics, governmental buildings, and private clubhouses
- Professional services, such as medical, dental, legal, and engineering, excluding the storage and parking of heavy equipment
- Hotels, motels, condos, bed and breakfasts, and tourist homes

Brent Nye
Partner
C: 813.997.3333
brent@nyecommercial.com

Luis Cardenas
Senior Associate
C: 813.830.2031
luis@nyecommercial.com

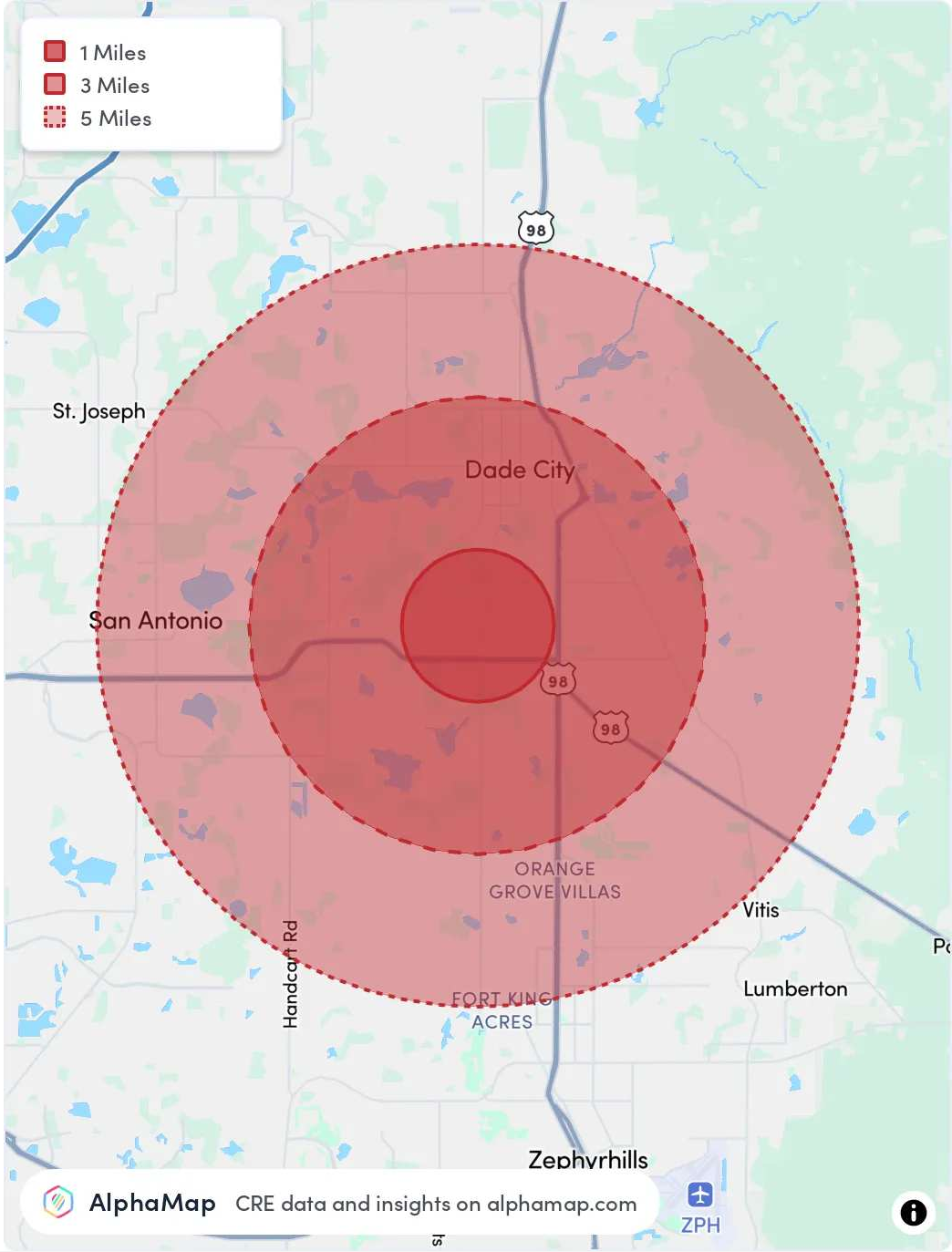
12199 Fort King Road

Dade City, FL 33525

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,480	18,546	39,032
Average Age	42	43	44
Average Age (Male)	40	42	43
Average Age (Female)	44	45	45

HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
Total Households	952	7,054	14,530
Persons per HH	2.6	2.6	2.7
Average HH Income	$78,376	$84,579	$90,408
Average House Value	$307,501	$294,229	$319,341
Per Capita Income	$30,144	$32,530	$33,484

Map and demographics data derived from AlphaMap



Brent Nye
Partner
C: 813.997.3333
brent@nyecommercial.com

Luis Cardenas
Senior Associate
C: 813.830.2031
luis@nyecommercial.com

DADE CITY

Located in the rolling hills of eastern Pasco County, Dade City typifies what many people think of as “old” or “historic” Florida by virtue of its physical features, its pioneer heritage, and the spirit of its residents. Established in 1889, Dade City is the county seat of Pasco County, and also serves as a commercial center for an area encompassing more than 71,000 residents. Dade City is naturally what many master-planned communities strive to re-create. From its historic downtown core to its vibrant business community, Dade City offers what you’d expect to find in municipalities three times its size. From state-of-the-heart health care facilities to award winning golf and country club communities to turn-of-the century homes, Dade City is a unique blend of old and new, of the trendy and timeless, of the nostalgic and the next big thing.

LIFE IN DADE CITY

Two excellent educational institutions, St. Leo University and Pasco-Hernando State College, are located in the Greater Dade City area, as is the Dade City Heritage Museum, Pioneer Florida Museum, the Dade City Symphony, and other arts and cultural nonprofits. Additionally, Dade City plays host each year to a large number of popular annual events, including the Kumquat Festival, Florida's Bug Jam, Red Bull's Day in the Dirt Down South, PCRA Sanctioned Rodeos, Church Street Christmas and the Christmas Stroll.

ECONOMY

Dade City’s local economy has historically been tied to agriculture, centered primarily on citrus and cattle production. Over time, employment has shifted more to service, government and retail jobs, many of which are clustered around Dade City’s central core. Dade City is home to one of only two Smart Start business incubators in Pasco County, and one of the largest office and industrial complexes in East Pasco, the 290+-acre Dade City Business Center. A wide variety of industries are represented in Dade City, from agriculture to manufacturing, health care to construction.

Brent Nye
Partner
C: 813.997.3333
brent@nyecommercial.com

Luis Cardenas
Senior Associate
C: 813.830.2031
luis@nyecommercial.com

BRENT NYE

Partner

Direct: 813.973.0214 **Cell:** 813.997.3333
brent@nyecommercial.com

LUIS CARDENAS

Senior Associate

Direct: 813.973.0214 **Cell:** 813.830.2031
luis@nyecommercial.com

FL #SL3535034