

**LAND FOR SALE**

**MUDD LAKE**

# 20 AC Zoned AC

**BLANTON RD.**

Blanton Road  
Dade City, FL 33523

**Cody Brightwell**  
Managing Director  
C: 440.376.1006  
cody@nyecommercial.com

**Brent Nye**  
Partner  
C: 813.997.3333  
brent@nyecommercial.com



# 20 Ac on Blanton Rd.

Blanton Road, Dade City, FL 33523

Property Type	Land
Zoning	AC
APN	03-24-20-0000-00800-0000
Lot Size	20 Acres

Positioned near the highly visible intersection of I-75 and Blanton Road in Pasco County, this 20 acre offering presents a rare opportunity to acquire one of the few remaining undeveloped four-way interchanges along the I-75 corridor. The property offers exceptional regional connectivity with convenient access to Tampa, Orlando, and Ocala – all within approximately 50 miles. The site is ideally suited for industrial, distribution, commercial, or mixed-use development, benefiting from strong transportation infrastructure and access to many of Florida’s key submarkets.

Surrounded by continued growth throughout Pasco County and located directly along one of Florida’s most traveled interstate corridors, this property represents a significant investment and development opportunity in a rapidly expanding market.



- One of the few 4-way interchanges on I-75 that is undeveloped with entitlements.
- Future Land Use : RES9
- Strategic I-75 / Blanton Rd (Exit 293) Land — Positioned at the Center of Pasco’s Next Major Growth Wave
- 660’ frontage
- 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.

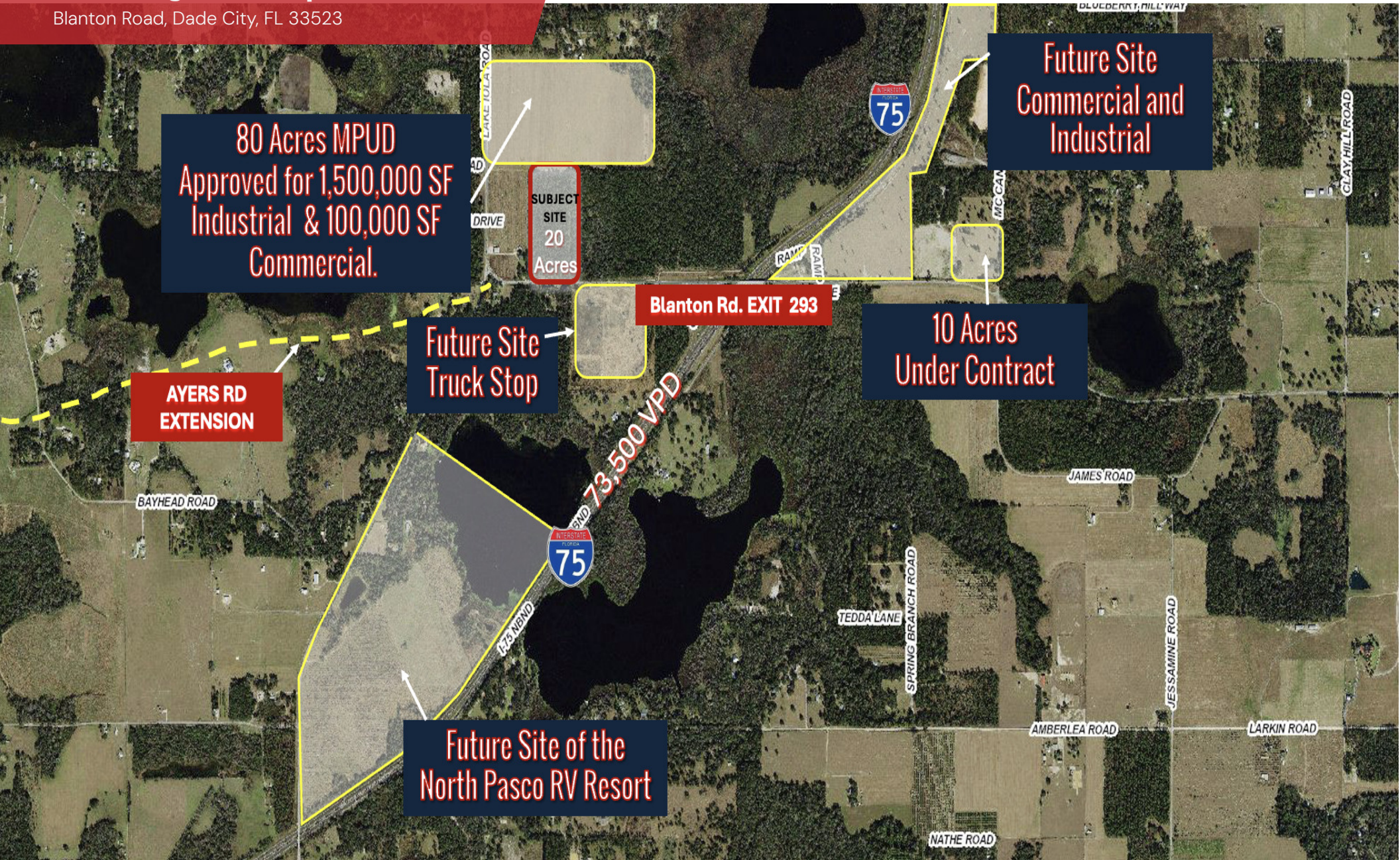
**Cody Brightwell**  
Managing Director  
C: 440.376.1006  
cody@nyecommercial.com

**Brent Nye**  
Partner  
C: 813.997.3333  
brent@nyecommercial.com



# Surrounding New Developments

Blanton Road, Dade City, FL 33523



**Cody Brightwell**  
Managing Director  
C: 440.376.1006  
cody@nyecommercial.com

**Brent Nye**  
Partner  
C: 813.997.3333  
brent@nyecommercial.com



# Luxury RV Resort

Blanton Road, Dade City, FL 33523



## 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



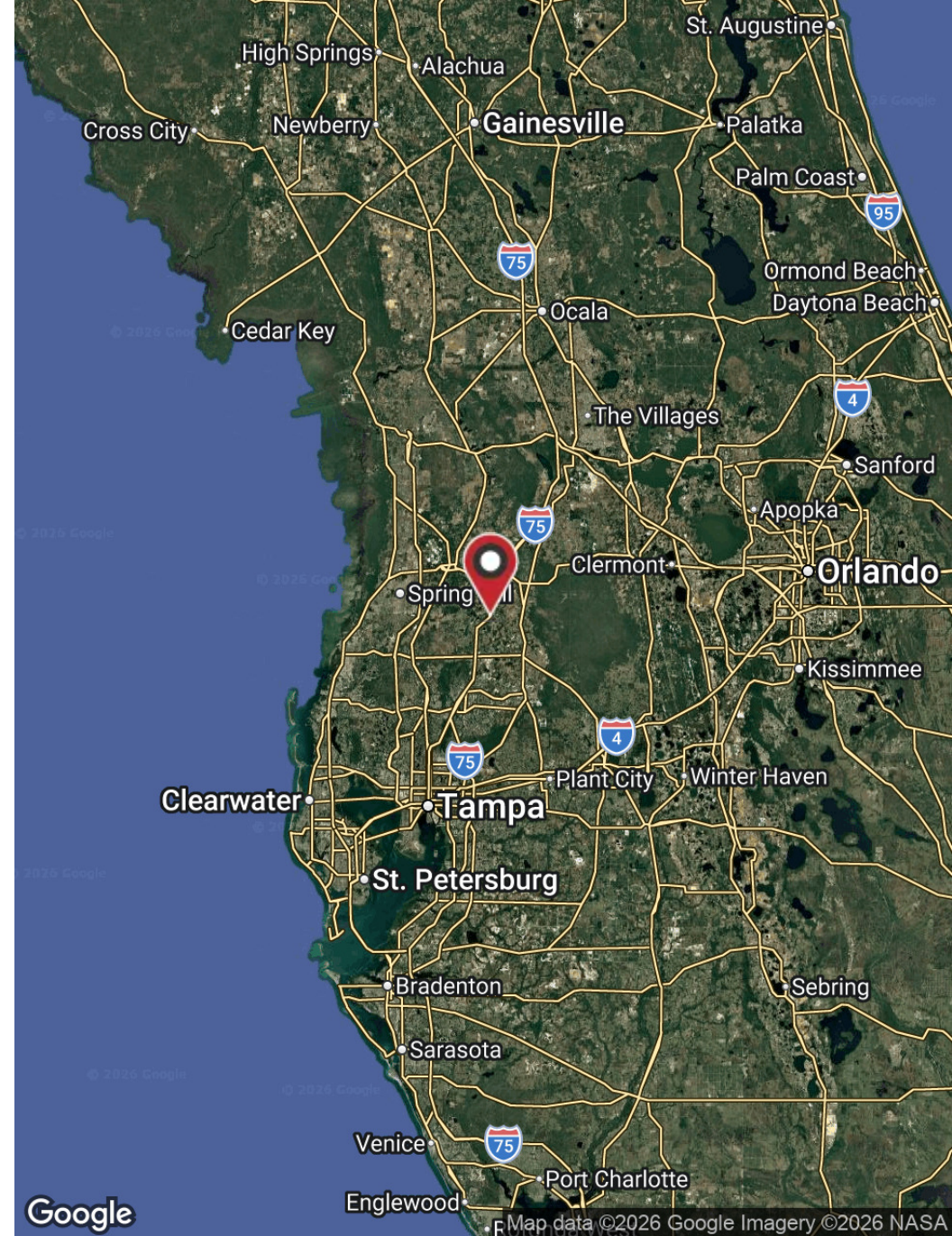
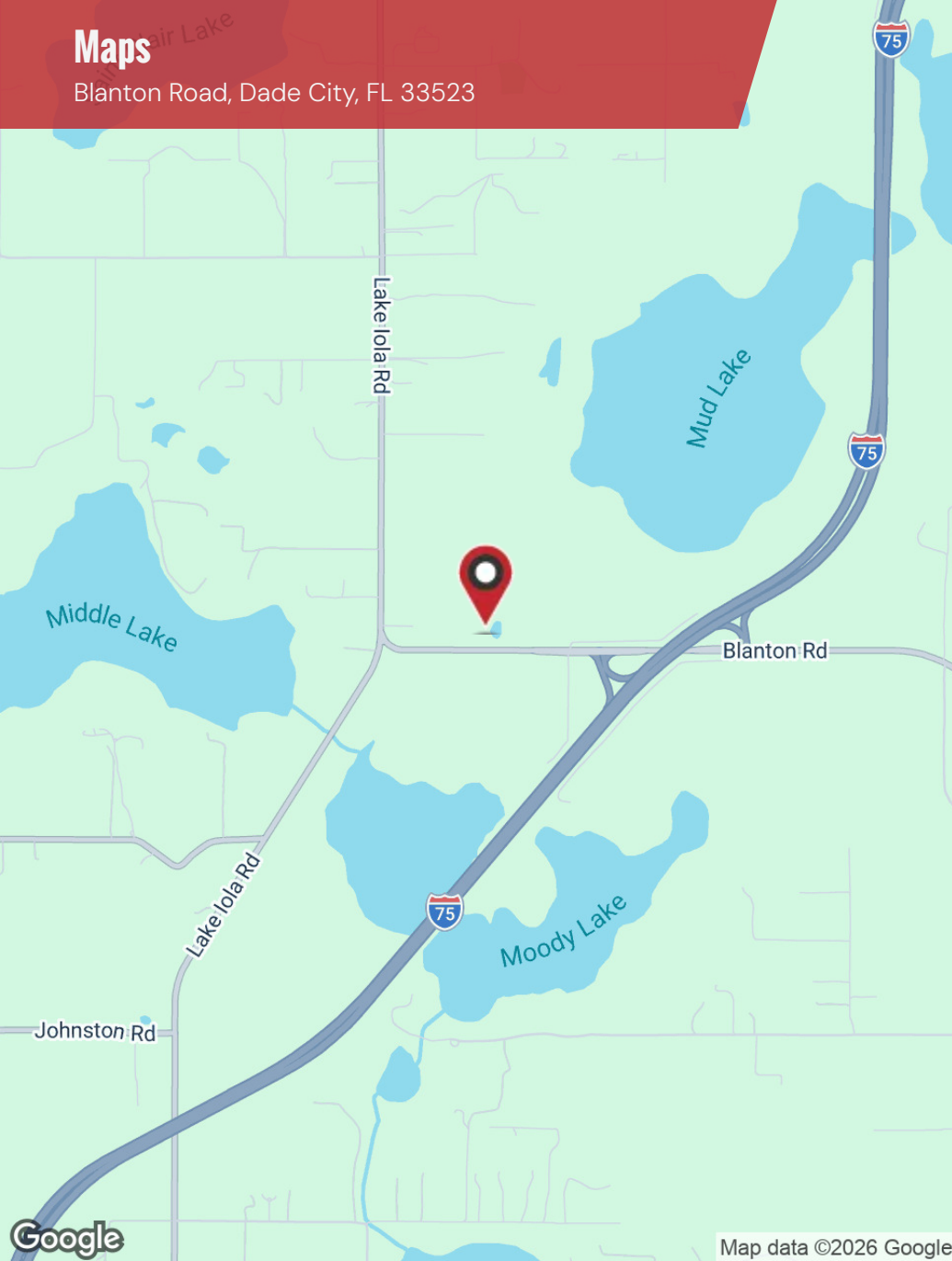
**Cody Brightwell**  
Managing Director  
C: 440.376.1006  
cody@nyecommercial.com

**Brent Nye**  
Partner  
C: 813.997.3333  
brent@nyecommercial.com



# Maps

Blanton Road, Dade City, FL 33523



**Cody Brightwell**  
Managing Director  
C: 440.376.1006  
cody@nyecommercial.com

**Brent Nye**  
Partner  
C: 813.997.3333  
brent@nyecommercial.com

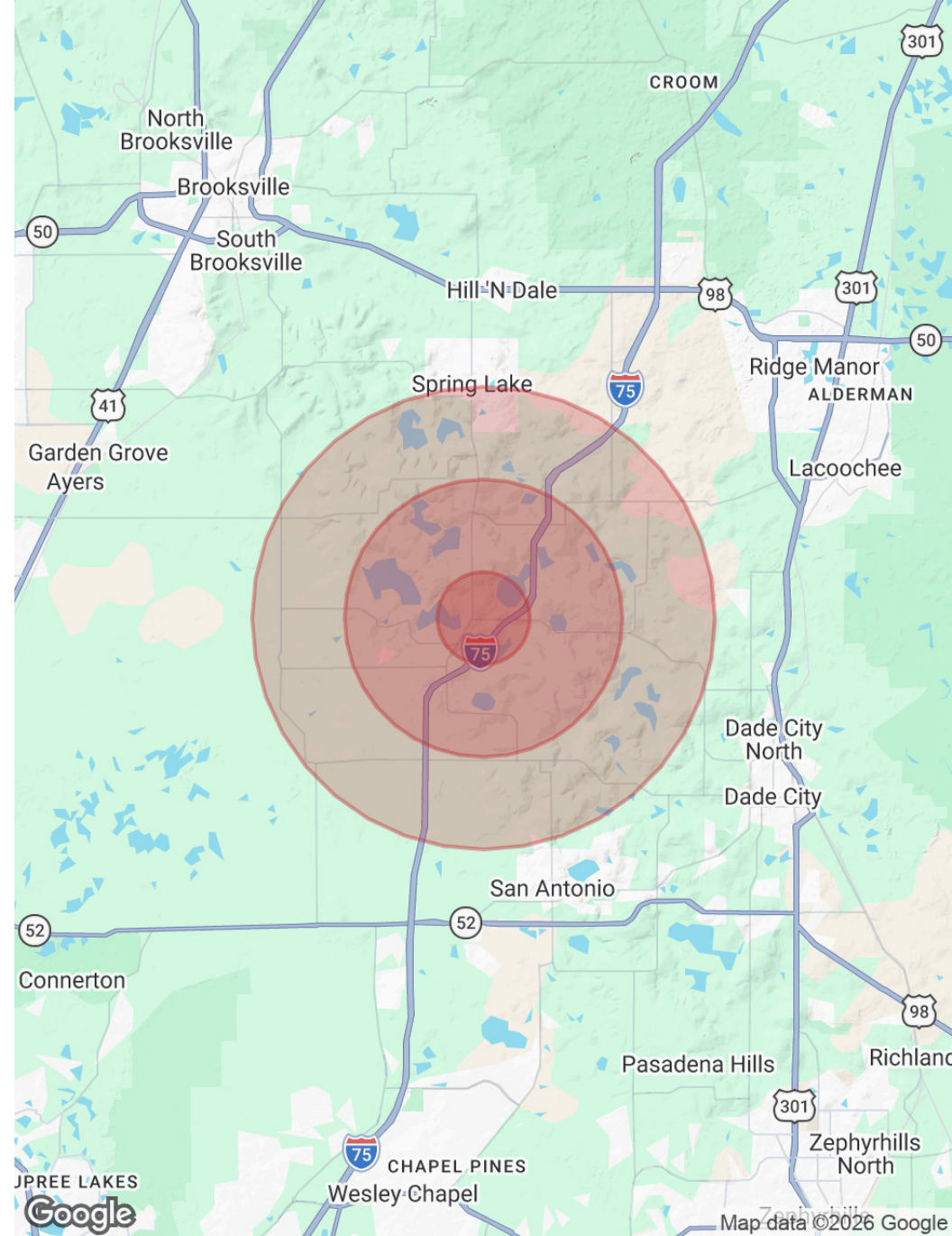


# 20 Ac on Blanton Rd.

Blanton Road, Dade City, FL 33523

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	219	2,702	9,129
Average Age	45.0	43.8	45.8
Average Age (Male)	43.9	42.6	45.0
Average Age (Female)	47.9	46.4	47.0
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	86	1,014	3,423
# of Persons per HH	2.5	2.7	2.7
Average HH Income	\$125,553	\$115,656	\$115,595
Average House Value	\$424,973	\$407,547	\$400,730
TRAFFIC COUNTS	1 MILE	3 MILES	5 MILES
	12,100/day		

2023 American Community Survey (ACS)



**Cody Brightwell**  
 Managing Director  
 C: 440.376.1006  
 cody@nyecommercial.com

**Brent Nye**  
 Partner  
 C: 813.997.3333  
 brent@nyecommercial.com



# 20 Ac on Blanton Rd.

Blanton Road, Dade City, FL 33523



**CODY BRIGHTWELL**

Managing Director

**Direct:** 813.973.0214 **Cell:** 440.376.1006  
cody@nyecommercial.com



**BRENT NYE**

Partner

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

**Cody Brightwell**  
Managing Director  
C: 440.376.1006  
cody@nyecommercial.com

**Brent Nye**  
Partner  
C: 813.997.3333  
brent@nyecommercial.com

