

BINGHAM

COMMERCIAL REAL ESTATE



NOW AVAILABLE

PRIME DEVELOPMENT PARCEL

9.5 Acres
State Road 52
San Antonio, Florida

OFFERING MEMORANDUM

PRIME DEVELOPMENT PARCEL
SR 52 & CURLEY ROAD
San Antonio, Florida

PROPERTY DESCRIPTION

Positioned in the heart of one of Pasco County's fastest-growing corridors, this 9.5± acre tract at State Road 52 and Curley Road offers a rare opportunity for high-profile development just minutes from I-75. With strong residential growth, major employment centers, and planned commercial uses all around, the site is ideally suited for retail, mixed-use, medical, multifamily, or professional development (subject to approvals).

Property Highlights

Size: 9.5± acres

Location: NWC vicinity of SR 52 & Curley Road, San Antonio, FL

Access: Direct access from Boys Village Road off Curley

Zoning: AC (Agricultural)

Future Land Use: RES-6

Utilities: Public Water/ Sewer Nearby

The property's configuration, access, and visibility make it a strong candidate for a range of commercial or higher-density residential concepts in line with the RES-6 Future Land Use designation (up to 6 units per acre, subject to county approvals).

Strategic Location

Situated along the newly improved SR 52 corridor near I-75 Exit 285, a key east-west artery for Pasco County

Convenient access to Wesley Chapel, San Antonio, Dade City, and the broader Tampa Bay region

Excellent exposure to commuter and regional traffic traveling between I-75 and rapidly expanding master-planned communities.

Details:

Price: \$3,500,000

Land: 9.5 MOL Acres

Access: Boys Village Road

Zoning: AC/ Future Land Use RES6

Utilities: Pubic Water/ Sewer Nearby

9.5 Acres Prime Development Site

I-75 EXIT 285, SR 52

SR 52 & Curley Road

San Antonio, Florida



CURLEY RD



9.5 MOL Acres



Outparcel

Outparcel



5,000 + Homes



2.89 Miles





5,000 + Homes



450 Units

Outparcels



9.5 MOL Acres



CURLEY RD



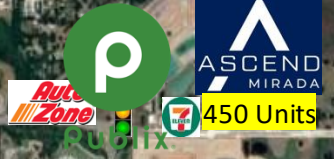
Lake Jovita
750 + Homes

San Antonio

St Leo



1,700 + Homes



EXIT 295



5.5 Mil sf Industrial
1 mil sf Office
500 K sf Dining/Retail
3,500 Multifamily

TAMPA BAY
GOLF AND COUNTRY CLUB
1,500 Homes



5,000 + Homes



Lake Pasadena

ADDITIONAL PHOTOS



Business Key Facts

32539 McCabe Rd, San Antonio, Florida, 33576 | Drive time: 5, 10, 15 minute radii



This infographic features record-level business information. It is best suited for smaller area analysis such as census tracts, neighborhoods, and smaller zip codes.

Key Statistics

15 minutes

1,481

Total Businesses

13.6K

Total Employees

\$1.36B

Total Sales

5.9%

Unemployment Rate

Daytime Population

15 minutes



65,970

Total Population



58,005

Total Daytime Population

Ratio of daytime to total population:

0.88

Values > 1.0 mean that more people come to the area during the day than live there.



Suburb

Dominant Urbanicity Type

15 minutes



9.8

Avg Number of Employees

15 minutes



15.4 ↓

Total Business Per Sq Mi
This is 32.1% lower than Pasco County

Top 25 Largest Businesses in Area



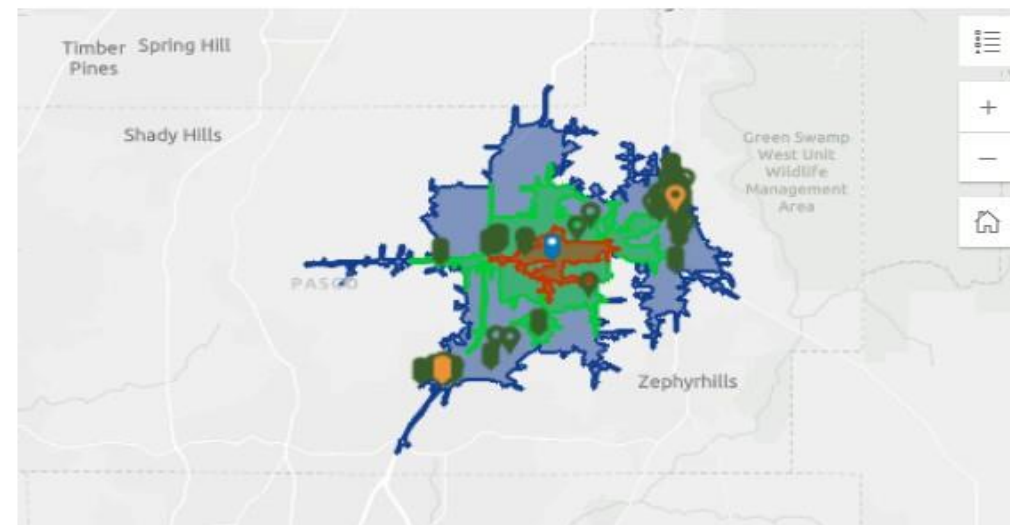
23

100 or More Employees



25*

\$10M+ Annual Sales Vol



Highest sales volume

Wesley Chapel Toyota

Branch

\$62.2M

Most Employees

Pasco County Sheriff

Independent

855

Source: This infographic contains data provided by Esri-Data Axle (2025), Esri (2025). Note: business sales volumes and employee counts are estimates provided by Data Axle. * Indicates the number of locations has reached the maximum.

DEMOGRAPHIC SUMMARY

32539 McCabe Rd, San Antonio, Florida, 33576
 Drive time of 15 minutes

KEY FACTS

65,970
Population

41.1
Median Age

24,050
Households

\$81,466
Median Disposable Income

EDUCATION

7.3%
No High School Diploma

29.9%
High School Graduate

27.9%
Some College/
Associate's Degree

35.0%
Bachelor's/Grad/ Prof Degree

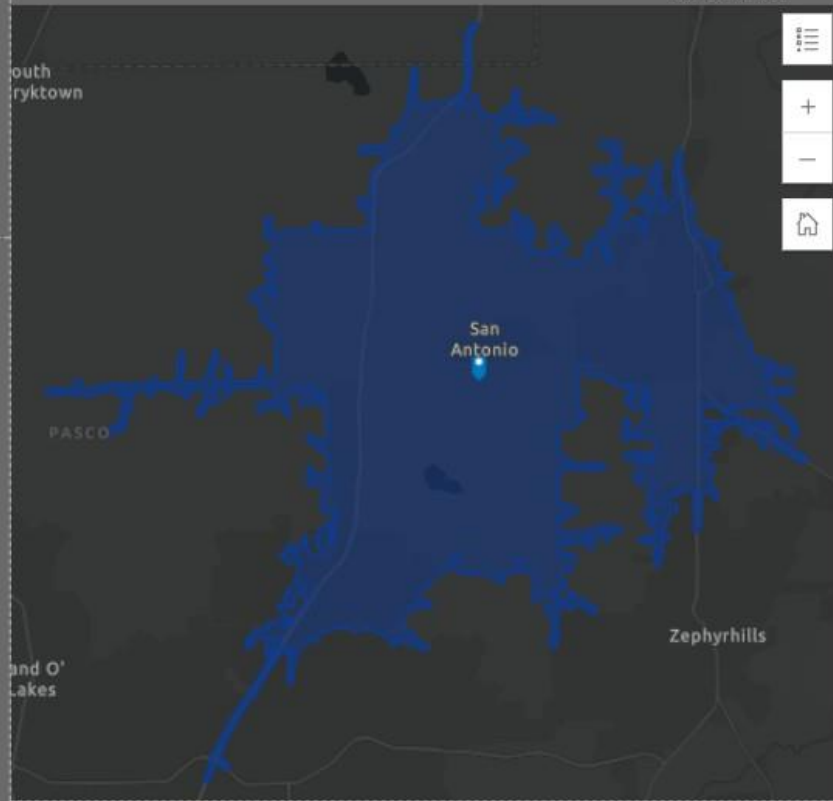
INCOME

\$98,955
Median Household Income

\$43,150
Per Capita Income

\$443,048
Median Net Worth

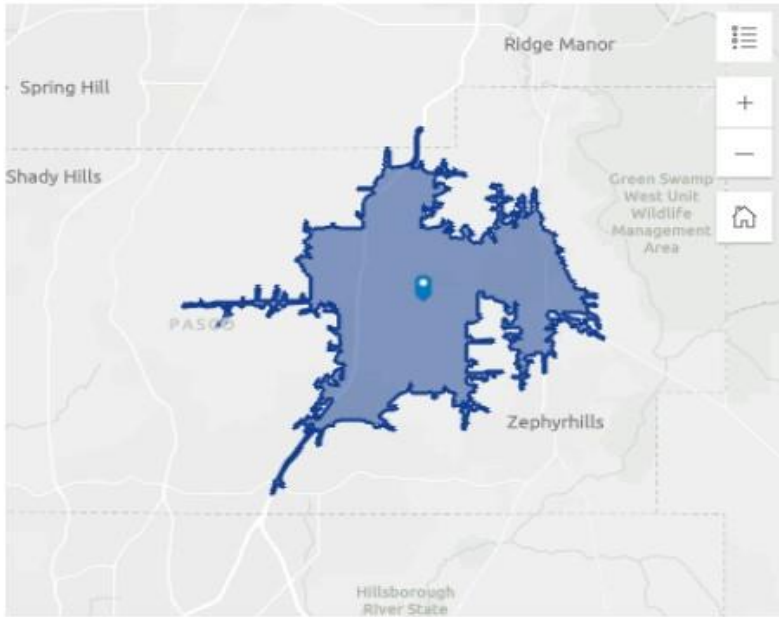
HOUSEHOLD INCOME



EMPLOYMENT



5.9%
Unemployment Rate



Population Trends and Key Indicators

32539 McCabe Rd, San Antonio, Florida, 33576
Drive time of 15 minutes

65,970	24,050	2.63	41.1	\$98,955	\$418,329	116	87	74
Population	Households	Avg Size Household	Median Age	Median Household Income	Median Home Value	Wealth Index	Housing Affordability	Diversity Index

MORTGAGE INDICATORS



\$14,768

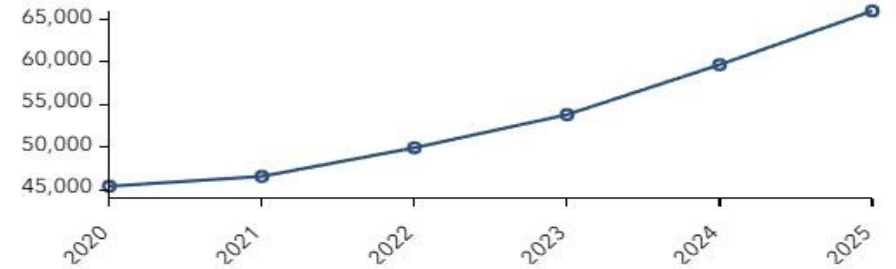
Avg Spent on Mortgage & Basics



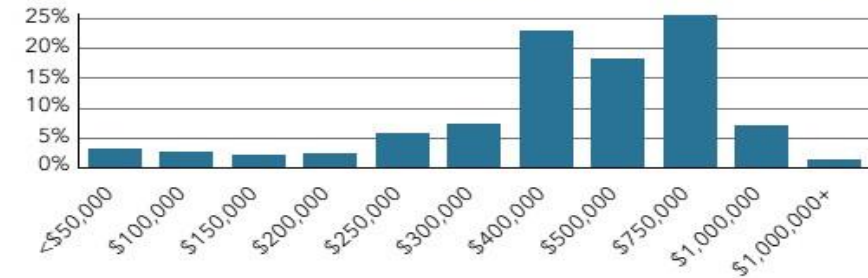
26.5%

Percent of Income for Mortgage

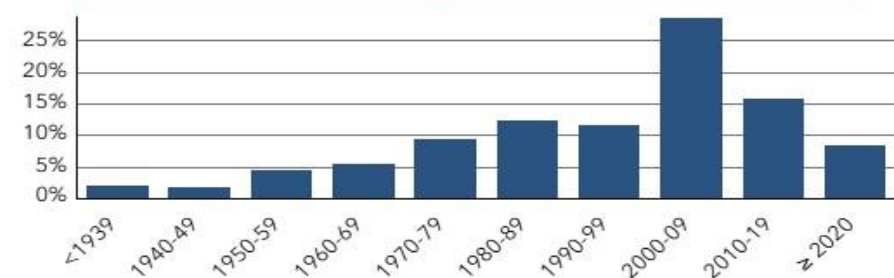
Historical Trends: Population



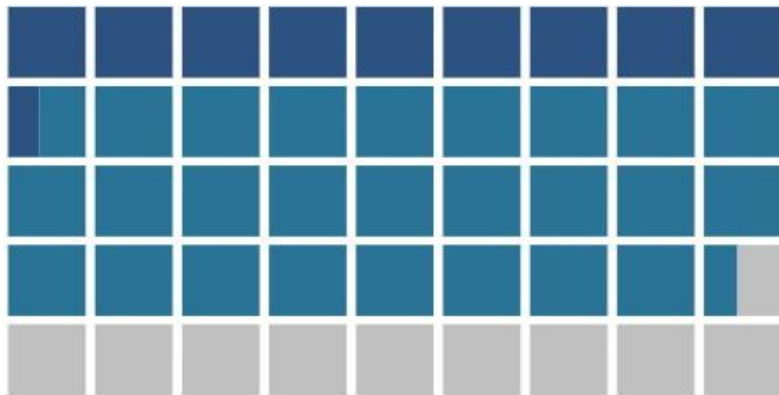
Home Value



Housing: Year Built

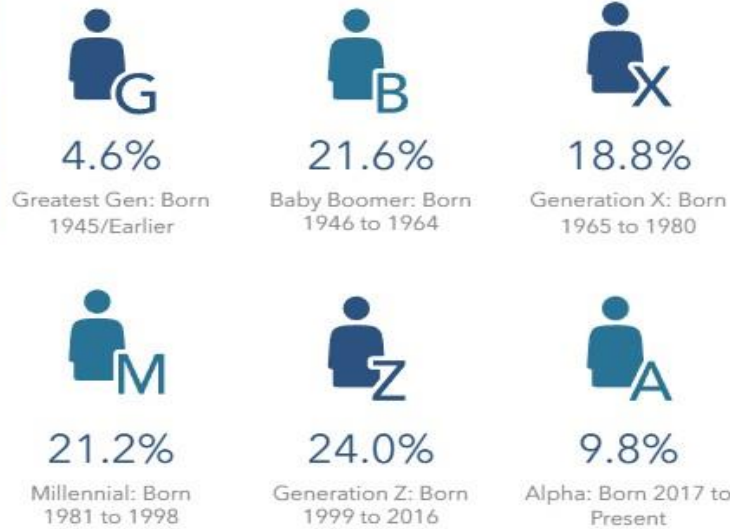


POPULATION BY AGE



■ Under 18 (20.9%) ■ Ages 18 to 64 (57.9%)
■ Aged 65+ (21.3%)

POPULATION BY GENERATION



Source: This infographic contains data provided by Esri (2025, 2030), Esri-U.S. BLS (2025), ACS (2019-2023). © 2025 Esri

2020 Census Summary

32539 McCabe Rd, San Antonio, Florida, 33576
Drive time of 15 minutes



The 2020 Census data includes information on population and housing as well as detailed data on age, sex, race, Hispanic origin, household and family type, relationship to householder, group quarters population, housing occupancy, and tenure.

2010-2020 ANNUAL GROWTH RATE



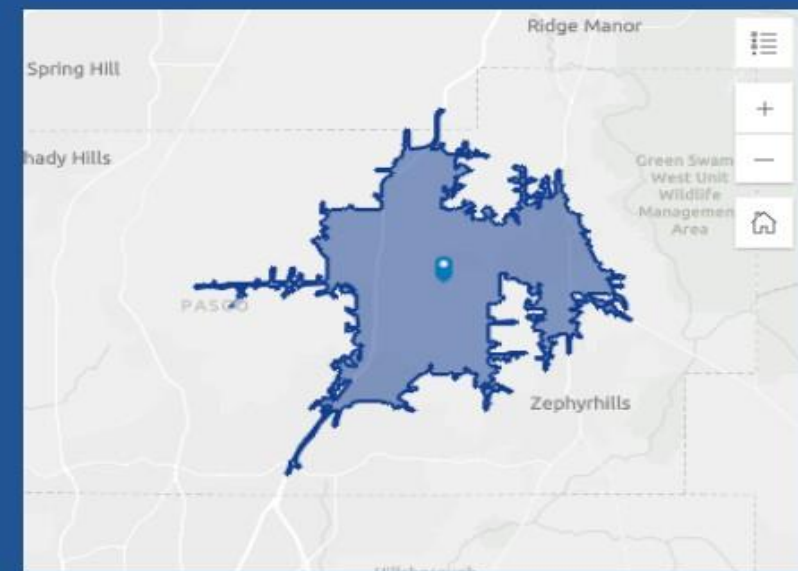
2.38%
Population



6.91%
Group Quarters



2.20%
Households



Source: This infographic contains data provided by U.S. Census (2000, 2010, 2020). © 2025 Esri

KEY FACTS

47,012
Total Population

18,613
Housing Units

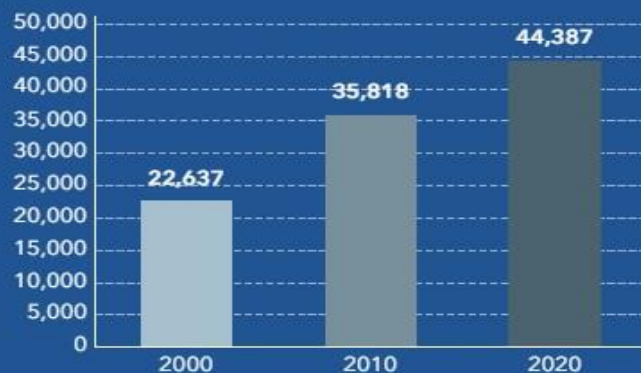
505.2
Population Density

2.67
Average Household Size

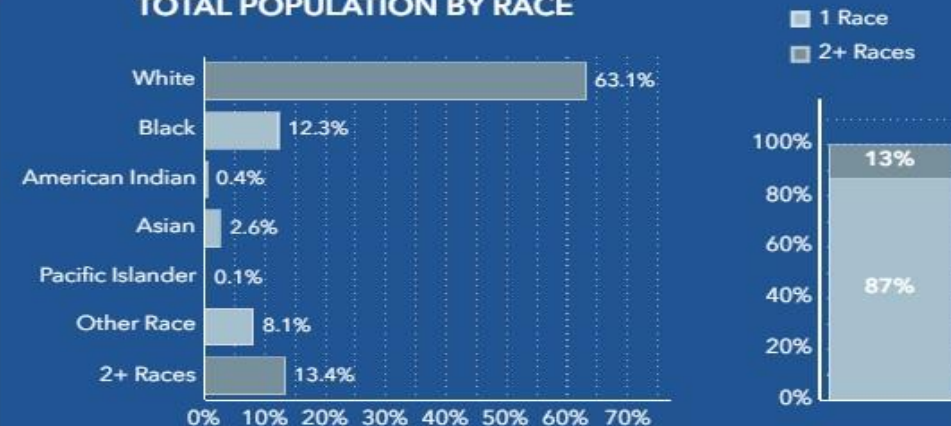
16,636
Total Households

72.2
Diversity Index

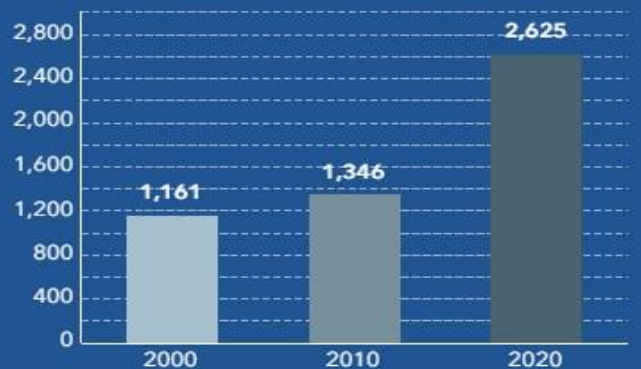
HOUSEHOLD POPULATION



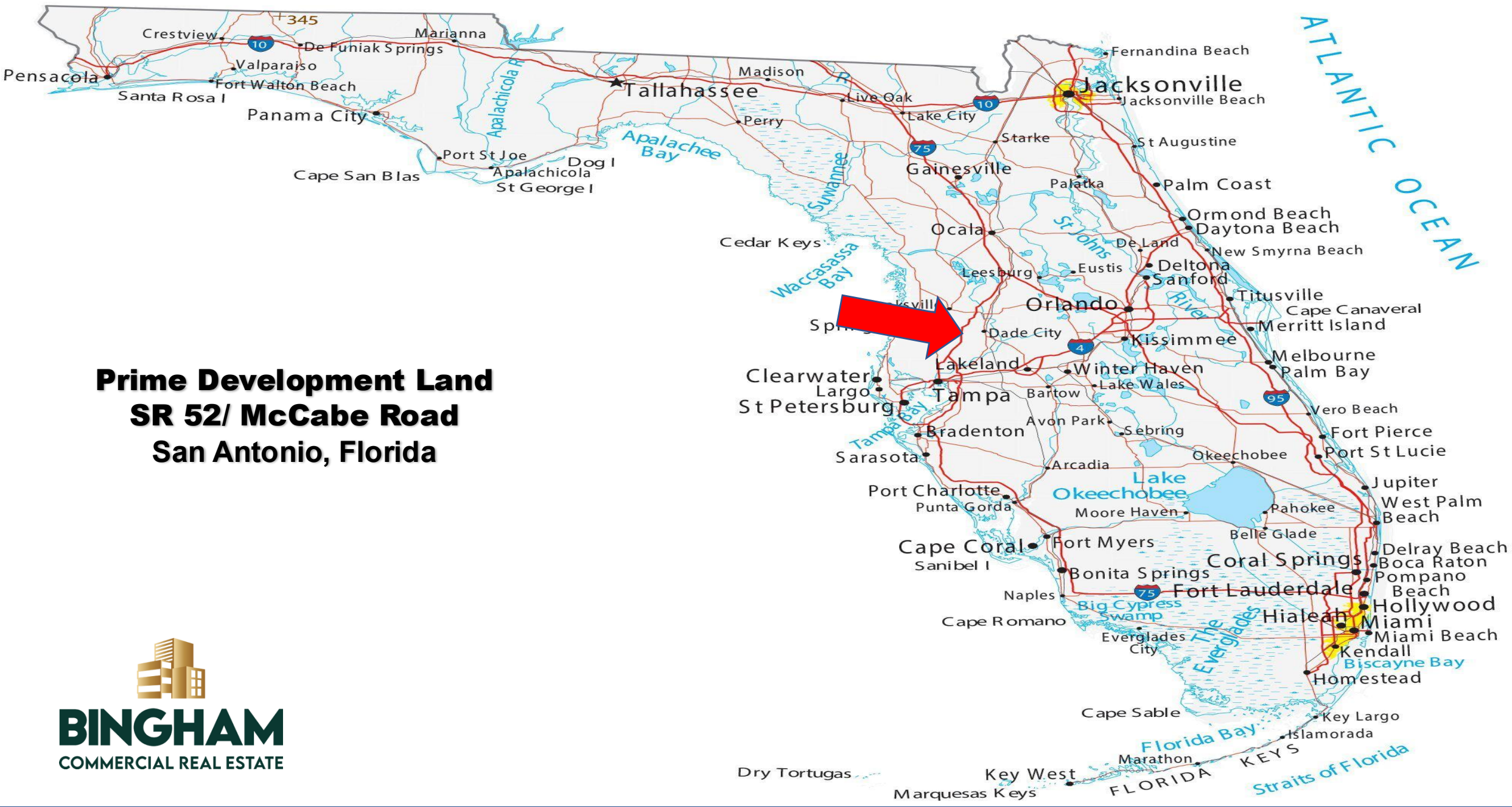
TOTAL POPULATION BY RACE



GROUP QUARTERS



POPULATION BY AGE AND RACE	Less Than 18 Years	18 Years and Older
Total	10,276	36,736
1 Race	8,254	32,453
White	5,416	24,268
Black	1,452	4,317
American Indian/Alaska Native	48	155
Asian	224	991
Pacific Islander	8	22
Some Other Race	1,106	2,701
2 or More Races	2,022	4,283



**Prime Development Land
SR 52/ McCabe Road
San Antonio, Florida**



Meet Will Bingham, CCIM: Your Trusted Commercial Real Estate Expert



With an impressive legacy spanning two decades in the Commercial Real Estate industry, Will Bingham, CCIM stands as a distinguished professional known for his unparalleled expertise, unwavering integrity, and exceptional client dedication. As the President of Bingham Realty, Inc., a revered Florida Real Estate Corporation with a rich 50-year history of serving Pasco County, Will has solidified his reputation as a leading force in the field.

Professional Expertise: For the past 20 years, Will has honed his skills and expertise in Commercial Real Estate sales and management, specializing in NNN (Triple Net Lease) properties. His keen insight and deep understanding of the market have enabled him to guide clients through complex transactions, making him a go-to expert for investors and businesses alike.

Client-Centric Approach: At the heart of Will's success is his unwavering commitment to his clients. He prioritizes their best interests above all else, ensuring that each transaction is meticulously handled with professionalism, transparency, and utmost care. Will's reputation as an excellent negotiator stems from his dedication to securing the most advantageous deals for his clients, fostering long-lasting relationships built on trust and satisfaction.

Leadership and Vision: In his role as President of Bingham Realty, Inc., Will oversees a team of seasoned professionals, steering the company with visionary leadership and a commitment to excellence. Under his guidance, the firm has become a trusted partner in the development of new retail properties for renowned national tenants, including Dollar Tree, Dunkin Donuts, Family Dollar, Dominos, Subway, and many more. Will's ability to identify lucrative opportunities and execute successful ventures has positioned Bingham Realty, Inc. as an industry leader.

A Rich Career Journey: Will Bingham's journey in the real estate world commenced in 2002 when he served as a Commercial Property Manager. In this role, he managed over 1,000,000 square feet of retail space spread across nine distinct shopping centers in Florida. His impressive portfolio included renowned tenants such as Wal-Mart, Home Depot, Winn-Dixie, Publix, SweetBay, Beef O' Brady's, Payless Shoes, Radio Shack, and Blockbuster, among others. This extensive experience equipped him with invaluable insights into property management and tenant relationships, further enhancing his prowess in the industry.

With a remarkable blend of experience, expertise, and a client-centric approach, Will Bingham continues to shape the Commercial Real Estate landscape. His dedication to excellence, combined with his passion for fostering successful real estate ventures, makes him the ideal partner for all your commercial property needs. Whether you are a seasoned investor or a budding entrepreneur, Will is here to guide you toward unparalleled success in the dynamic world of Commercial Real Estate.