

# Offering Memorandum



18.85 ACRES ZONED FOR 36 SINGLE FAMILY LOTS

CURLEY ROAD, SAN ANTONIO, FL 33525

**Eshenbaugh**  
LAND COMPANY

The Dirt Dog 

[www.thedirtdog.com](http://www.thedirtdog.com)

# Property Description

## PROPERTY DESCRIPTION

Granite Peaks is an 18.85-acre rectangular parcel that is zoned for 36 residential lots within San Antonio, FL. The lots average 90' wide by 125' deep and are proposed for well and septic service. The property is currently cleared as an active hay field with greenbelt designation in place. There are no wetlands on site. Due diligence is available to qualified buyers.

## LOCATION DESCRIPTION

The property is located on the NW corner of Curley Road and Darby Road within the city limits of San Antonio, FL, a suburb of Tampa. It is north of SR 52 and east of I-75 in Pasco County.

## PROPERTY SIZE

18.85 Acres

## ZONING

PUD 03-2025 approved June 2025 for 36 Residential Lots

## PARCEL ID

35-24-20-0000-00700-0010

## PRICE

\$2,500,000

## BROKER CONTACT INFO

**Ryan Sampson, CCIM, ALC**  
Senior Advisor/Managing Partner  
813.287.8787 x104  
[ryan@thedirtdog.com](mailto:ryan@thedirtdog.com)

# Aerial





# Drone Video



Lake Jovita  
GOLF & COUNTRY CLUB

SAINT LEO  
UNIVERSITY

LAKE JOVITA

CURLEY RD

ARBY RD

ANTONIO WAY



# Additional Photos



# Additional Photos



# Demographics Map & Report

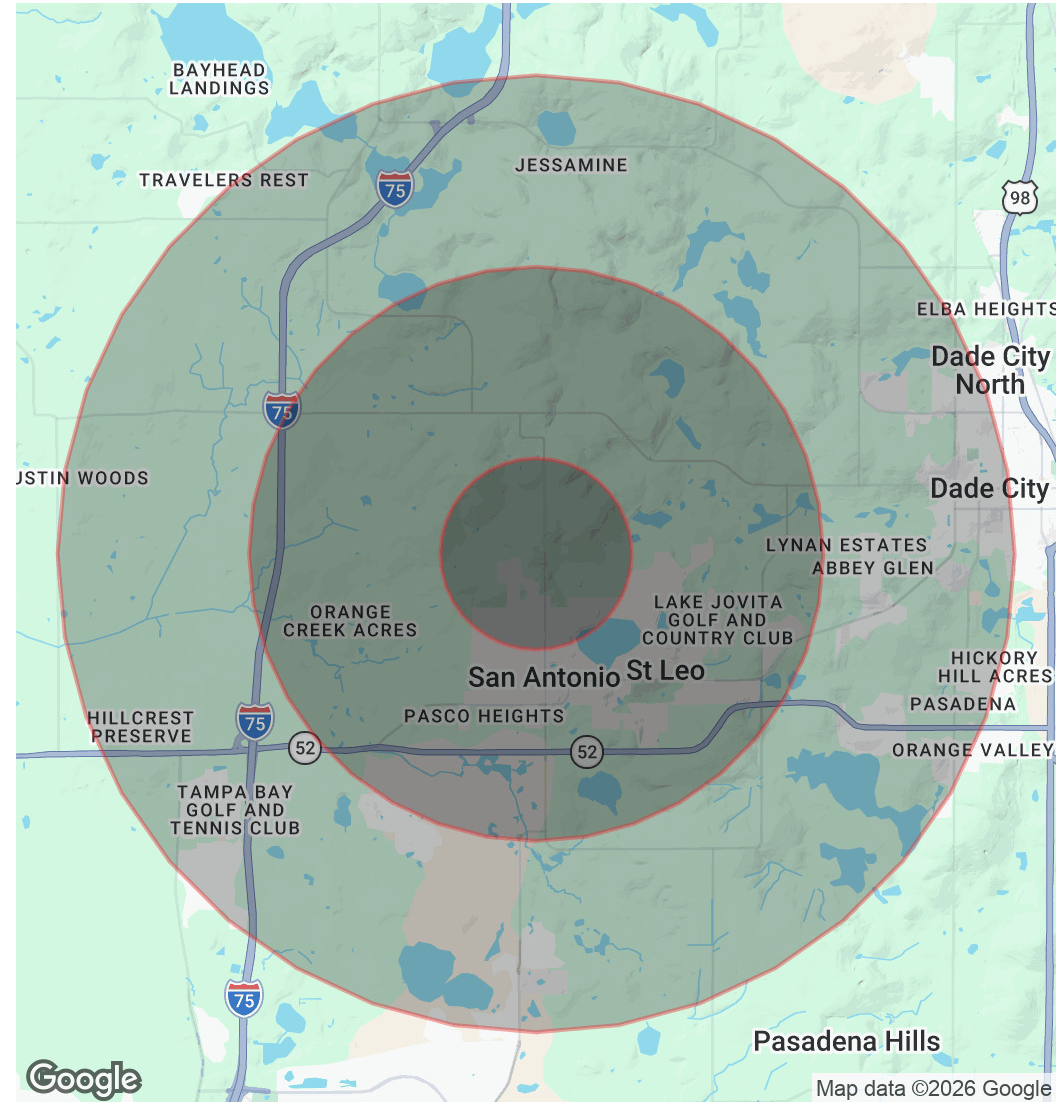
## POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	1,300	9,197	25,668
Average Age	45.1	37.3	39.6
Average Age (Male)	45.9	38.0	41.6
Average Age (Female)	44.6	36.6	38.7

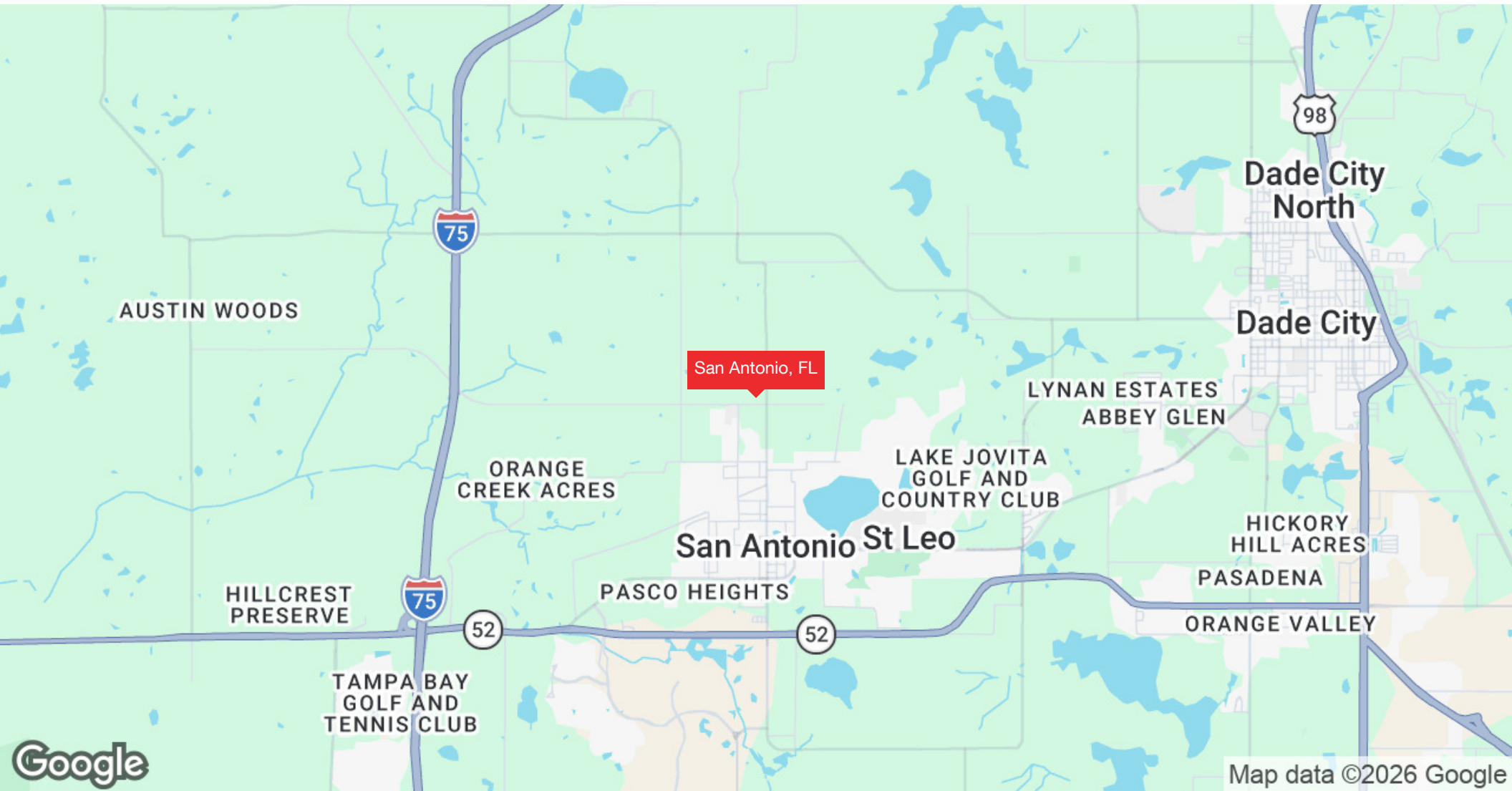
## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	441	2,792	8,712
# of Persons per HH	2.9	3.3	2.9
Average HH Income	\$135,055	\$121,940	\$107,004
Average House Value	\$464,107	\$480,527	\$378,243

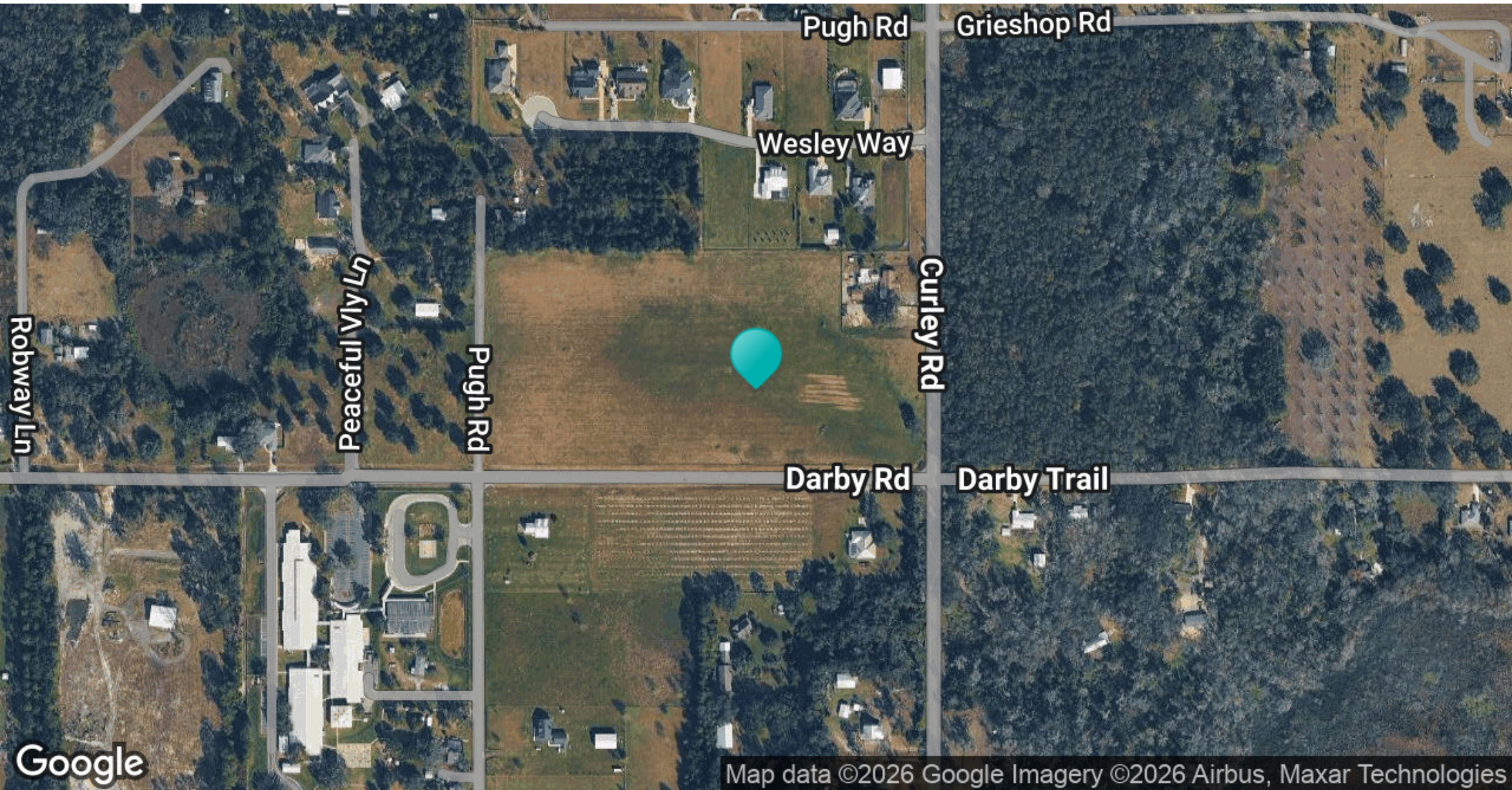
2023 American Community Survey (ACS)



# Regional Map



# Location Map



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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Eshenbaugh Land Company, LLC in compliance with all applicable fair housing and equal opportunity laws.

Eshenbaugh Land Company is a licensed real estate brokerage firm in Florida and William A. Eshenbaugh is the broker of record.



CURLEY RD

DARBY RD

ANTONIO WAY

UNIVERSITY

## Your Advisors



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Questions | Give us a call or drop us an email

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