

UP TO 76 ACRES ZONED I-1 LIGHT INDUSTRIAL FOR SALE FOR DEVELOPMENT

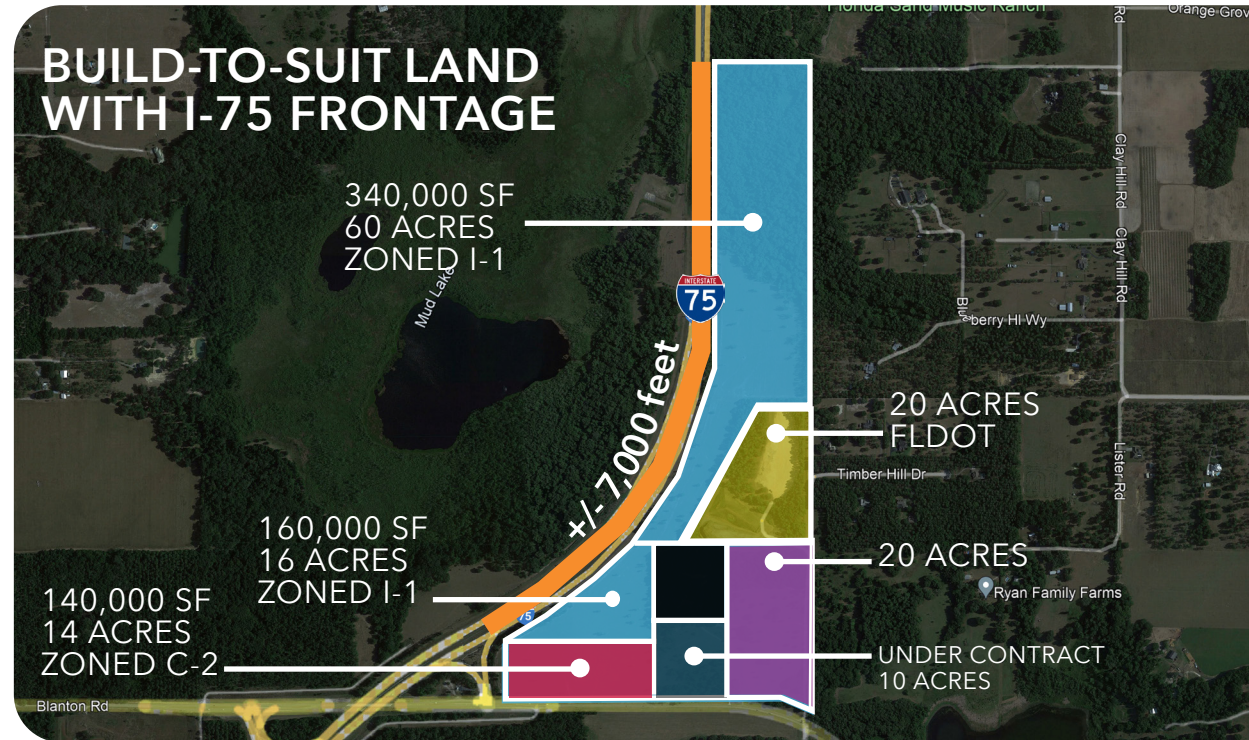
BLANTON ROAD | DADE CITY, FL 33523



COMMERCIAL REAL ESTATE SERVICES
TAMPA BAY

LISTING DATA

Property Address	Blanton Road / I-75 Dade City, FL 33523 - Exit 293
APN	02-24-20-0000-00400-0000
Zoning	I-1 Light Industrial C-2 Commerical
Land Size	Up to 76 Acres
Freeway Frontage	+/-6,500 Feet of Highway Frontage on I-75
Freeway Access	Close Proximity to the Full Interchange of Interstate 75 at Blanton Road
Local Access	Blanton Road to the South Side of the Property



The Subject Property is a large tract of Commerical/Industrial land with more than 6,500 feet of frontage on Interstate 75. The land is adjacent to the full highway interchange at Blanton Road. With this prime location and visibility, the Subject Property is poised to be an excellent opportunity for being developed into one or multiple projects consisting of industrial, retail, entertainment, and hospitality uses. Approved for 500,000 Sf of industrial and 140,000 SF of Commercial. Located on the full-interchange corner of Blanton Road and I-75, the parcel is ideally located for providing same-day distribution access to key submarkets throughout Florida, including Tampa, Orlando and Ocala.

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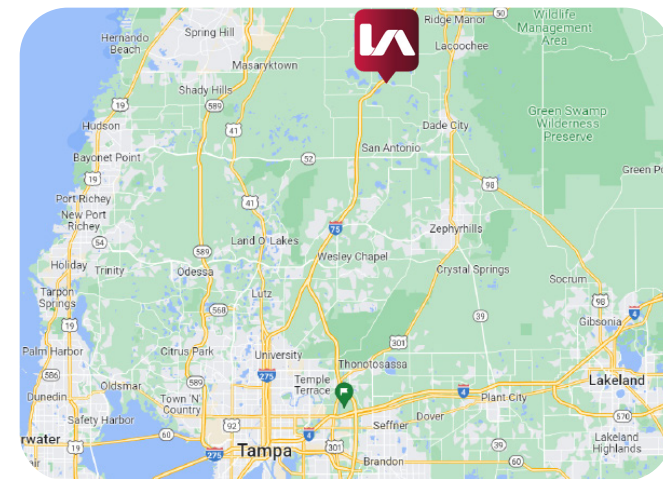
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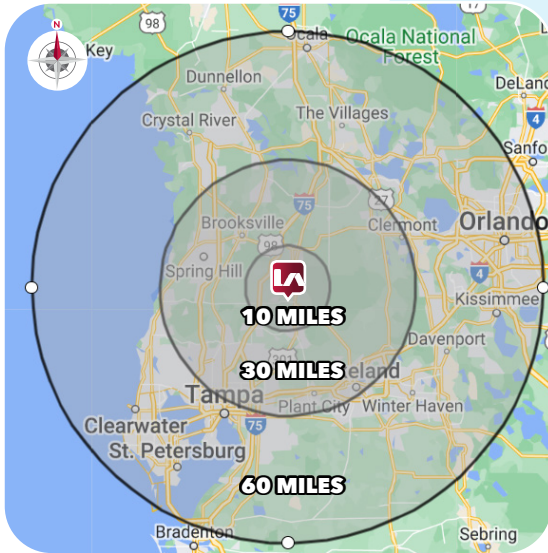
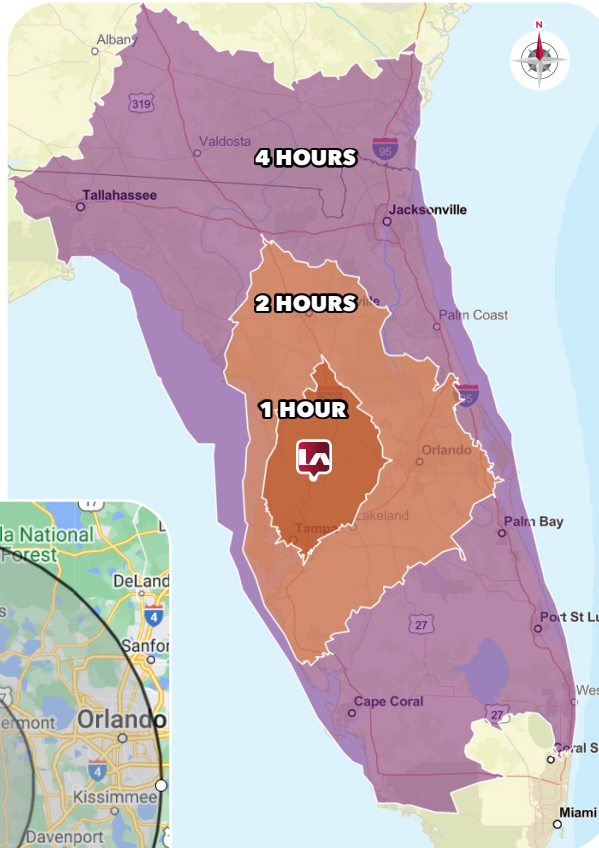
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328,932

TOTAL
PASCO
WORKFORCE

37%

10-YEAR
PASCO WORKFORCE
INCREASE



2025 DEMOGRAPHICS

	10 MILES	30 MILES	60 MILES
Population 18+	70,585	1,511,902	6,962,108
Projected Growth (2021-2026)	11.79%	9.44%	7.65%
Households	27,304	597,689	2,808,638
Projected Growth (2021-2026)	13.11%	10.20%	8.28%
Average Household (HH) Income	\$104,360	\$101,559	\$105,401
Median (HH) Income	\$79,172	\$74,782	\$76,315
Median Age	45.7	43	43

DRIVE TIMES & DISTANCES

DESTINATION	DISTANCE	DESTINATION	DISTANCE
I-75	0.4 miles	Port of Tampa	38 miles
US Hwy 98/301	6 miles	Tampa Int'l Airport	41 miles
SR 52	8 miles	Ocala	55 miles
SR 50	9 miles	Orlando	65 miles
US Hwy 41	12 miles	Jacksonville	166 miles
I-275	20 miles	Fort Lauderdale	292 miles
I-4	31 miles	Miami	309 miles

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