



# 38300 Dick Jarrett Way, Dade City, FL 33523

US Hwy 98 Bypass & Old Lakeland Hwy

## PROPERTY HIGHLIGHTS

- ▶ **(Parcel 1)** 1.44-acre vacant parcel fronting US Hwy 98
- ▶ **(Parcel 2)** 1.63-acre parcel with a 32,114 SF building
- ▶ **(Parcel 3)** 2.28-acre vacant parcel
- ▶ 9.65-acre parcel at a newly constructed FDOT roundabout
- ▶ US Hwy 98 bypass & Old Lakeland Hwy are both being widened from 2 lanes to 4 lanes
- ▶ FDOT construction expected to be complete in 2026
- ▶ Intersection has combined traffic count of 24,200 AADT and 4,161 trucks
- ▶ 8,145 homes under construction and 2,856 homes in permitting within a 3 mile radius
- ▶ Local retailers include: ALDI, Walmart, Publix, CVS, Walgreens, Chick Fil A, McDonald's, Burger King, Taco Bell, Dunkin, KFC, Checkers, ACE Hardware, Mavis, 7-11 & Circle K



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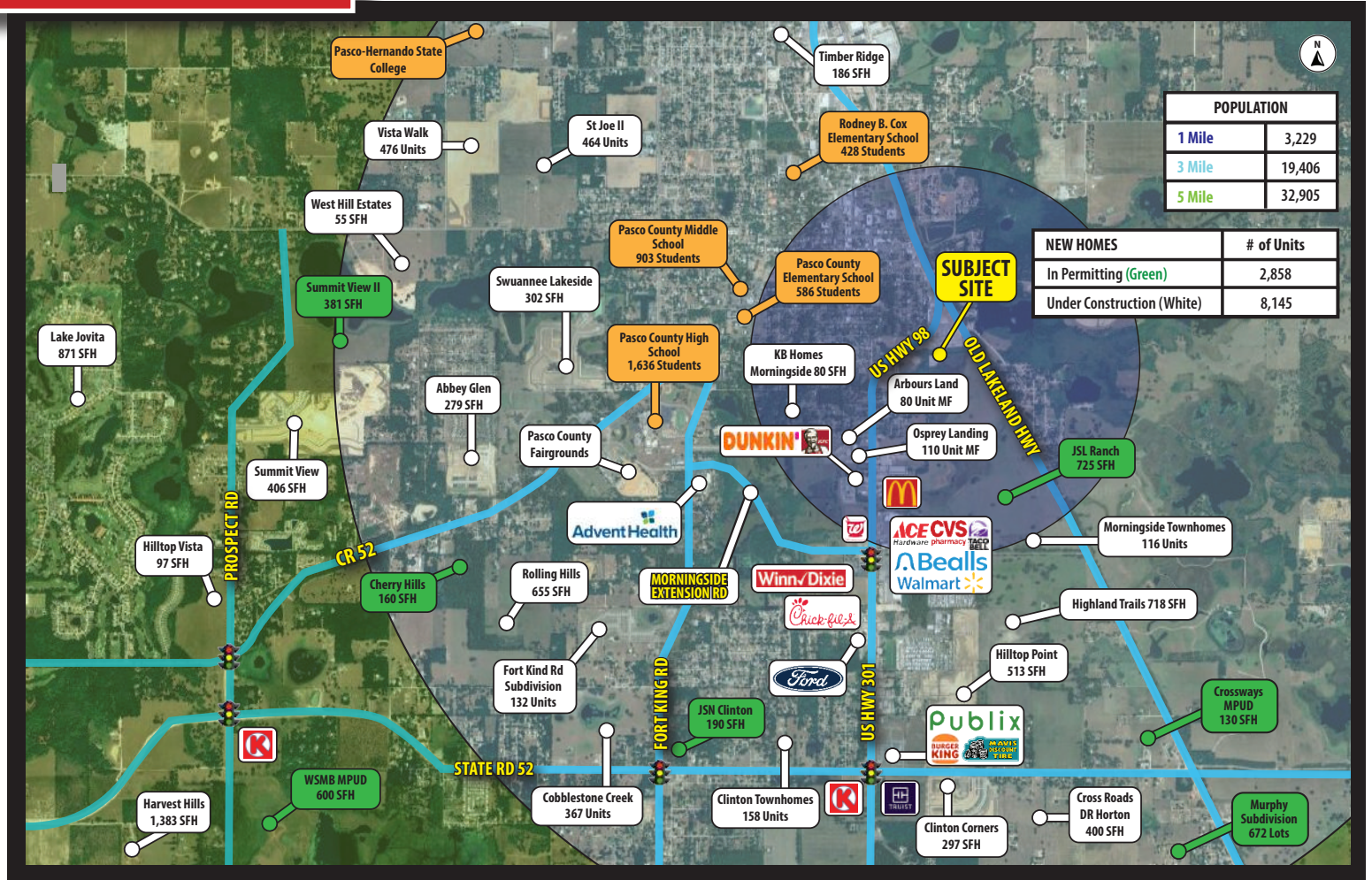
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Residential Map



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