

**LAND FOR SALE**

# 1.55 Acres PRIMED FOR DEVELOPMENT

**BURKS  
PARK**

**FUTURE  
DEVELOPMENT**

**PASCO COUNTY  
FAIRGROUNDS**

**DADE CITY MOTORCROSS**

**PASCO HIGH SCHOOL**

**ADVENT  
HEALTH**

**COUNTY RD 52**

**FORT KING RD**

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**Luis Cardenas**  
Senior Associate  
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## PROPERTY DESCRIPTION

Ready for development – retail strip center or single-tenant opportunity. The seller has invested years into preparing this property for development, with completed soil borings, traffic studies, engineering reports, surveys, and construction plans already available – creating a rare opportunity to accelerate the development process and reduce upfront time and costs. Strategically located directly across from Pasco High School and the Pasco County Fairgrounds, the site offers excellent visibility and accessibility within one of Dade City’s established commercial corridors. Ideal for retail, office, or medical use, and positioned just a few hundred yards from AdventHealth Dade City.

## PROPERTY HIGHLIGHTS

- Across from the Pasco County Fairgrounds, attracting hundreds of thousands of visitors annually and providing exceptional visibility and exposure.
- Easy access to surrounding Pasco County markets
- Across from Pasco High School

## OFFERING SUMMARY

<b>Sale Price:</b>	\$899,000
<b>Lot Size:</b>	1.55 Acres

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
<b>Total Households</b>	1,235	5,938	10,218
<b>Total Population</b>	3,700	17,653	29,687
<b>Average HH Income</b>	\$77,537	\$83,911	\$89,699

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**36847-36851 CR 52**

Dade City, FL 33525



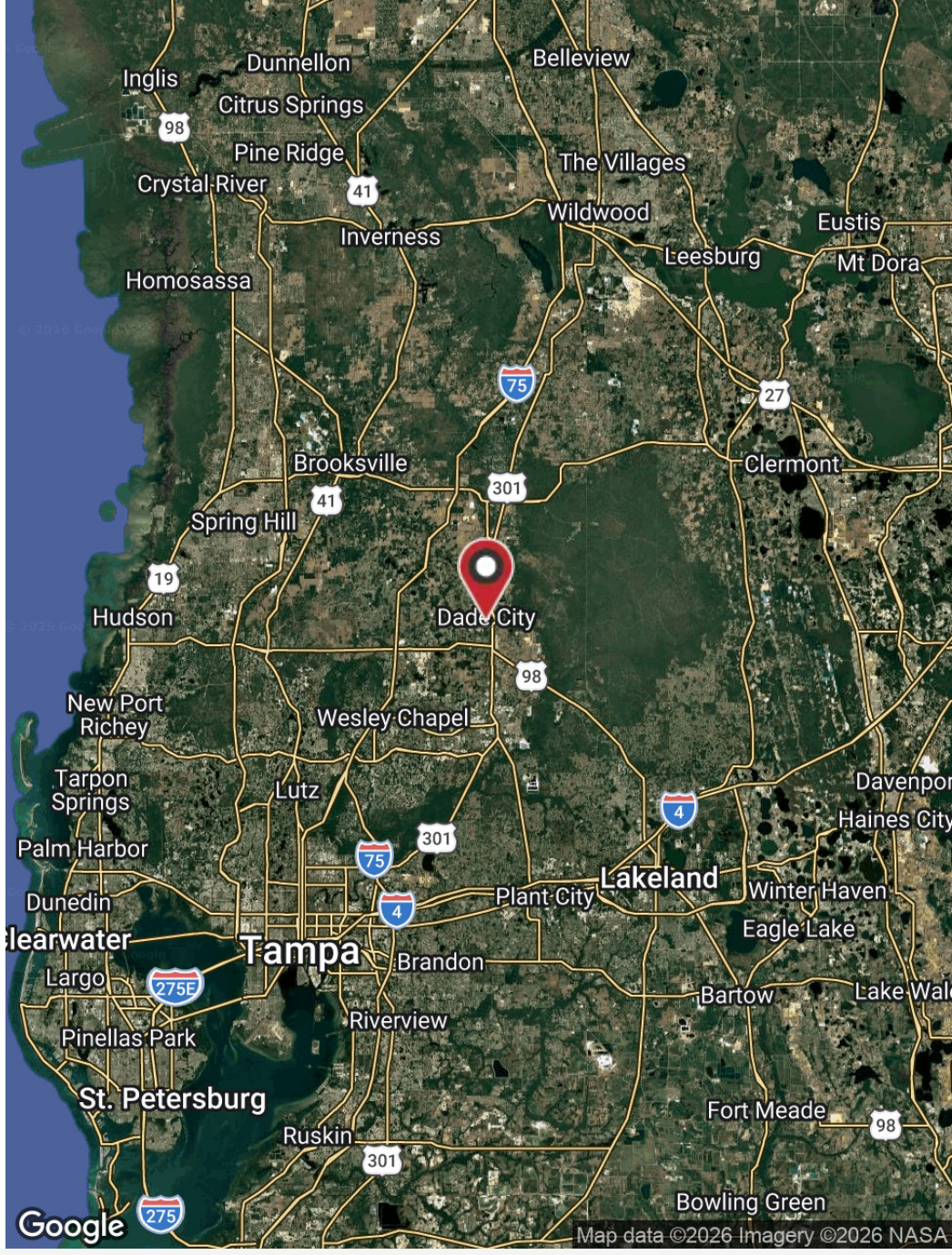
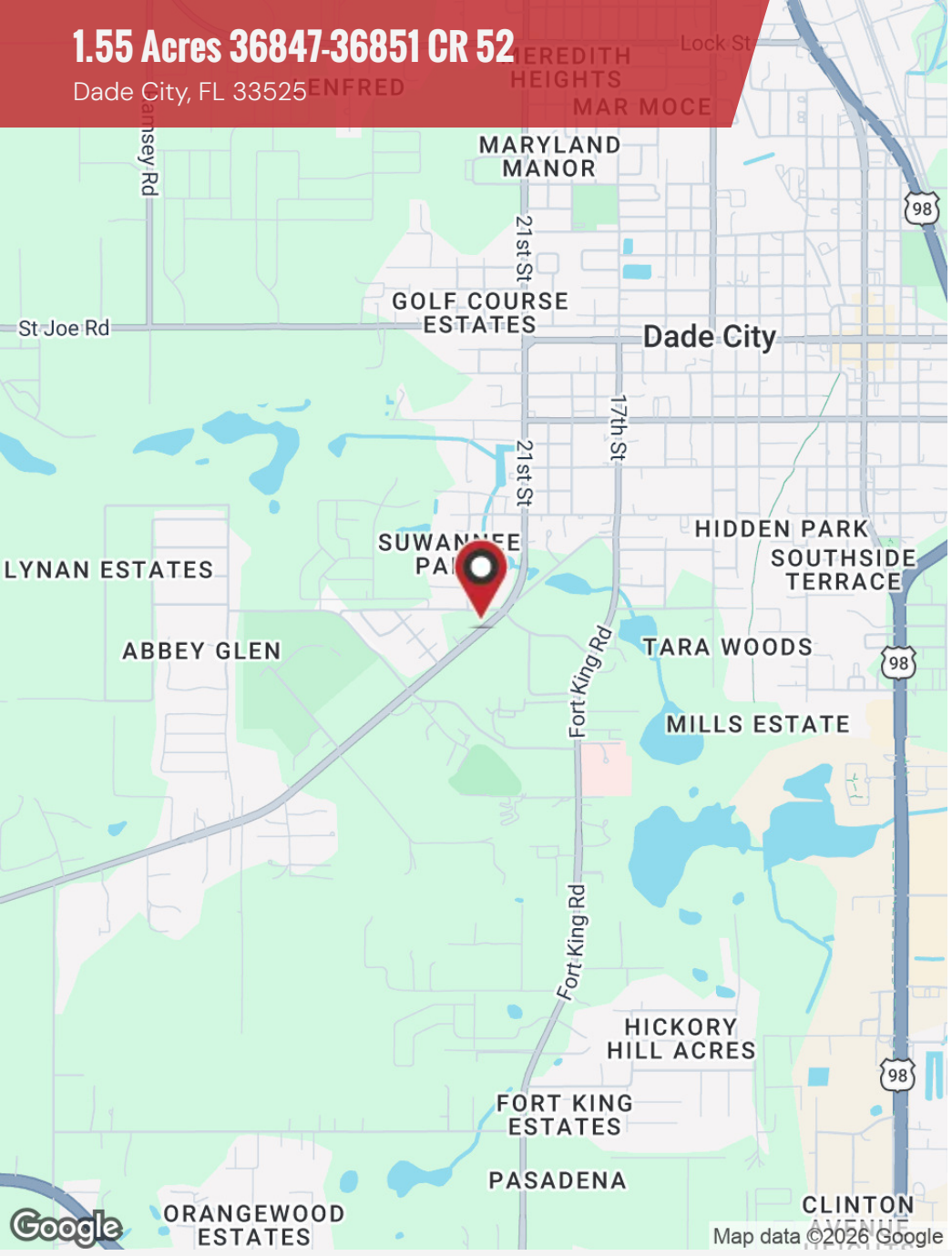
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Dade City, FL 33525



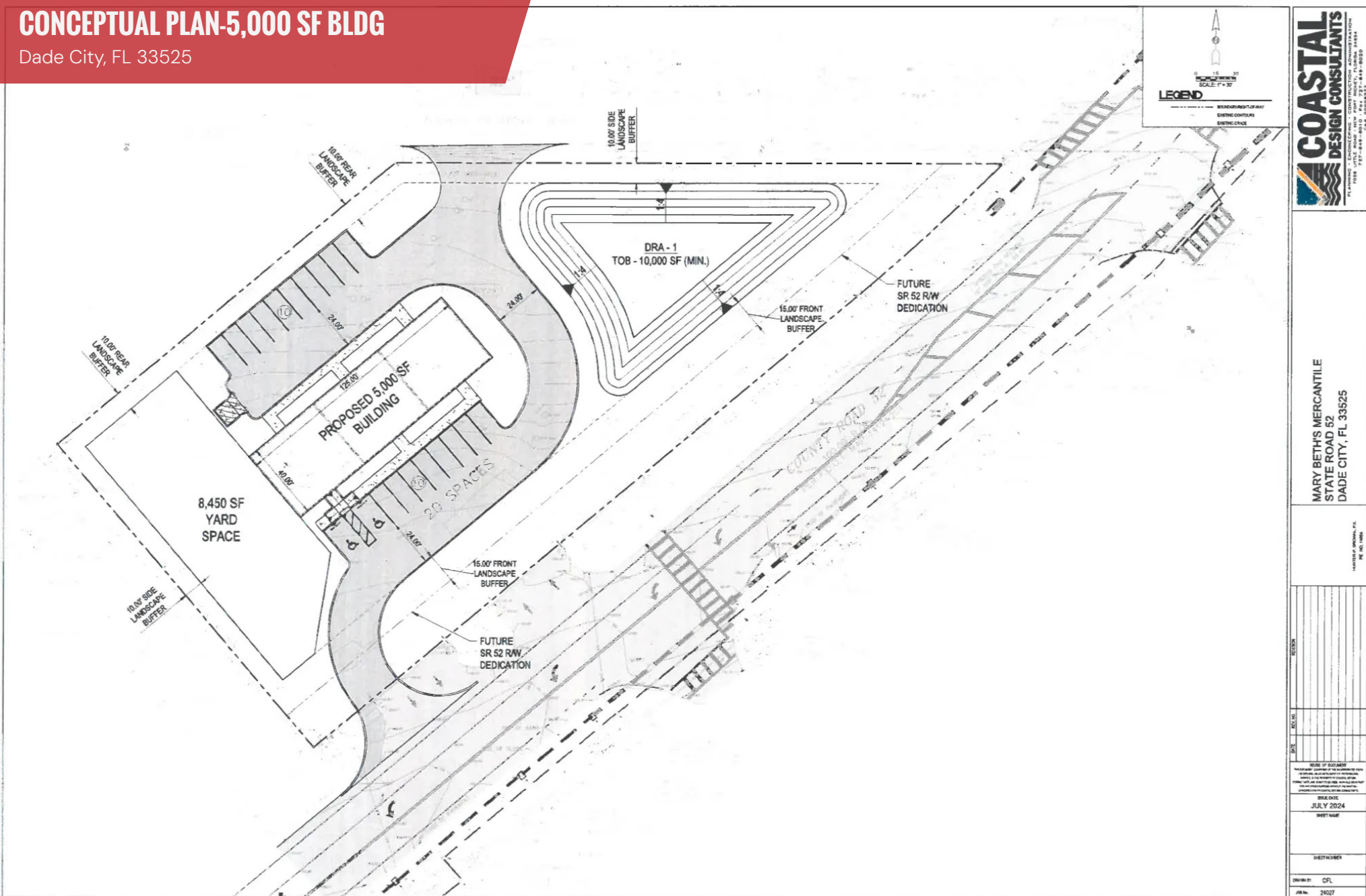
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# CONCEPTUAL PLAN-5,000 SF BLDG

Dade City, FL 33525



**COASTAL**  
DESIGN CONSULTANTS  
11400 W. WINDYBROOK DR. SUITE 1000  
DADE CITY, FL 33525  
TEL: 813-830-2031  
FAX: 813-830-2032  
WWW.COASTALDC.COM

MARY BETH'S MERCANTILE  
STATE ROAD 52  
DADE CITY, FL 33525

REVISION	DATE	BY	CHKD BY
TITLE OF EXHIBIT CONCEPTUAL PLAN FOR THE PROPOSED 5,000 SF BUILDING AND 8,450 SF YARD SPACE AT THE INTERSECTION OF STATE ROAD 52 AND COUNTY ROAD 32, DADE CITY, FL.			
ISSUE DATE JULY 2024			
SHEET NUMBER 24027			
DRAWN BY CFL			

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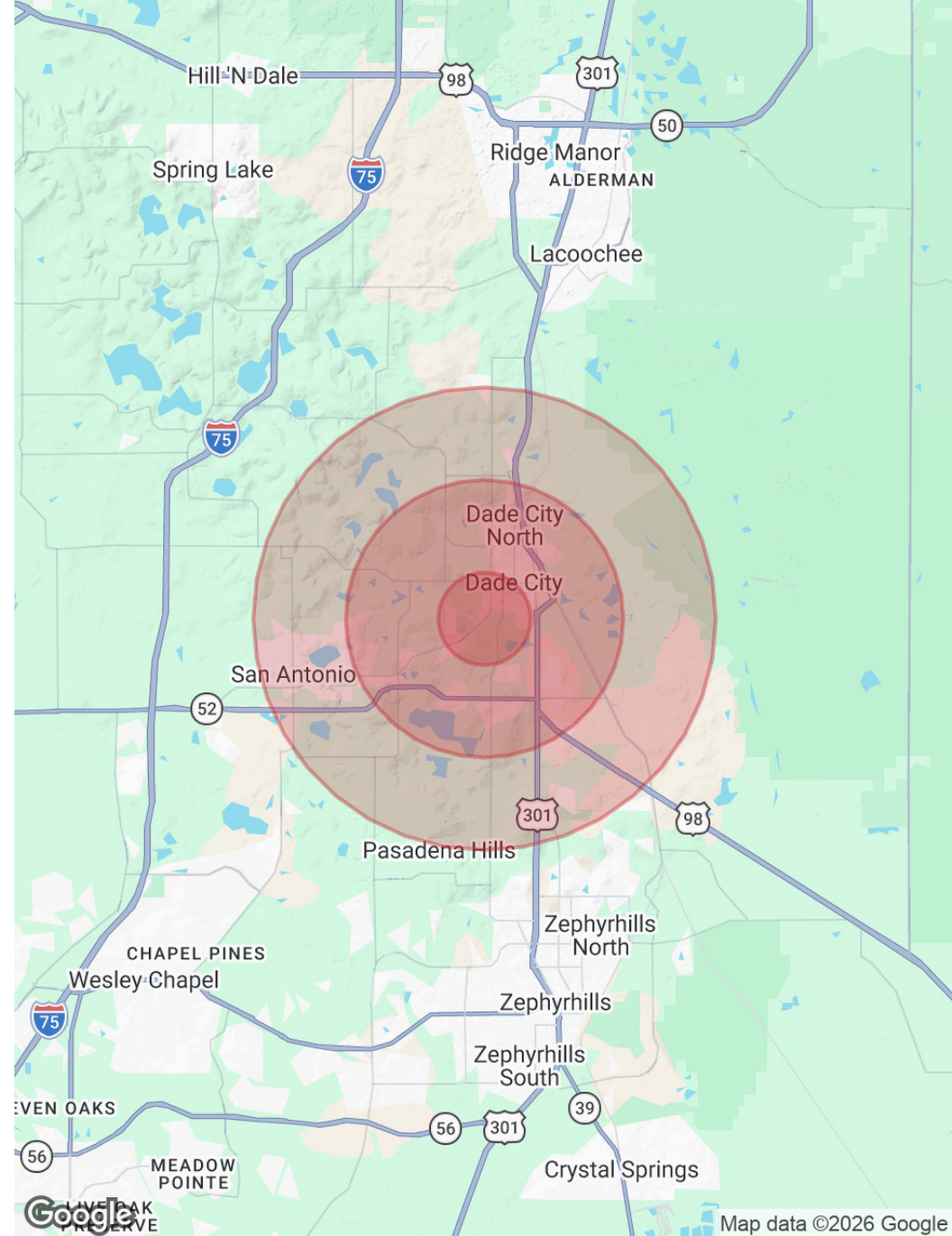
Dade City, FL 33525

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,700	17,653	29,687
Average Age	35.7	38.1	40.7
Average Age (Male)	37.1	39.1	41.1
Average Age (Female)	38.3	38.4	41.3

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,235	5,938	10,218
# of Persons per HH	3.0	3.0	2.9
Average HH Income	\$77,537	\$83,911	\$89,699
Average House Value	\$227,666	\$256,074	\$286,795

TRAFFIC COUNTS	1 MILE	3 MILES	5 MILES
	12,700/day		

2023 American Community Survey (ACS)



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