

**LAND FOR SALE**

**10.02 AC  
SR 52**

27354 SR 52  
San Antonio, FL 33576



**Cody Brightwell**  
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4875 Bruce B. Downs Blvd., Wesley Chapel, FL 33544 | [nyecommercial.com](http://nyecommercial.com)

# 27354 State Road 52

San Antonio, FL 33576



## PROPERTY DESCRIPTION

Located Adjacent to the new Amazon Distribution Center, this 10 Acre parcel is currently being operated as a nursery with AC zoning. Future Land Use is designated at EC Employment Center which permits Corporate Business Parks, Industrial Uses, Multifamily, and Supporting Commercial/Office Uses. Being under 20 Acres allows this parcel to be exempt from multifamily component requirements.

Future Vision Roads planned to connect Bellamy Brothers and Ehren Cutoff in Pasco County Planning

## PROPERTY HIGHLIGHTS

- High Visibility Location at the NW corner of State Road 52 and Bellamy Brothers Blvd across from the new Amazon Robotics Facility
- Recent and ongoing Roadway improvements on SR52 including widening to the East and West
- Close access to Water, Sewer, and all utilities as well as proximity to I-75.
- AC Zoning
- Major Industrial Developments close by include : Hines/Kinfield - 3M Sq Ft. Double Branch - 5.5M sq Ft of Industrial, 500k Sq Ft Retail, 1M Sq Ft Office. Metro Mirada Lagoon. Palmetto Ridge 2,500 SFH. Hillcrest Preserve 2,000 Res Units. Johns Hopkins Hospital

## OFFERING SUMMARY

<b>Sale Price:</b>	Subject To Offer
<b>Parcel ID:</b>	12-25-19-0000-00900-0030
<b>Lot Size:</b>	10.02 Acres

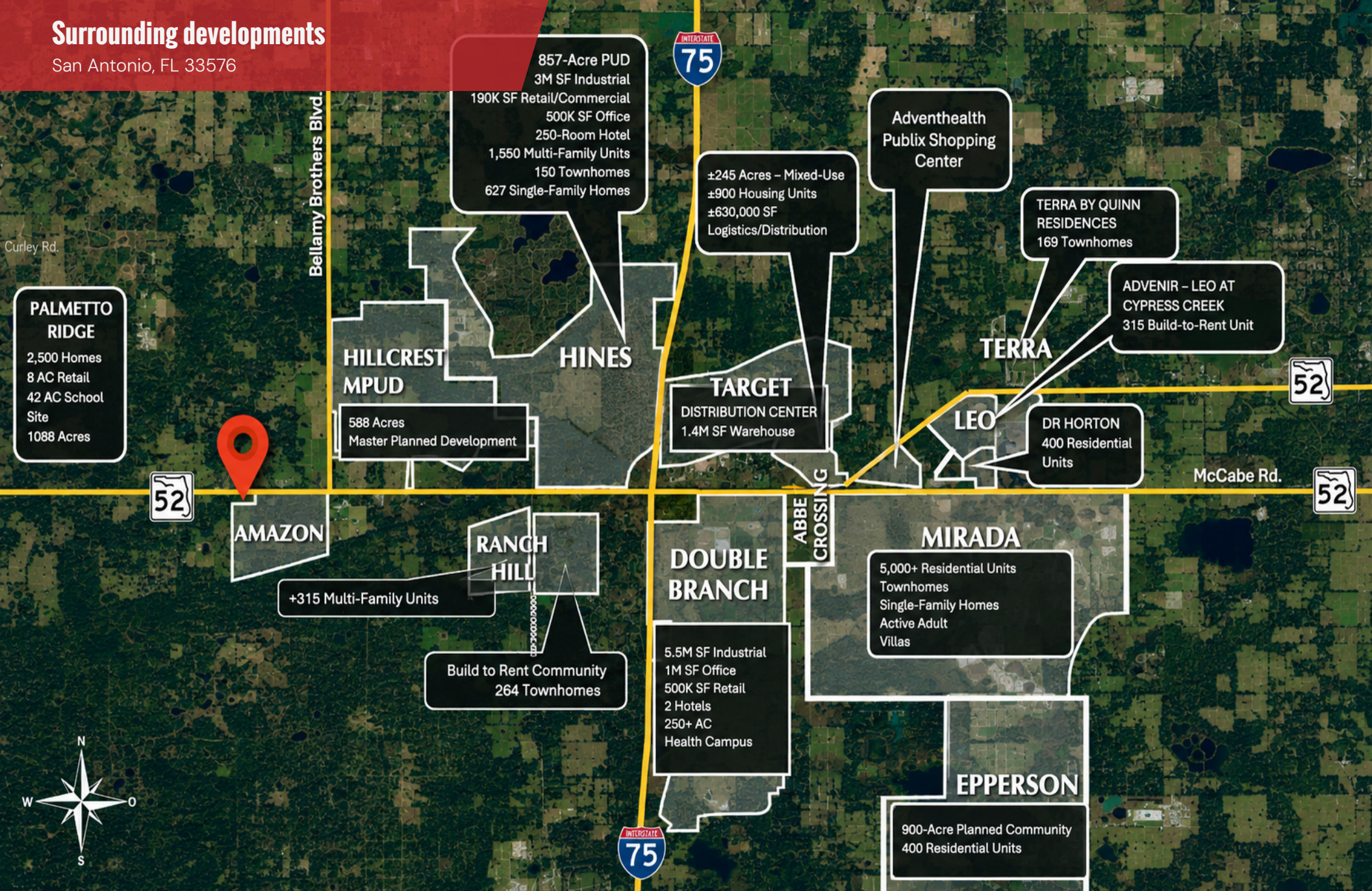
DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
<b>Total Households</b>	107	2,131	6,986
<b>Total Population</b>	364	4,823	18,527
<b>Average HH Income</b>	\$145,463	\$143,785	\$128,821

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# Surrounding developments

San Antonio, FL 33576

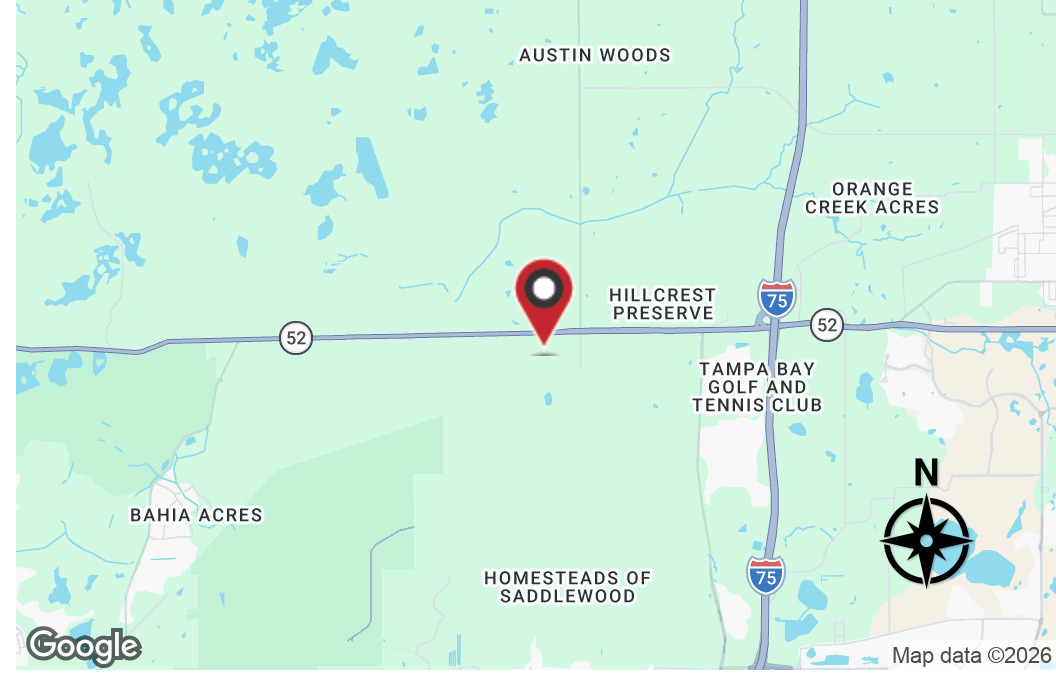
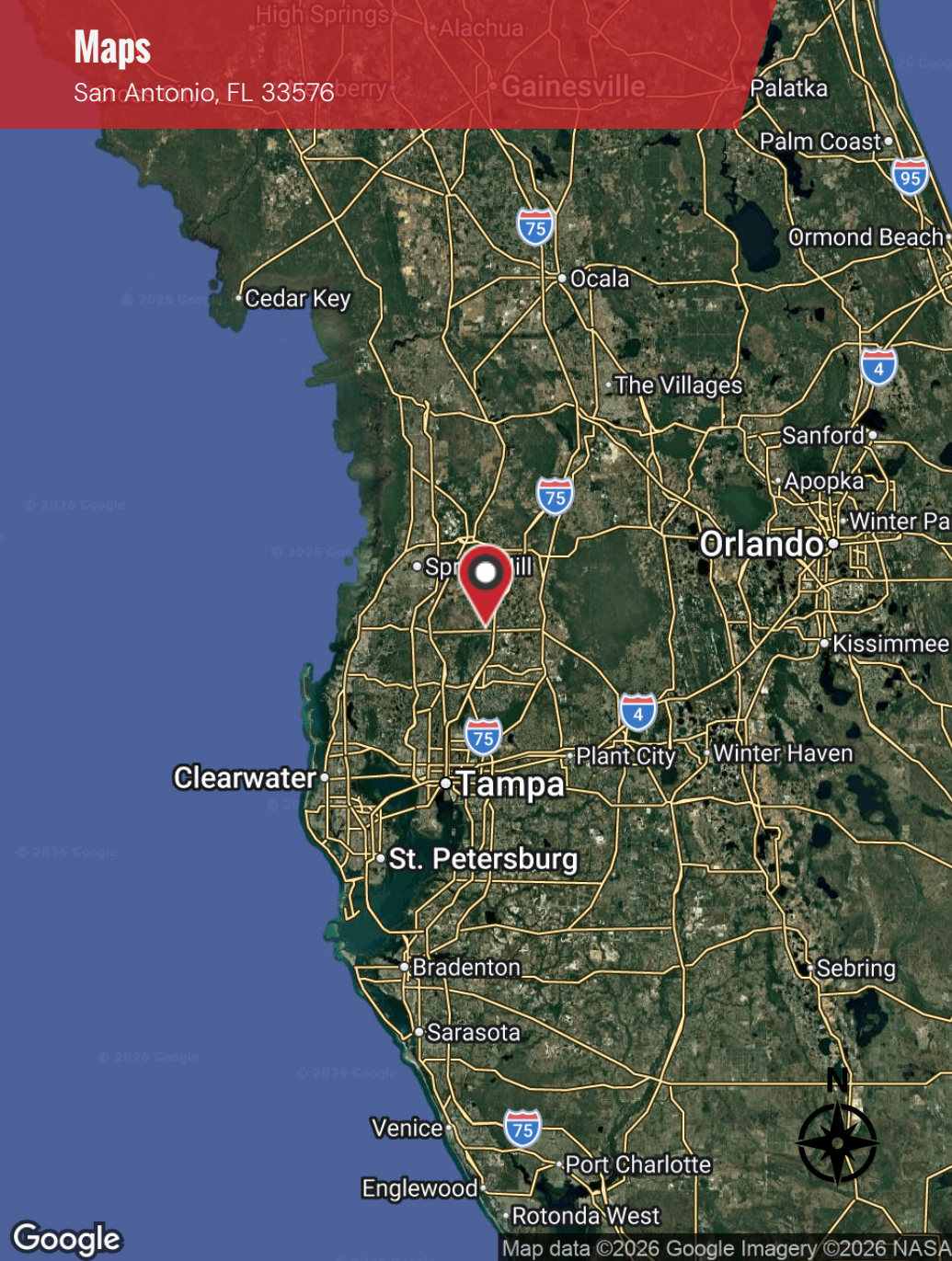


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# Maps

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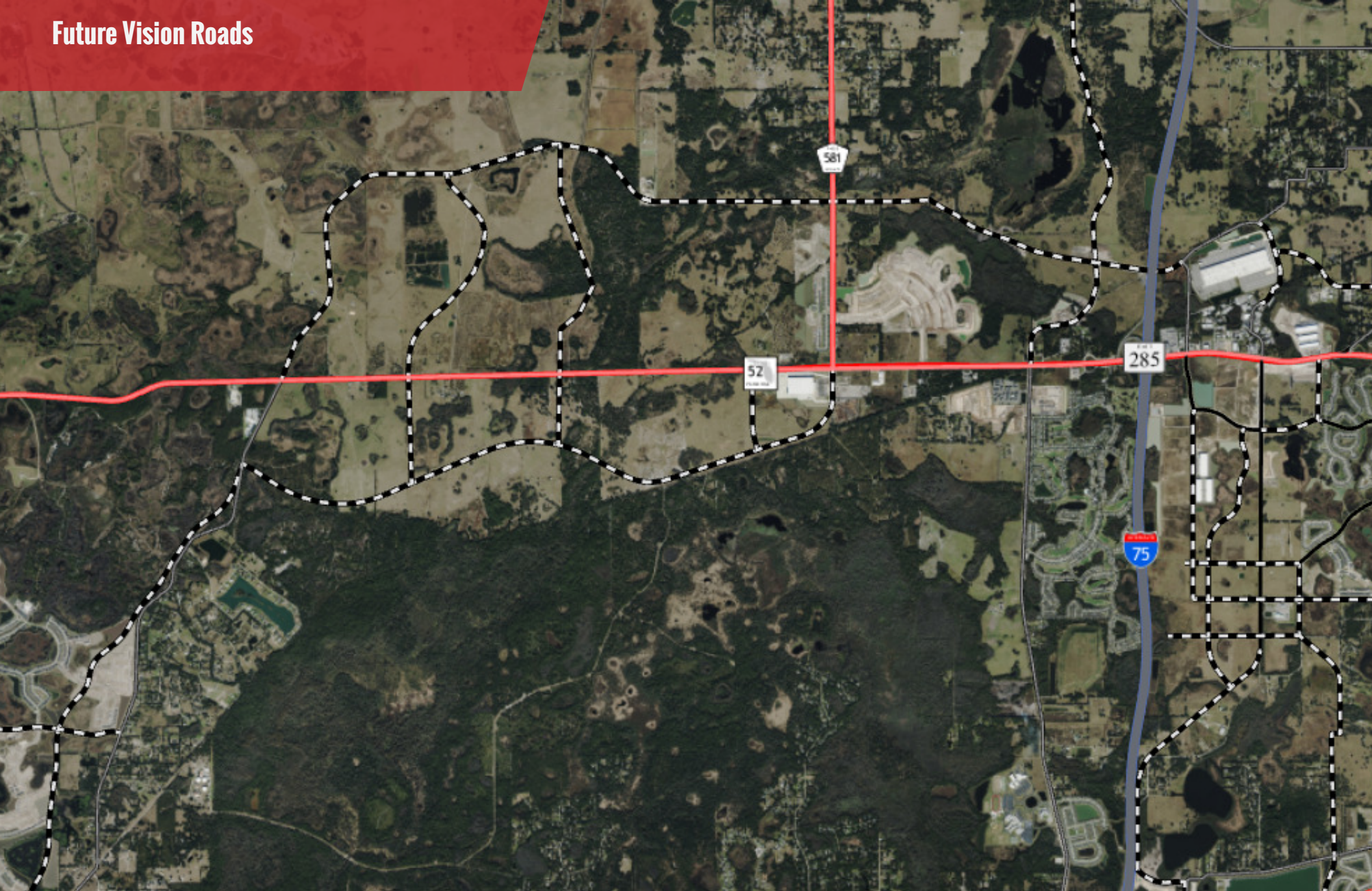
## LOCATION OVERVIEW

Explore the potential of San Antonio, FL, a picturesque location offering serenity and strategic positioning for an exceptional investment opportunity. The area's dynamic proximity to major thoroughfares provides convenient access to numerous urban centers and business hubs, making it an ideal choice for land and office investors. Embrace the rural charm while benefiting from easy connectivity to urban amenities. Nearby attractions include the historic San Antonio Pottery, the St. Leo Abbey Church, and the scenic San Antonio Park, providing a perfect blend of culture, history, and tranquility. Discover the endless possibilities that this thriving location offers for your investment endeavors.

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# Future Vision Roads



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# Demographics

San Antonio, FL 33576

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	364	4,823	18,527
Average Age	40.1	56.0	44.9
Average Age (Male)	40.3	57.0	44.7
Average Age (Female)	39.7	55.3	46.1
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	107	2,131	6,986
# of Persons per HH	3.4	2.3	2.7
Average HH Income	\$145,463	\$143,785	\$128,821
Average House Value	\$485,252	\$400,241	\$393,339
TRAFFIC COUNTS	1 MILE	3 MILES	5 MILES
	25,500/day		

2023 American Community Survey (ACS)



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# Meet the Team

San Antonio, FL 33576



## **CODY BRIGHTWELL**

**Managing Director**

cody@nyecommercial.com

Direct: **813.973.0214** | Cell: **440.376.1006**

### PROFESSIONAL BACKGROUND

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Cody joined the Nye Commercial team after excelling in sales at CENTURY 21 Bill Nye Realty in Zephyrhills. He dominated the Pasco County home sales division and built many commercial real estate owner relationships during that time. The cross over into commercial real estate was effortless and only a matter of time. He is currently focusing on income producing property dispositions, acquisitions for many private and institutional clients and spearheads our leasing, and management division. A born leader, Cody currently manages more than 12 commercial properties with over 100,000 square feet of space.

Originally from Cleveland, Ohio, Cody spent the summers over a span of 15 years in Dade City and decided to make Pasco County home. Over the years Cody has developed relationships with a diverse group of buyers and sellers. He has the ability to create solutions to his client's complex projects and investments. Cody continues focusing on new opportunities to pair with his client's preferences and needs.

### EDUCATION

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Cody continues to brush up on his commercial real estate knowledge by staying on top of market volatility, politics and international economic studies. He is consistently taking courses to enhance his career to benefit his clients by working toward his accreditation to become an Accredited Land Consultant (ALC) as well as a Counselor of Real Estate (CRE).

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