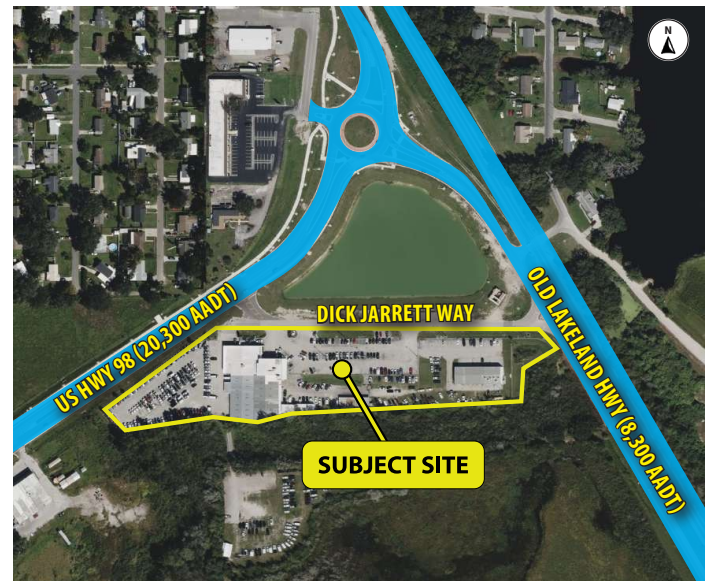


38300 Dick Jarrett Way, Dade City, FL 33523

US Hwy 98 Bypass & Old Lakeland Hwy

PROPERTY HIGHLIGHTS

- ▶ 9.65-acre parcel at a newly constructed FDOT roundabout
- ▶ 1.23 acre outparcel fronting US Hwy 98 bypass
- ▶ 2.3 acres MOL with 15,000 SF building and 18,000 SF automotive garage available for lease
- ▶ 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

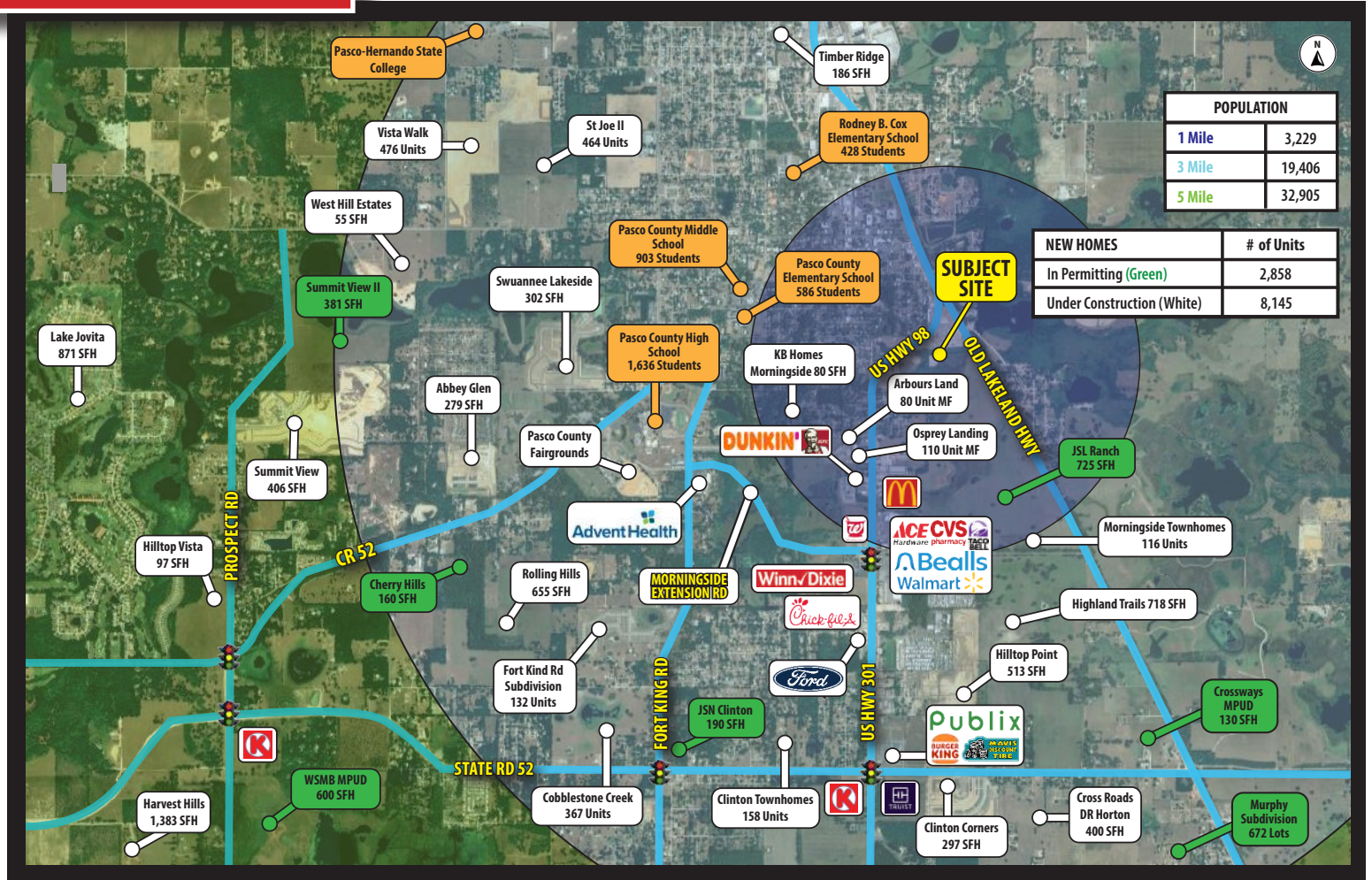


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US Hwy 98 Bypass & Old Lakeland Hwy



Residential Map



Brandon Eggleston
 813 712 3068
 brandon@rmcpg.com

8902 N Dale Mabry Hwy
 Tampa, FL 33614
 800 728 5379
 www.RMCPG.com

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Aerial Map



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Brandon Eggleston
813 712 3068
brandon@rmcpg.com

8902 N Dale Mabry Hwy
Tampa, FL 33614
800 728 5379
www.RMCPG.com