



Land For Sale

17 Acre Lakefront Mixed Use Site

10405 US-301, Dade City, FL 33525

For More Information:

813-254-6756 | EXT 61

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Executive Summary



OFFERING SUMMARY

Sale Price:	N/A
Price / Acre:	-
Cap Rate:	0.0%
NOI:	\$0
Lot Size:	17 Acres
Zoning:	C-1 / C-2 / R
Market:	FL-Tampa/St. Petersburg
Submarket:	Pasco County

PROPERTY OVERVIEW

This 17 Acre Mixed Use Lakefront Site boasts approximately 660 ft. of frontage along Highway 301. Currently, the parcels consist of a car lot, homes, and various commercial structures, but the site is destined for redevelopment. Being relatively equidistant to Zephyrhills and Dade City, the site is the only designated “commercial node” along this busy stretch of US 301, offering a prime location for business growth and workforce housing. This property is a prime candidate for development in the upcoming, and, in-progress, Highway 301 Corridor Plan. The recent changes to the Pasco County 2025 Comp Plan included a change, 600 ft deep into the property, to a COM LAND USE, which allows for a high-intensity mixed use development. The COM land use offers entitlement possibilities of up to 24 units / acre and a .6 FAR. After preliminary, yet informal discussions with county planners, there is a strong possibility and willingness to expand this level of density throughout the entire parcel with a master site plan including retail along Highway 301 and secondary retail/professional office, with integrated residential through the remainder of the property back to the lakefront. Building size: 14,469 sf total (multiple structures) dimensions: 660’ x 1275’ less one parcel, zoning: C-1 / C-2 / R, density: 24 Units / Acre (.6 FAR), land use: COM / Res-3, six parcels (back up to lake), utilities: well / septic (municipal soon).

LOCATION OVERVIEW

Located between Zephyrhills and Dade City in Central / NE Pasco County directly on Lake Gilbert, a small and serene lake bordered by pine forest to the west and an open

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Additional Photos

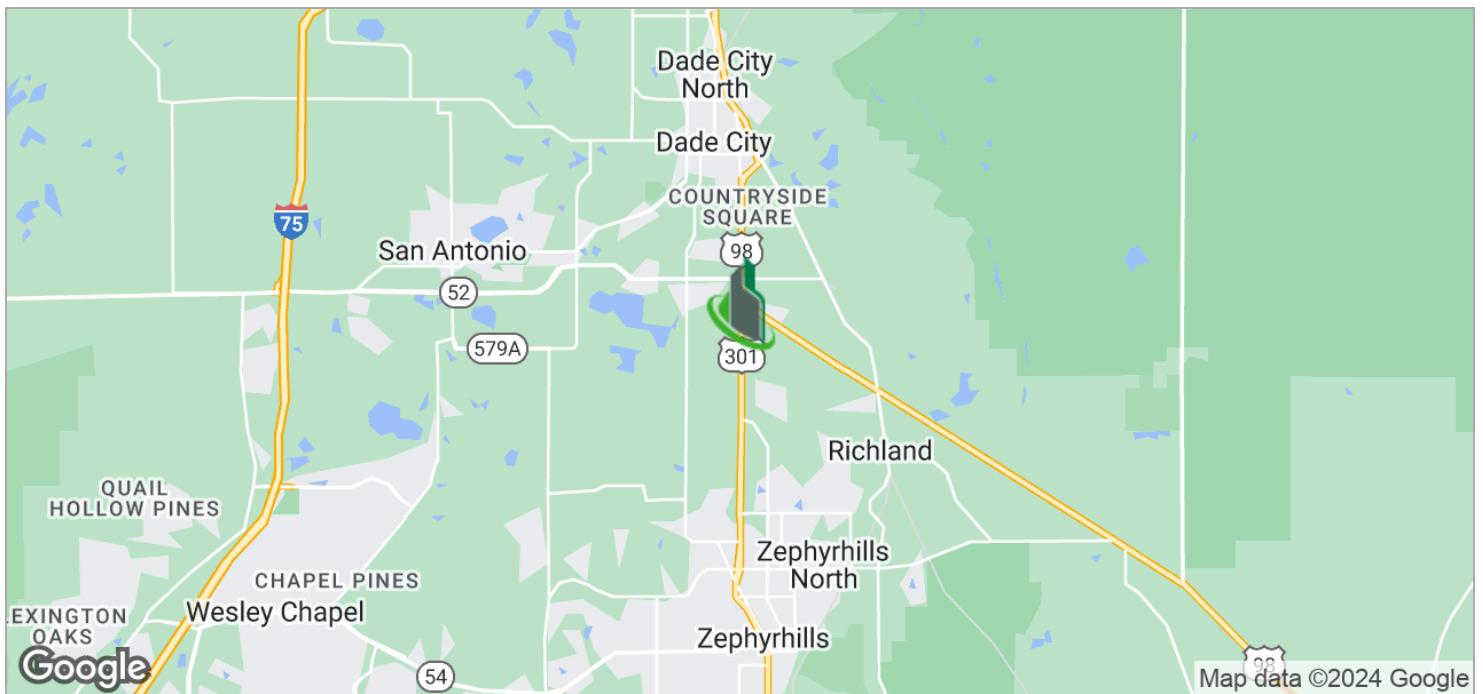
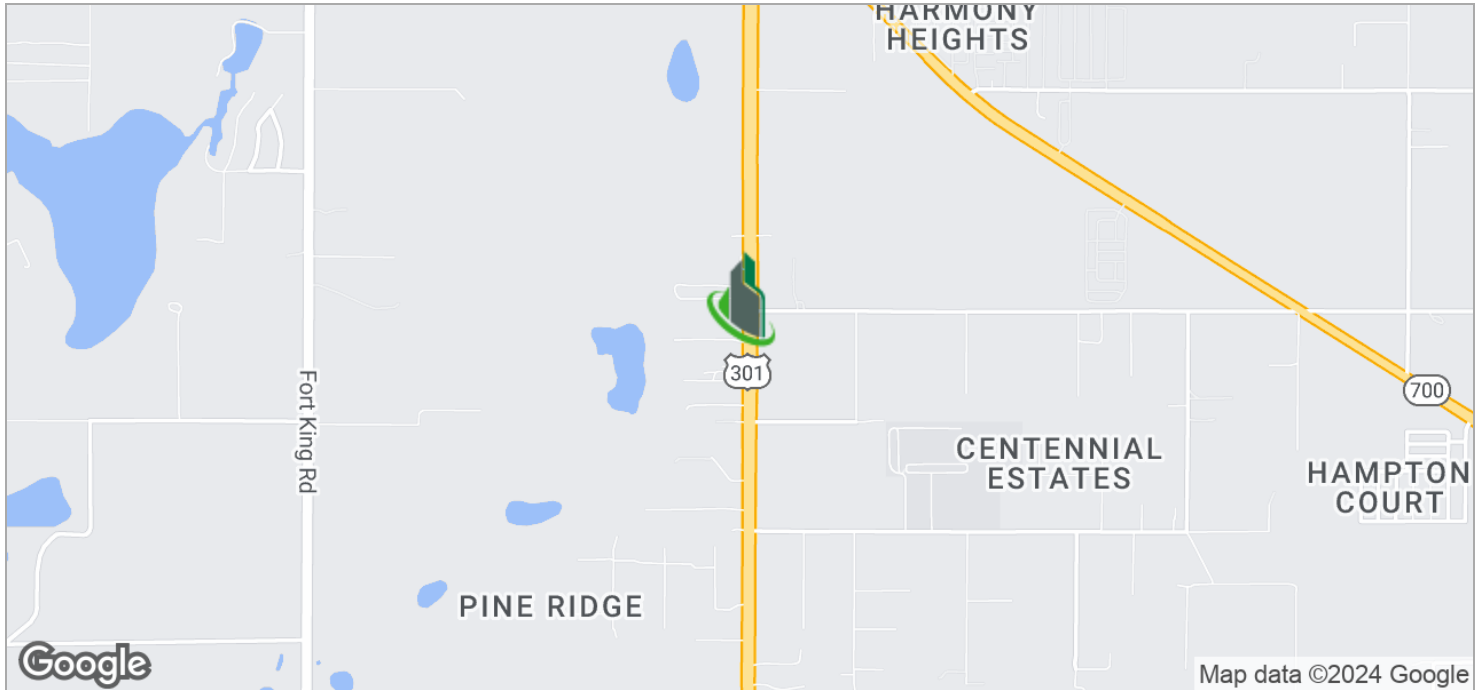




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Location Maps



Bay Street Commercial | 611 West Bay Street | Tampa, FL 33606 | 813.625.2375 | www.baystreetcommercial.com

4

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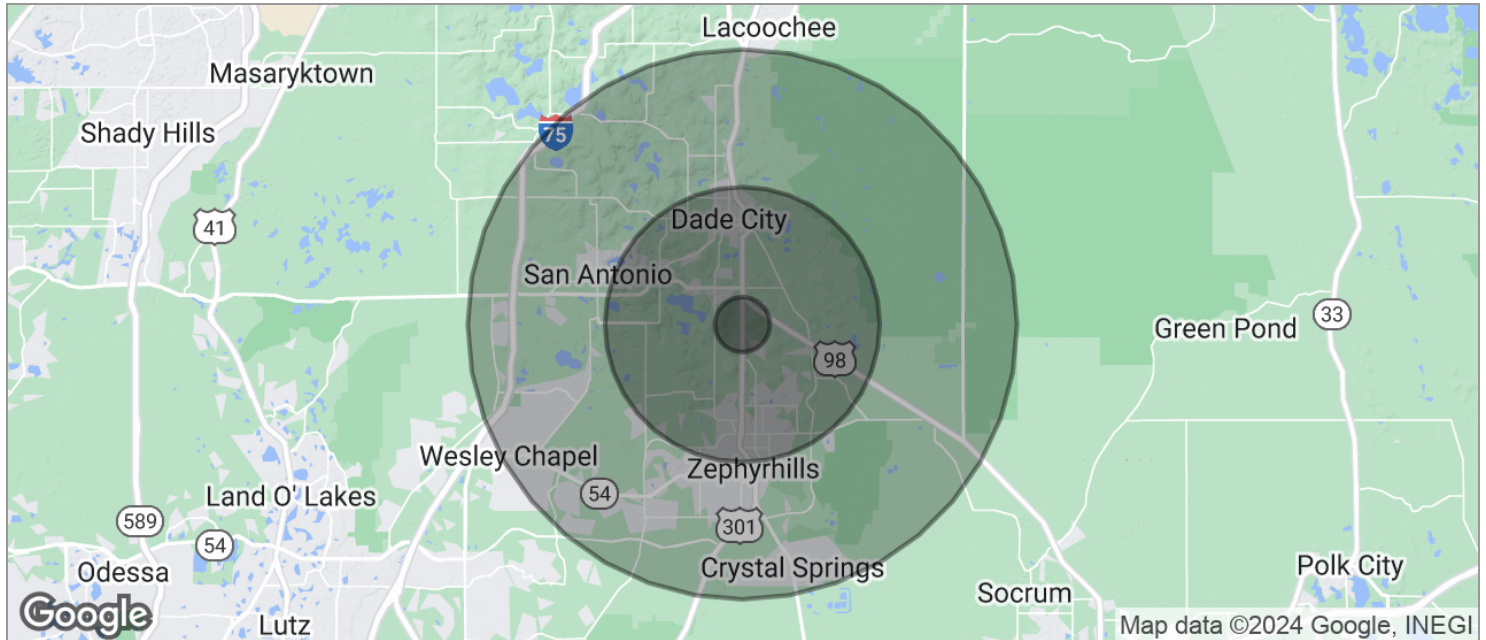




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Demographics Map



POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	960	48,367	106,181
MEDIAN AGE	46.3	45.4	46.3
MEDIAN AGE (MALE)	43.9	43.3	44.7
MEDIAN AGE (FEMALE)	48.5	47.2	47.6
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	357	18,891	42,218
# OF PERSONS PER HH	2.7	2.6	2.5
AVERAGE HH INCOME	\$61,433	\$50,264	\$51,797
AVERAGE HOUSE VALUE		\$137,026	\$168,245
RACE	1 MILE	5 MILES	10 MILES
% WHITE	92.1%	86.9%	87.4%
% BLACK	3.1%	7.5%	6.5%
% ASIAN	0.0%	0.5%	0.9%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	0.6%	0.4%	0.6%
% OTHER	2.0%	2.5%	2.4%
ETHNICITY	1 MILE	5 MILES	10 MILES
% HISPANIC	5.2%	12.9%	13.0%

* Demographic data derived from 2020 ACS - US Census

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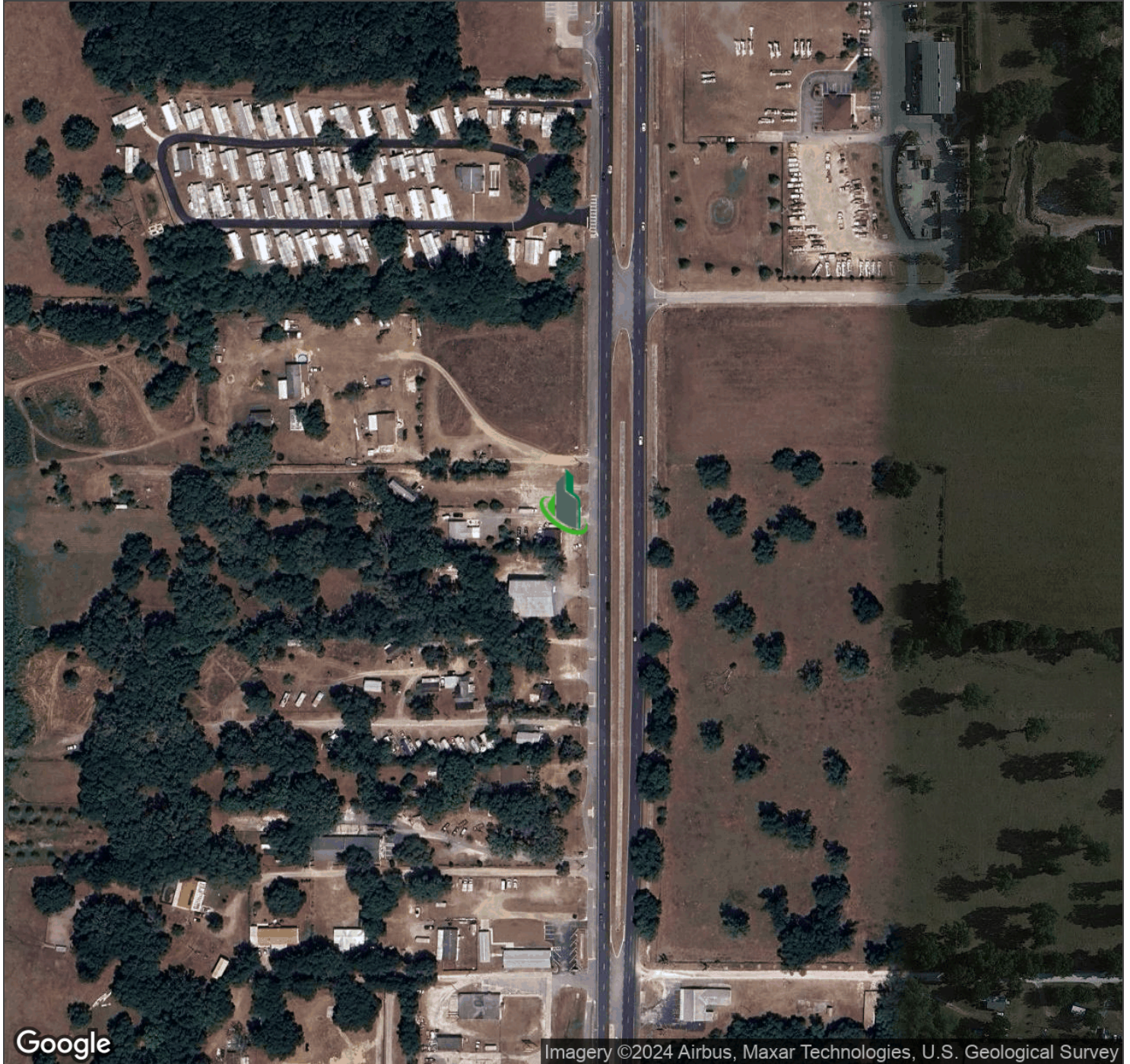
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Aerial Map



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6

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