



Land For Sale

25 Acre Lakefront Mixed Use Site

**10321 US-301 , Dade City, FL 33525**

**For More Information:**

813-254-6756 | EXT 83

**Michael Braccia, P.A.** | [mike@baystreetcommercial.com](mailto:mike@baystreetcommercial.com)

**Scott Shimberg** | [scott@baystreetcommercial.com](mailto:scott@baystreetcommercial.com)





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### Executive Summary



### OFFERING SUMMARY

<b>Sale Price:</b>	N/A
<b>Price / Acre:</b>	-
<b>Lot Size:</b>	25 Acres
<b>Zoning:</b>	C-1 / C-2 / R
<b>Market:</b>	Tampa-St. Petersburg- Clearwater

### PROPERTY OVERVIEW

This 25 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

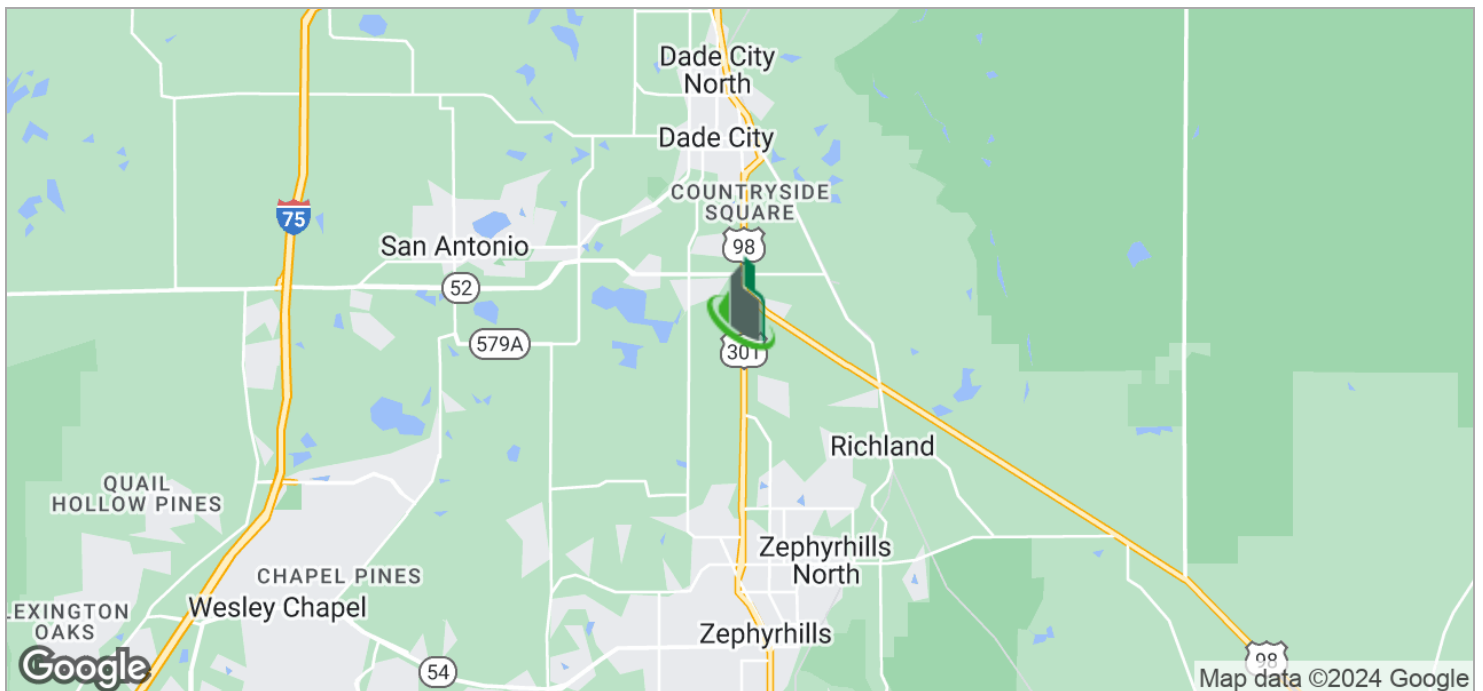
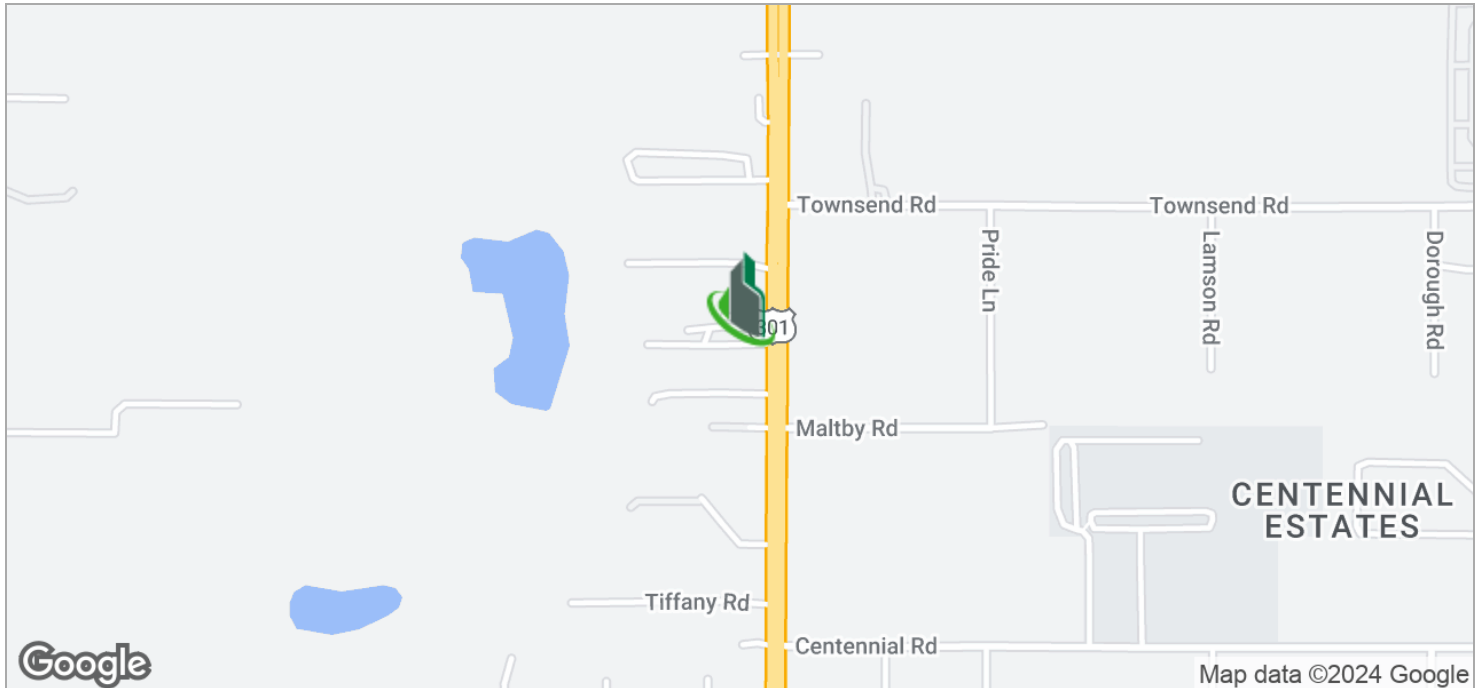




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Location Maps



Bay Street Commercial | 611 West Bay Street | Tampa, FL 33606 | 813.625.2375 | [www.baystreetcommercial.com](http://www.baystreetcommercial.com)

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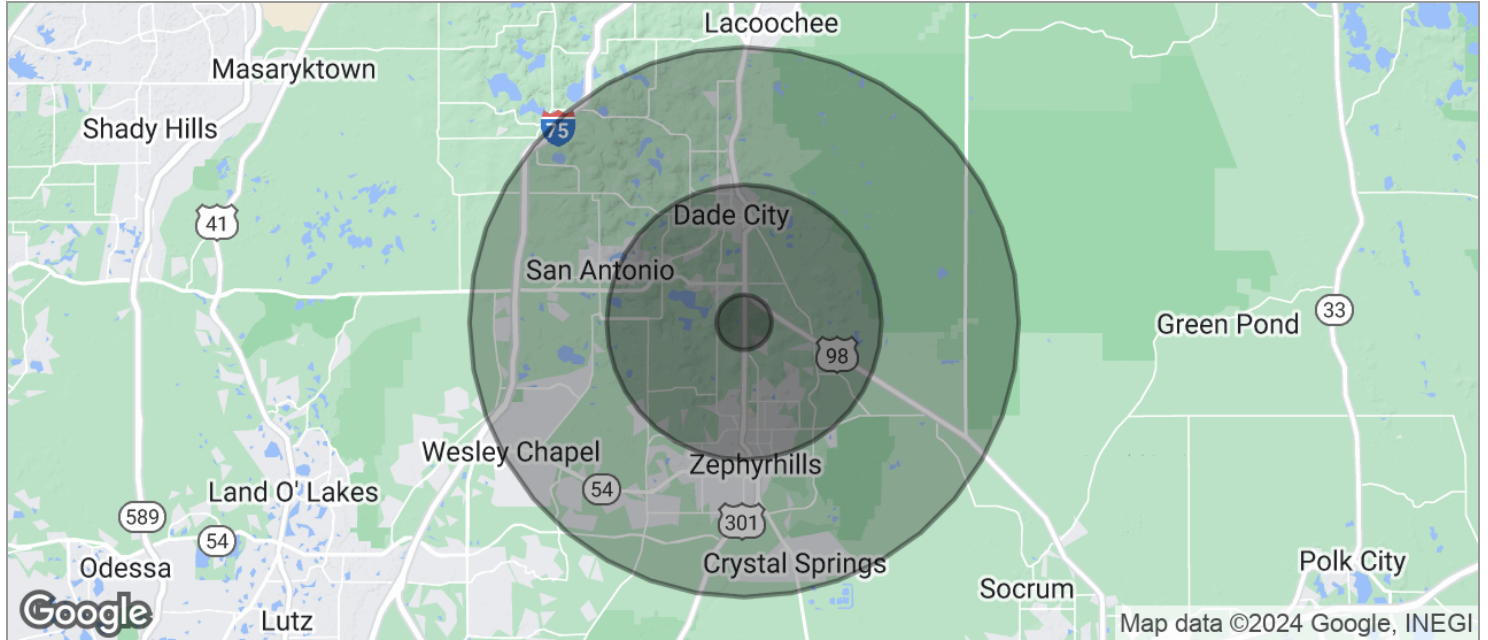




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### Demographics Map



#### POPULATION

	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	972	49,438	106,480
MEDIAN AGE	45.9	45.7	46.3
MEDIAN AGE (MALE)	43.5	43.6	44.8
MEDIAN AGE (FEMALE)	48.0	47.5	47.5

#### HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	359	19,433	42,278
# OF PERSONS PER HH	2.7	2.5	2.5
AVERAGE HH INCOME	\$62,113	\$49,926	\$51,914
AVERAGE HOUSE VALUE		\$136,288	\$165,349

\* Demographic data derived from 2020 ACS - US Census

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