

LAND FOR SALE

# 23.26 ACRES

Townsend Heights

SEC US Hwy 301 & Townsend Rd, Dade City

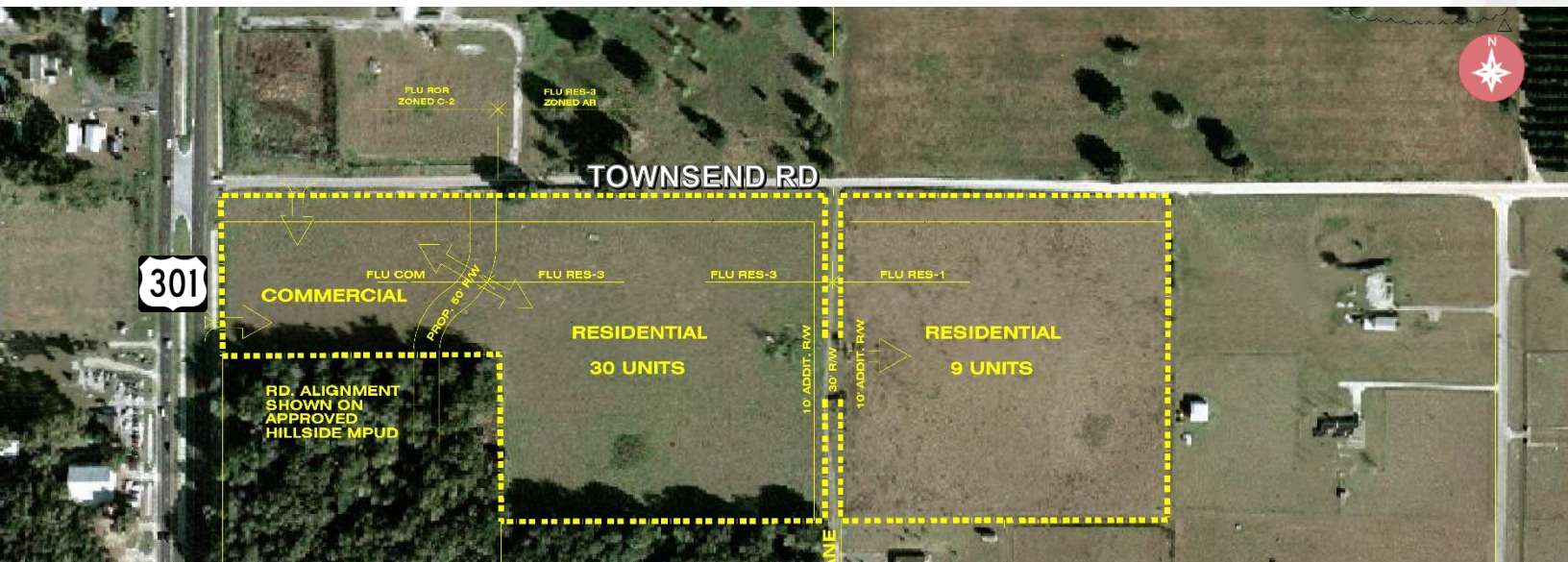


CUSHMAN & WAKEFIELD



## Frontage on U.S. Highway 301 – FLU: RES-1, RES-3, Commercial Land

- Single family, townhomes and/or mobile homes are permitted on the RES-3 parcel
- Single family is permitted on the RES-1 parcel



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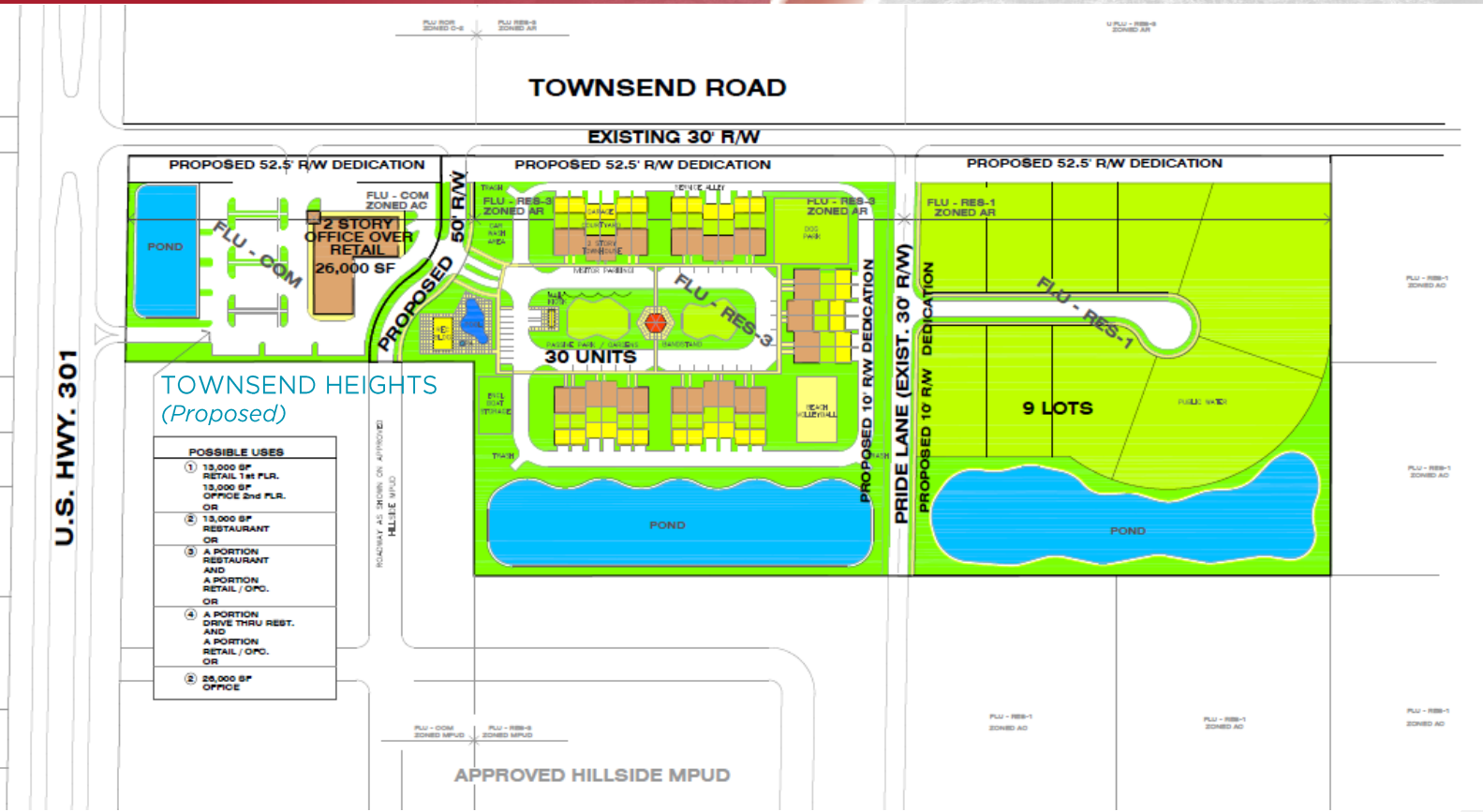
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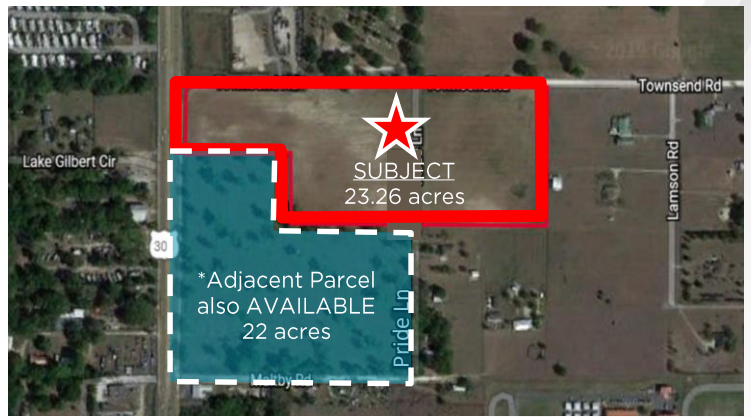
SEC US Hwy 301 & Townsend Rd, Dade City



## PROPERTY DETAILS

<b>Size</b>	23.26 acres (up to ±45 acres*)	
<b>Location</b>	SEC of US 301 and Townsend Rd. Dade City, FL	
<b>County</b>	Pasco	
<b>Parcel ID</b>	14-25-21-0010-07000-0000	
<b>Zoning</b>	MPUD	
<b>FLU</b>	RES-1, RES-3, Commercial	
<b>Entitled Uses</b>	Commercial/Office: 3.17 ac	2-story, 26,000 SF
	RES-3: 10.41 ac	30 units
	RES-1: 9.68 ac	9 units
<b>Density</b>	(RES): 1 unit/acre and 3 units/acre	
	(COM): 24 units/acre	
<b>FAR</b>	(RES): 0.27	
	(COM): 0.6	
<b>Utilities</b>	Water: 8" on Townsend Rd. Sewer: 8" gravity 1.3 miles away at Clinton Avenue and US 98	

**Price:** Call Broker



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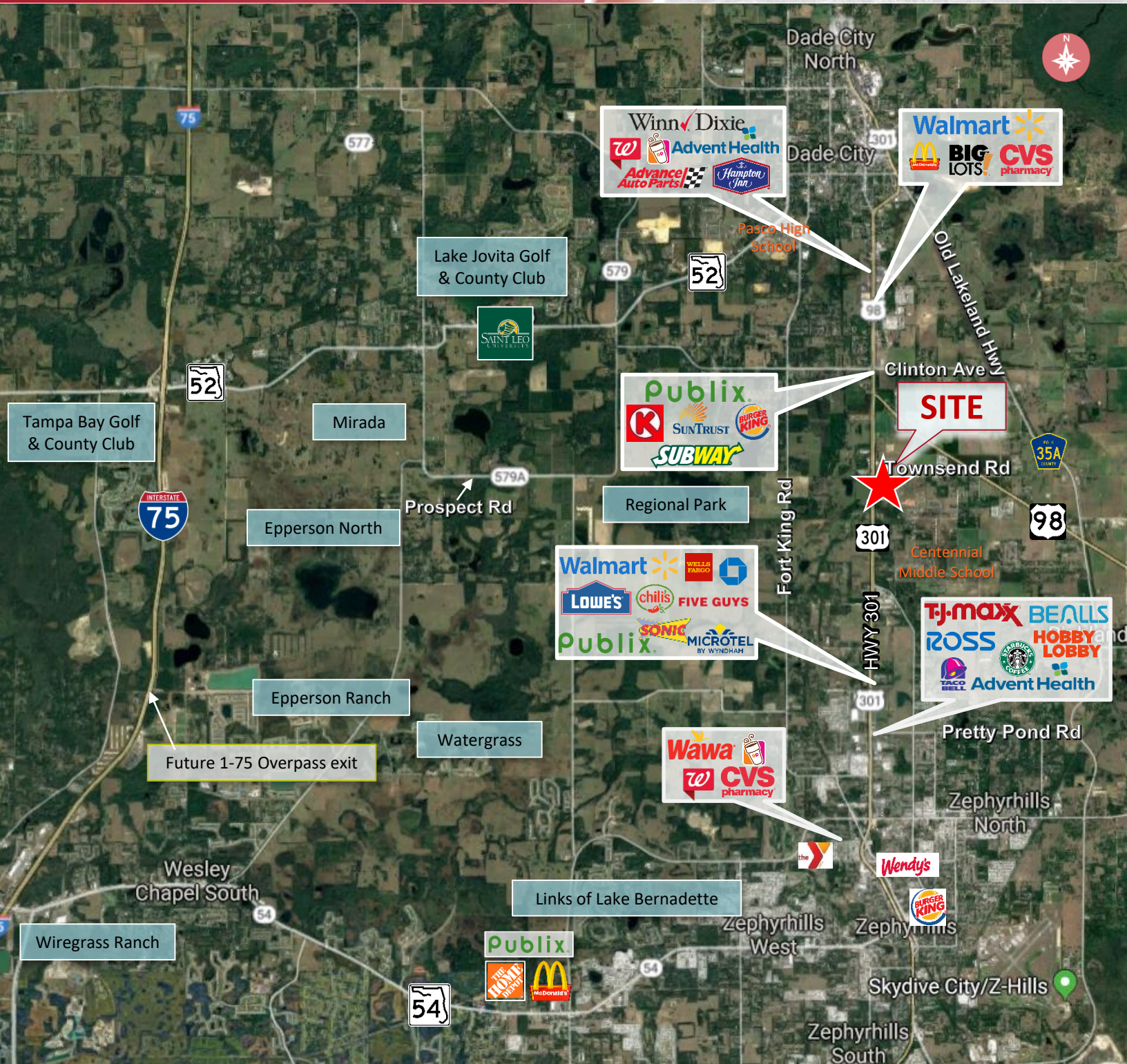
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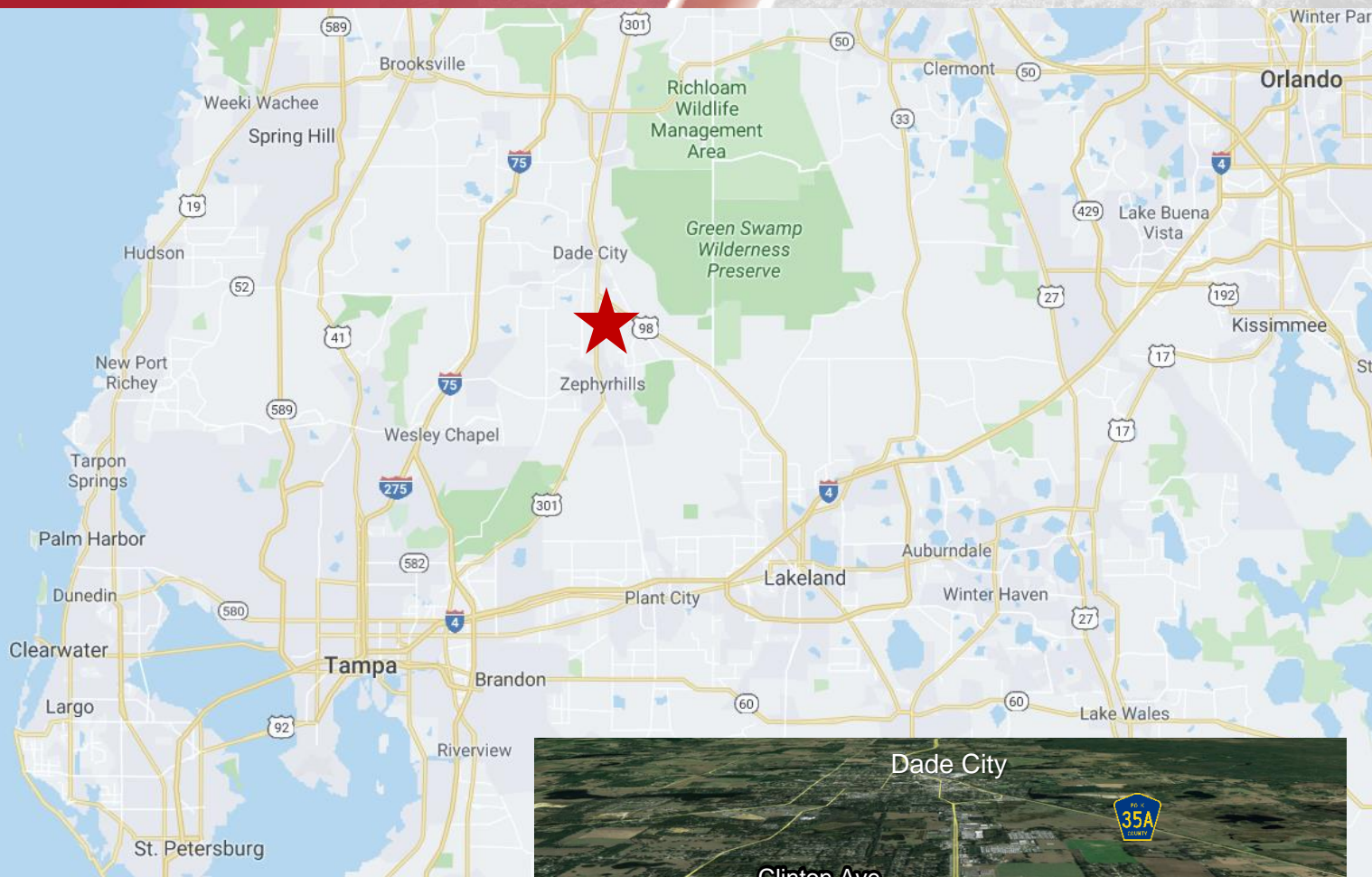
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**CUSHMAN & WAKEFIELD**

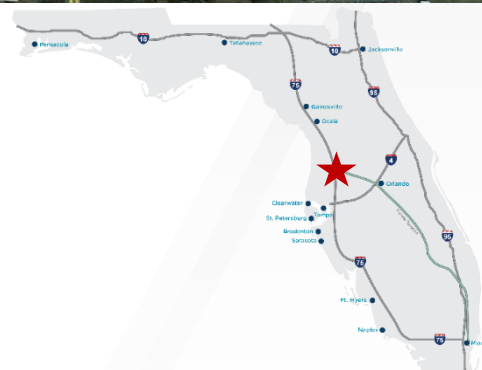


### Distances

	Miles
Centennial Elementary School	0.59
Centennial Middle School	0.49
Pasco High School	4.7
Publix	1.4
Walmart	2.6
AdventHealth Dade City	3.5
Downtown Dade City	3.6
Downtown Zephyrhills	7.2
Downtown Tampa	36

### Demographics

	1Mile	3Mile	Pasco
Population	1,488	13,2335	536,023
AVG. HH Income	\$77,999	\$67,110	\$70,839



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