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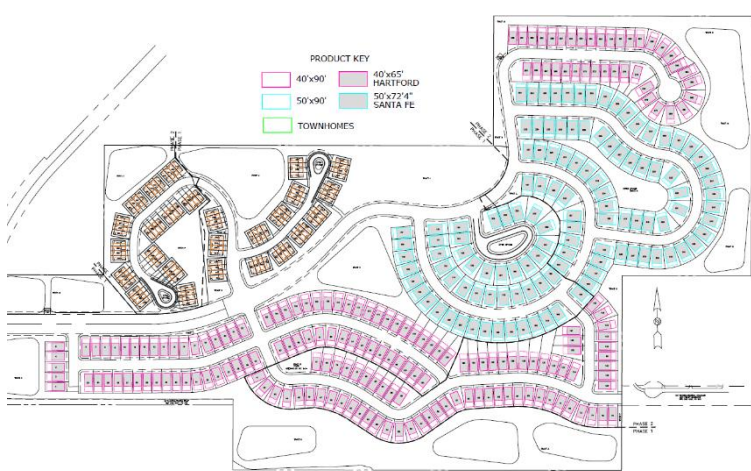
[DOWNLOAD THE CONTRACT](#)



SUMMIT VIEW

Happy Hill Road, Dade City, Florida 33525

Cushman & Wakefield, as exclusive marketing advisor, is pleased to present the unique opportunity to acquire the unsold developer inventory of Summit View, in Dade City, Florida, pursuant to a **Section 363 Bankruptcy Auction**. The property will be delivered free and clear of liens and claims. For Due Diligence Report [Click Here](#).



AUCTION ASSETS

135.35 acres
(406 Residential Lots)

Future Land Use (FLU)

RES-3

Zoning

PD-H1

306 Single Family Units

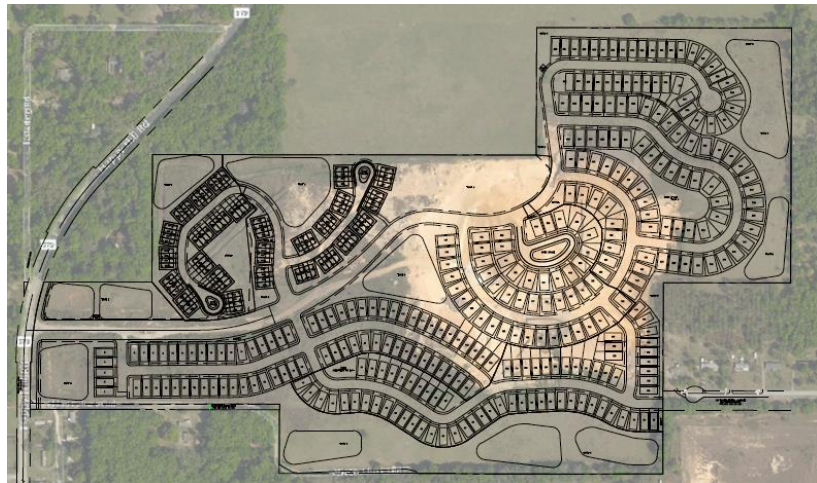
(Lot Sizes 40'x90' and 50'x90')

100 Townhome Lots

PROPERTY OVERVIEW

Summit View is a 135.35-acre property located in the City of Dade City in Pasco County, Florida. The Seller hired Florida Design Consultants to permit and design the property. The property was rezoned to PD-H1 (Planned Unit Development) via Ordinance 2005-0905, approved in January of 2006. Construction Plans were approved for the property in 2007.

The approved Construction Plans divide the project into two phases. Phase One contains (52) Townhome Units and (123) Single Family Detached Lots; Phase Two contains (52) Townhome Units and (179) Single Family Detached Lots.



ADDITIONAL INFORMATION

- Location: Dade City, east of I-75, North of SR 52 on East side of Happy Hill Road
- Parcel ID#: 32-24-21-0000-00300-0000
- Utilities: Sewer - "FM" 6,500' south of the site
Water - 8" at the site
- Flood Zone: X
- Excess Fill: Estimated to include 200,000 cubic yards of excess fill. Sales contracts pending for the excess fill
- 1.1 mile to Hwy 52 / 3.64 miles to downtown Dade City / 3.9 miles to Hwy 301 / 6.7 miles to I-75

KEY AUCTION PROCEDURES

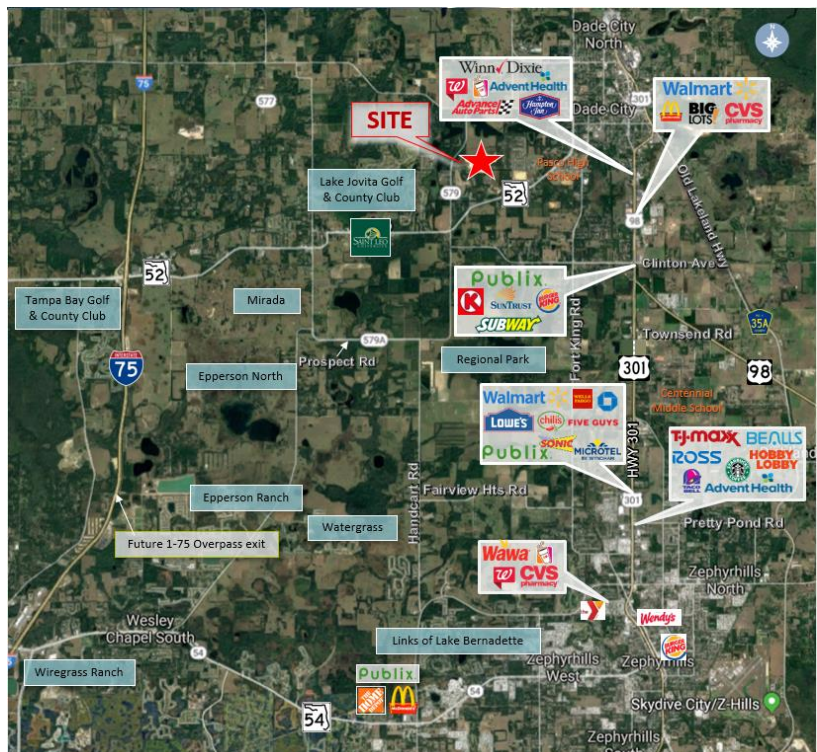
Stalking Horse Bid: \$21,000,000 – Lot takedown transaction

	Cash Purchase (as is)	Finished Lots (per lot, over time)
Minimum Bid:	\$5,600,000	Equal or greater than a base purchase price 40' lot: \$41,000 per lot 50' lot: \$51,000 per lot
Minimum Incremental Bid:	\$10,000 or more	\$500 per lot
Minimum Deposit:	\$75,000	\$350,000

Bid Deadline: by 4:00 PM September 21st

Auction Date: five (5) business days after the Bid Deadline

Auction Location: In the event bids are received, Debtor's counsel shall file a notice with the Court & is authorized to conduct an auction either at his offices located at Johnson Pope Bokor Ruppel & Burns, LLP, 401 East Jackson St., Suite 3100, Tampa, FL 33602 or via video conference



Complete auction details, bid requirements and bidding procedures are available from Cushman & Wakefield.

CONTACT THE FLORIDA LAND TEAM FOR MORE INFORMATION



BRUCE ERHARDT
EXECUTIVE DIRECTOR
+1813 204 5312
bruce/erhardt@cushwake.com

JEANNETTE JASON
DIRECTOR | CCIM
+1813 254 4500
jeannette.jason@cushwake.com

CHRISTINE MAGUIRE-KING
ASSOCIATE
+1813 424 3206
christine.mk@cushwake.com

CUSHMAN & WAKEFIELD
One City Center, Suite 3300
Tampa, FL 33602
+1813 424 3206