

FOR SALE

VACANT LAND



SAN ANTONIO, FL

Vacant Residential Land

23+/- Gross Acres, San Antonio, Florida (Pasco County)

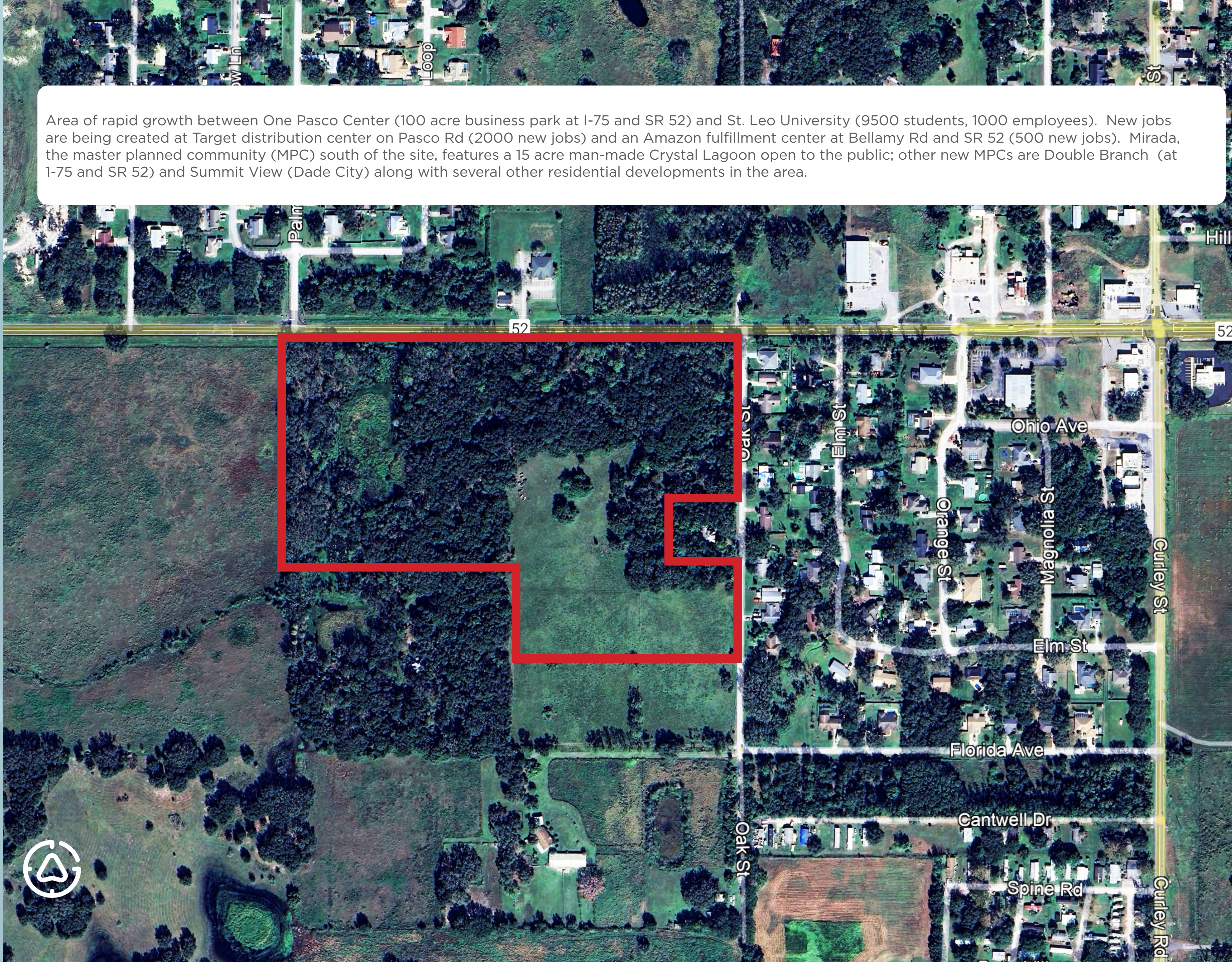


Property Highlights

PROPERTY OVERVIEW

Location	Fronts on SR 52, with addresses of 11737 and 11907 Oak St., San Antonio, Florida, with frontage on both SR 52 and Oak St., north of Mirada Master Planned Community
Size	Three parcels totaling 22.25 gross acres
Parcels	11-25-20-0000-01500-0060 11-25-20-0000-01500-0020 11-25-20-0000-01500-0040 No co-broker fee. Buyer's broker to be compensated by the buyer
Utilities	Water is on the north and east side of the property. Sewer is at Curley Rd, 3/10 mile east. See map on following page.
Municipality	Unincorporated Pasco County
Future Land Use	Res 6
Zoning	Ag; potential for residential with land use and/or zoning change. Part of the Connect City overlay that allows up to 20 units per acre.
Access	1440± front feet on SR 52; 930± front feet on Oak St.
Traffic Count	17,100 AADT
Nearby	North of Mirada MPC; 2.7 miles from One Pasco Center & I-75
Price	Contact land team; seller would like to see Multifamily on site

Area of rapid growth between One Pasco Center (100 acre business park at I-75 and SR 52) and St. Leo University (9500 students, 1000 employees). New jobs are being created at Target distribution center on Pasco Rd (2000 new jobs) and an Amazon fulfillment center at Bellamy Rd and SR 52 (500 new jobs). Mirada, the master planned community (MPC) south of the site, features a 15 acre man-made Crystal Lagoon open to the public; other new MPCs are Double Branch (at I-75 and SR 52) and Summit View (Dade City) along with several other residential developments in the area.



CRYSTAL LAGOON AT MIRADA

[CLICK HERE FOR CONNECTED CITY INFORMATION](#)





DISTANCES	
Publix	1.6 miles
I-75	2.9 miles
AdventHealth Hospital	6.6 miles

GIS FLOOD ZONE AND WETLANDS

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