

STATE ROAD 52 CORNER

35707 CLINTON AVE.
DADE CITY, FL 33525

James Hancock

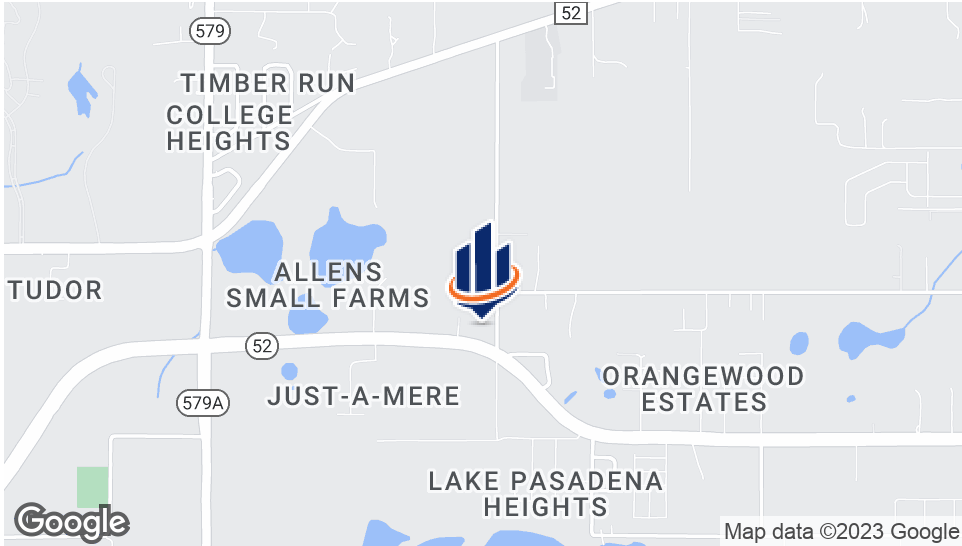
Senior Advisor

O: 877.518.5263 x429 | C: 352.585.3583

jhancock@svn.com



Property Summary



Sale Price

\$750,000

OFFERING SUMMARY

Lot Size:	8.22 Acres
Price / Acre:	\$91,241
Market:	Tampa
APN:	05-25-21-0040-01800-0040, 05-25-21-0040-03600-0020

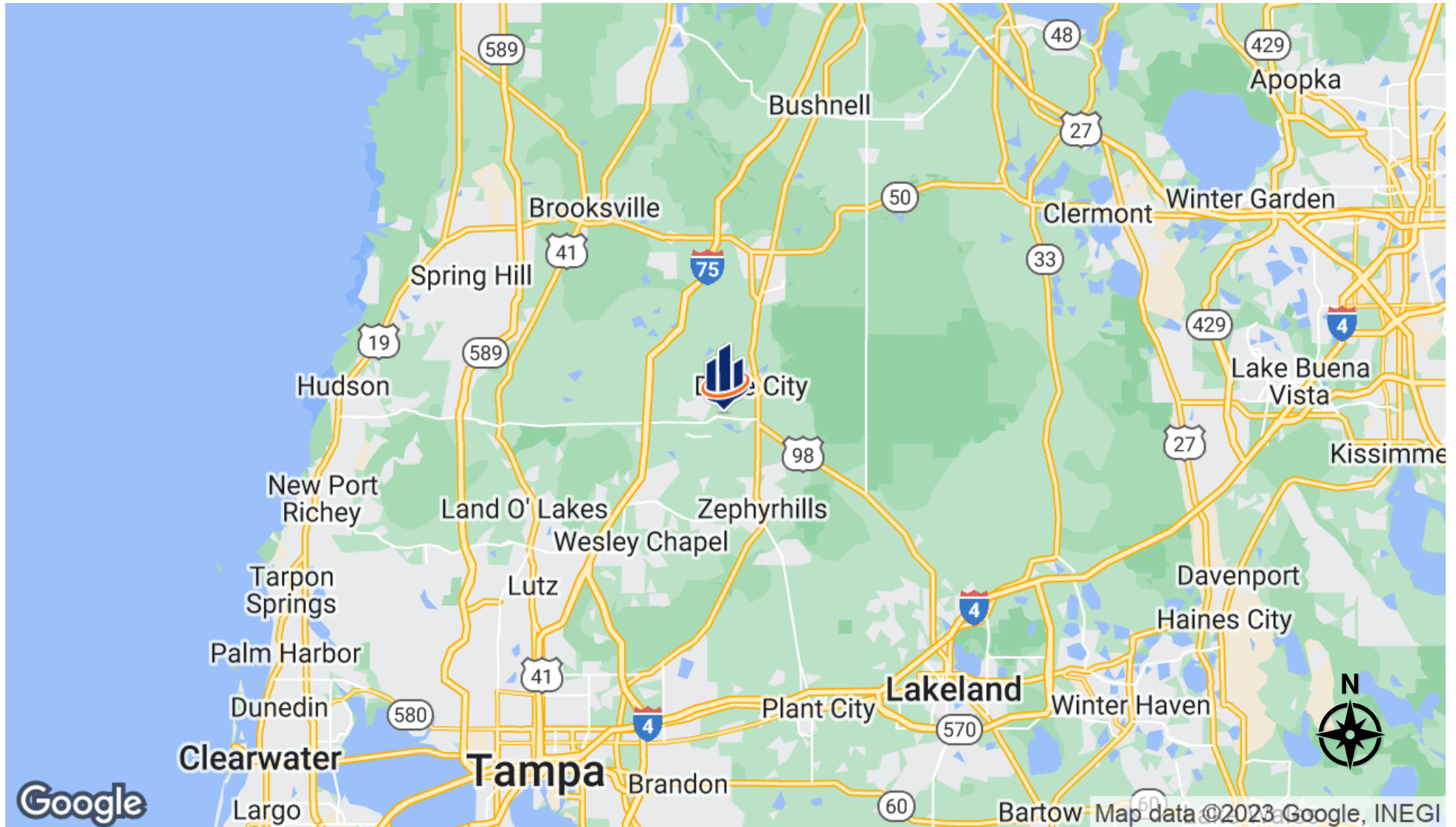
PROPERTY OVERVIEW

8.22 ± upland acres hard corner property located on Pasco County's new State Road 52, formally Clinton Ave. and Smith Road. The property is located between US Hwy 301 and Interstate 75, west of Dade City and east of San Antonio. The new State Road 52 project will be the main connection between US Hwy301/ US Hwy 98 and Interstate 75. Tremendous growth and housing projects are underway nearby, including the new high-tech residential development Mirada. City water is on the property, with county sewer located approximately 1,000 feet to the east. The property has an income-producing 1,900 ± SF mobile home, is fenced/cross-fenced, and currently leased.

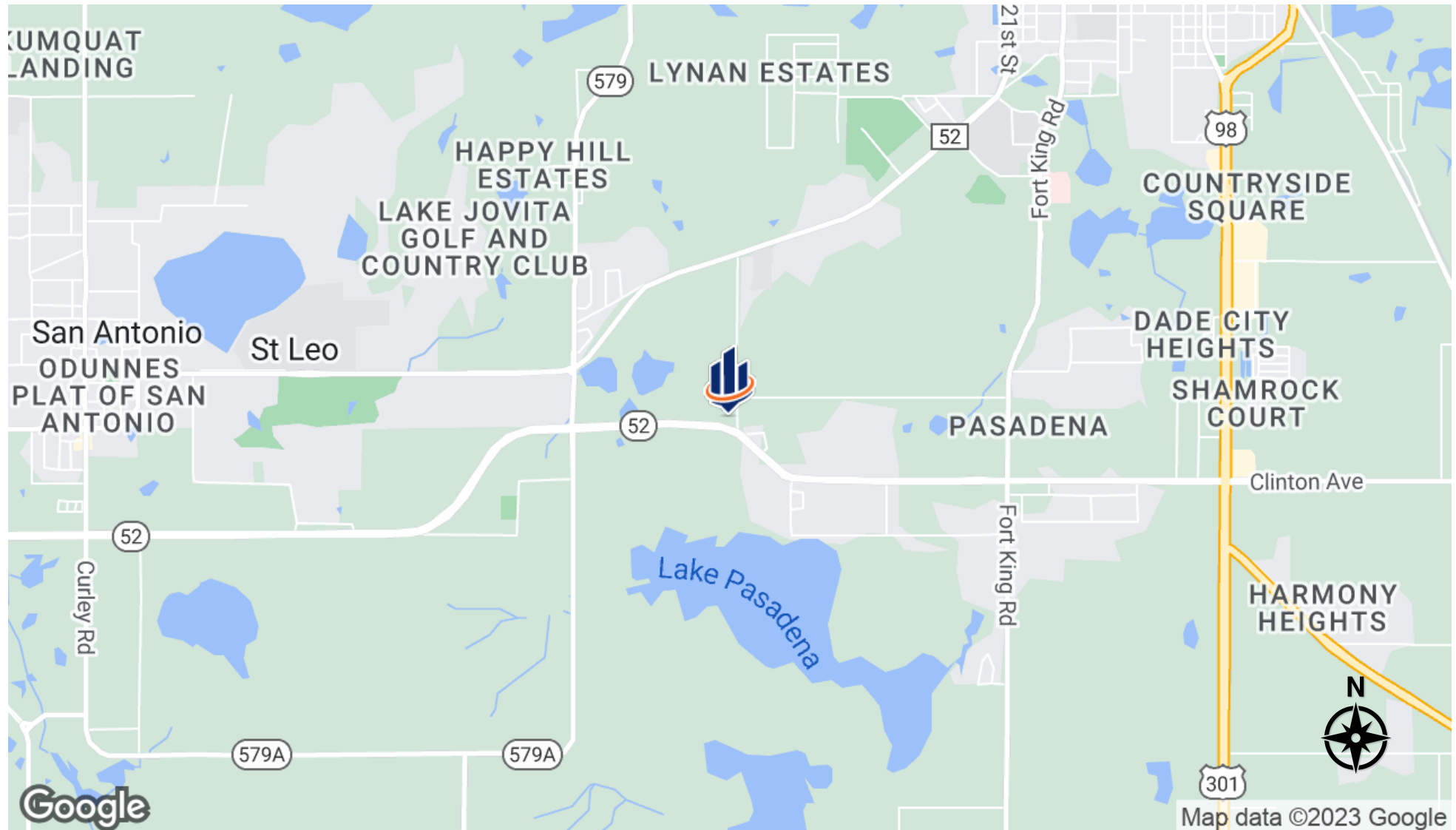
PROPERTY HIGHLIGHTS

- State Road 52 Hard Corner
- 8.22 upland acres
- Income-producing Mobile home on the property

Regional Map



Location Map



Demographics Map & Report

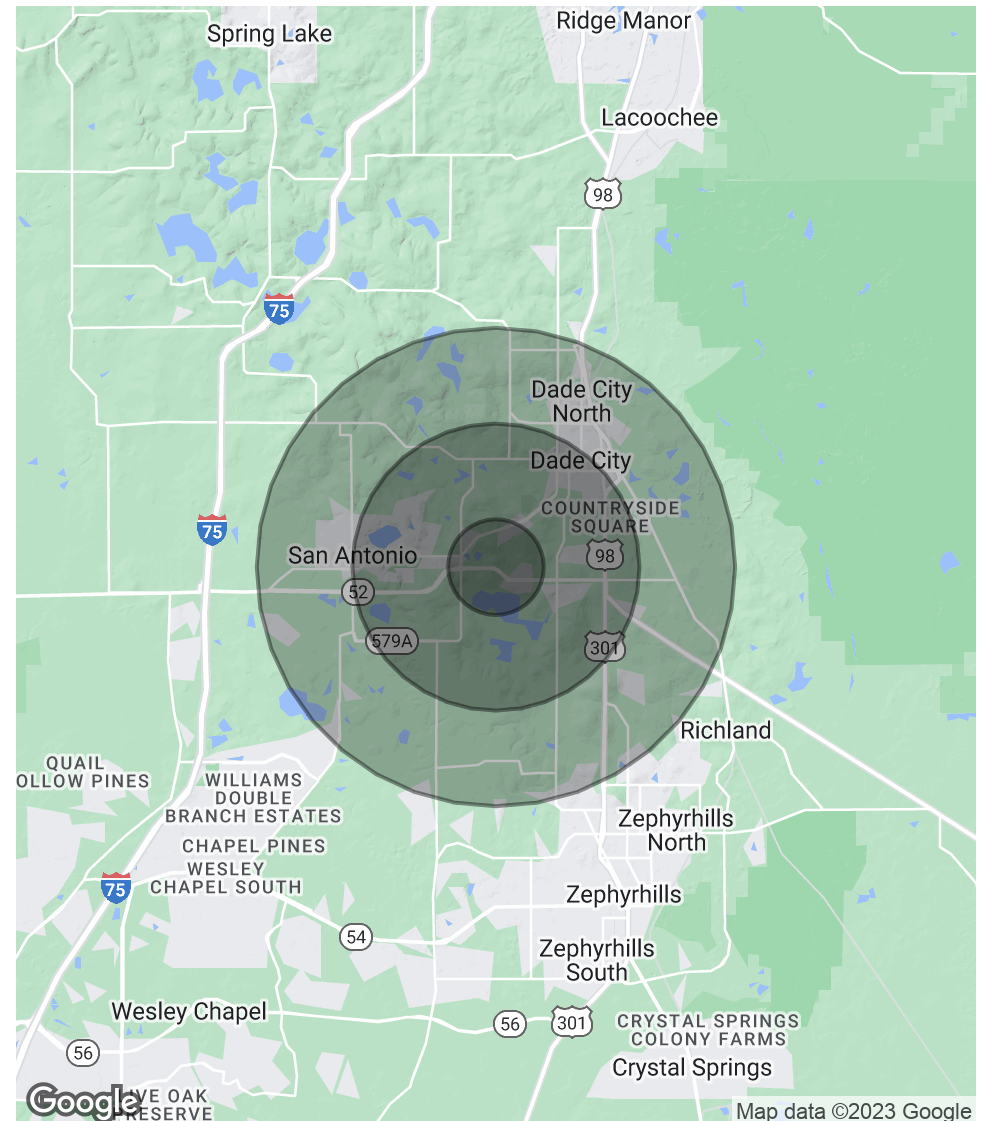
POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	1,547	12,265	32,394
Average age	29.7	33.9	37.6
Average age (Male)	25.4	32.0	35.9
Average age (Female)	34.8	36.8	39.6

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	421	3,783	10,801
# of persons per HH	3.7	3.2	3.0
Average HH income	\$57,332	\$66,447	\$60,285
Average house value	\$342,129	\$319,270	\$257,140

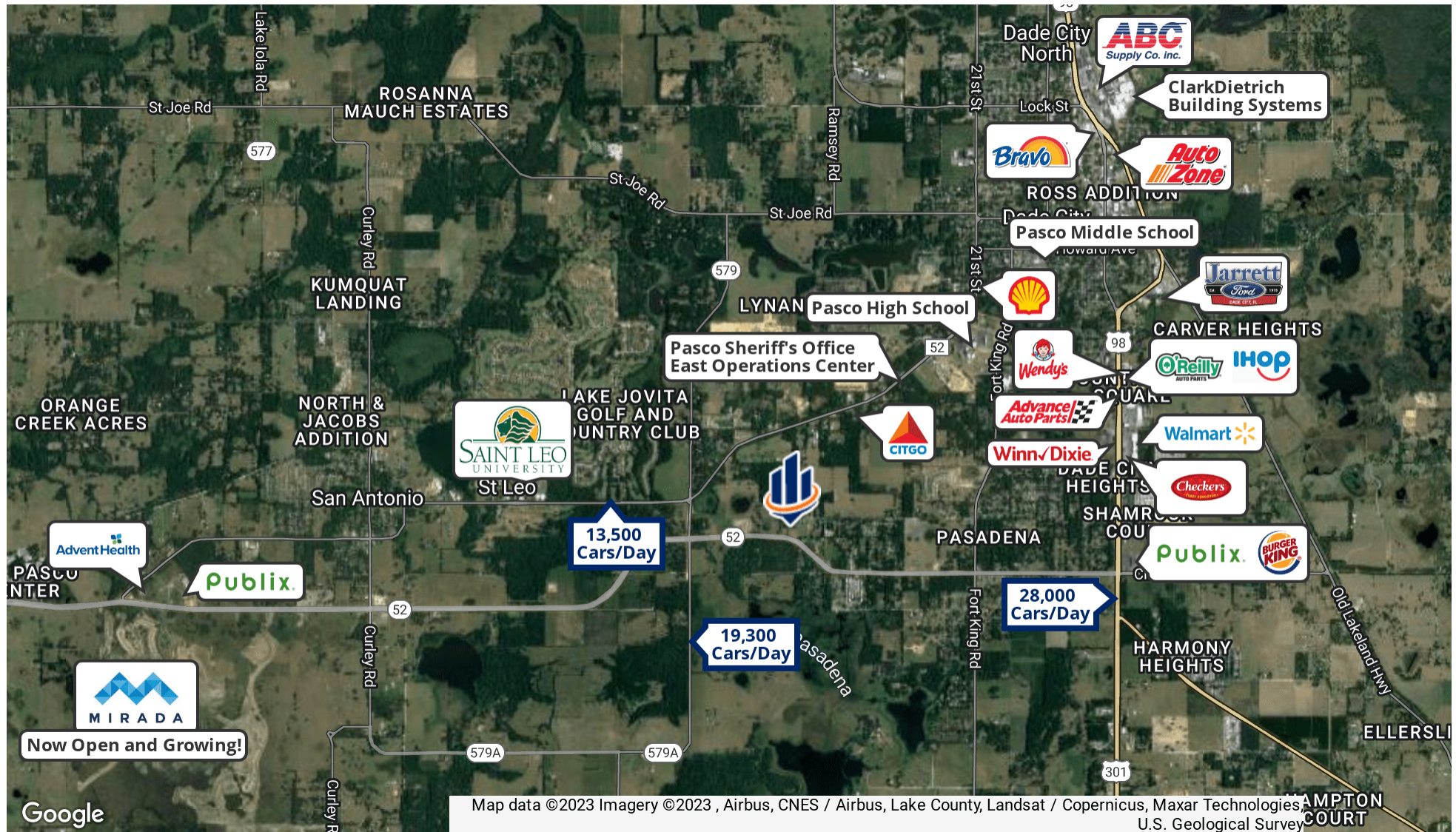
* Demographic data derived from 2020 ACS - US Census



Market Area Map



Trade Area Map



Site Aerial



Front Aerial View



**JAMES HANCOCK**

jhancock@svn.com

Direct: 877.518.5263 x429 | **Cell:** 352.585.3583

PROFESSIONAL BACKGROUND

James Hancock is a Senior Advisor at SVN | Saunders Ralston Dantzler Real Estate in Lakeland, Florida.

James is a 6th-generation Floridian and a native of Dade City, where he grew up on his family's citrus and cattle operation. Over the course of his career, James has been very active in the development and diversification of those founding operations, managing the scale of those businesses towards agritourism, harvesting, marketing, as well as real estate and land development.

James has been vertically integrated in the citrus industry handling production, harvesting, brokerage, processing and retails sales of citrus. James also operates a cow/calf, timber and hay operations on family and lease lands in Pasco and Hernando counties.

Throughout his career in real estate, James has concentrated his efforts representing investors, investment groups and landowners in the acquisition and the sale of multi-family and affordable housing projects, commercial buildings, transitional land, citrus groves, timber and cattle ranches. He has also worked with generational agricultural families to navigate through zoning changes, eminent domain takings, access issues and various other real estate challenges.

James attended Florida Southern College receiving degrees in Horticultural Science and Business Administration. James is active in the Florida Farm Bureau Young Farmers and Ranchers, where he served both as a Vice Chair and Chairmen. In 2017 he was a finalist for the Young Farmer and Rancher of the Year Achievement in Agriculture award.

DISCIPLINES:

- Multi-family
- Commercial
- Transitional

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Today, SVN® International Corp., a full-service commercial real estate franchisor of the SVN® brand, is comprised of over 1,600 Advisors and staff in over 200 offices across the globe. Geographic coverage and amplified outreach to traditional, cross-market and emerging buyers and tenants is the only way to achieve maximum value for our clients.

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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.



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HEADQUARTERS

1723 Bartow Rd
Lakeland, FL 33801
863.648.1528

ORLANDO

605 E Robinson Street, Suite 410
Orlando, Florida 32801
386.438.5896

NORTH FLORIDA

356 NW Lake City Avenue
Lake City, Florida 32055
352.364.0070

GEORGIA

218 W Jackson Street, Suite 203
Thomasville, Georgia 31792
229.299.8600

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