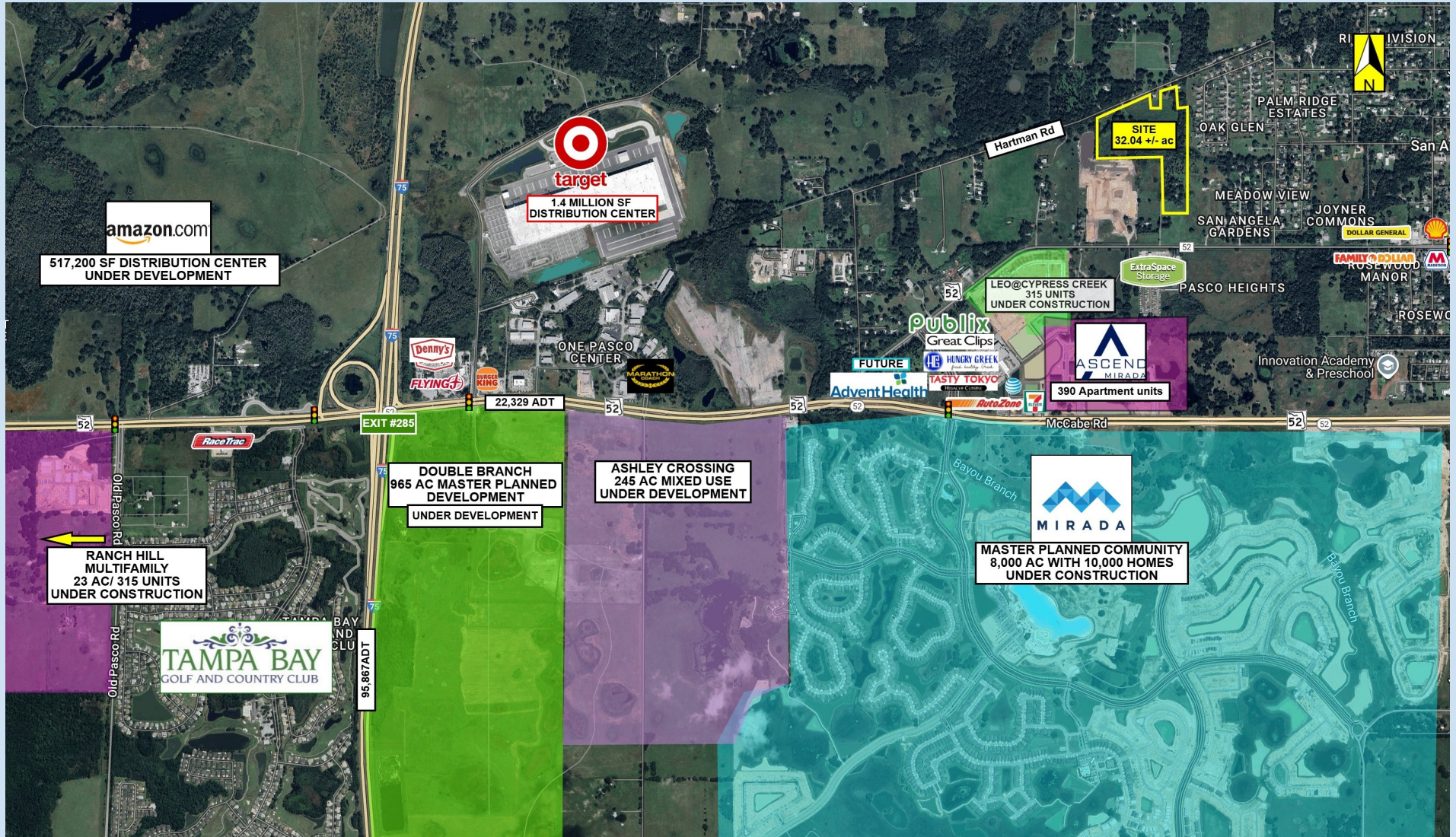


# 32.04 +/- Acre Residential Site Available in Fast Growing Pasco County

## 31936 Hartman Rd, San Antonio FL 33576

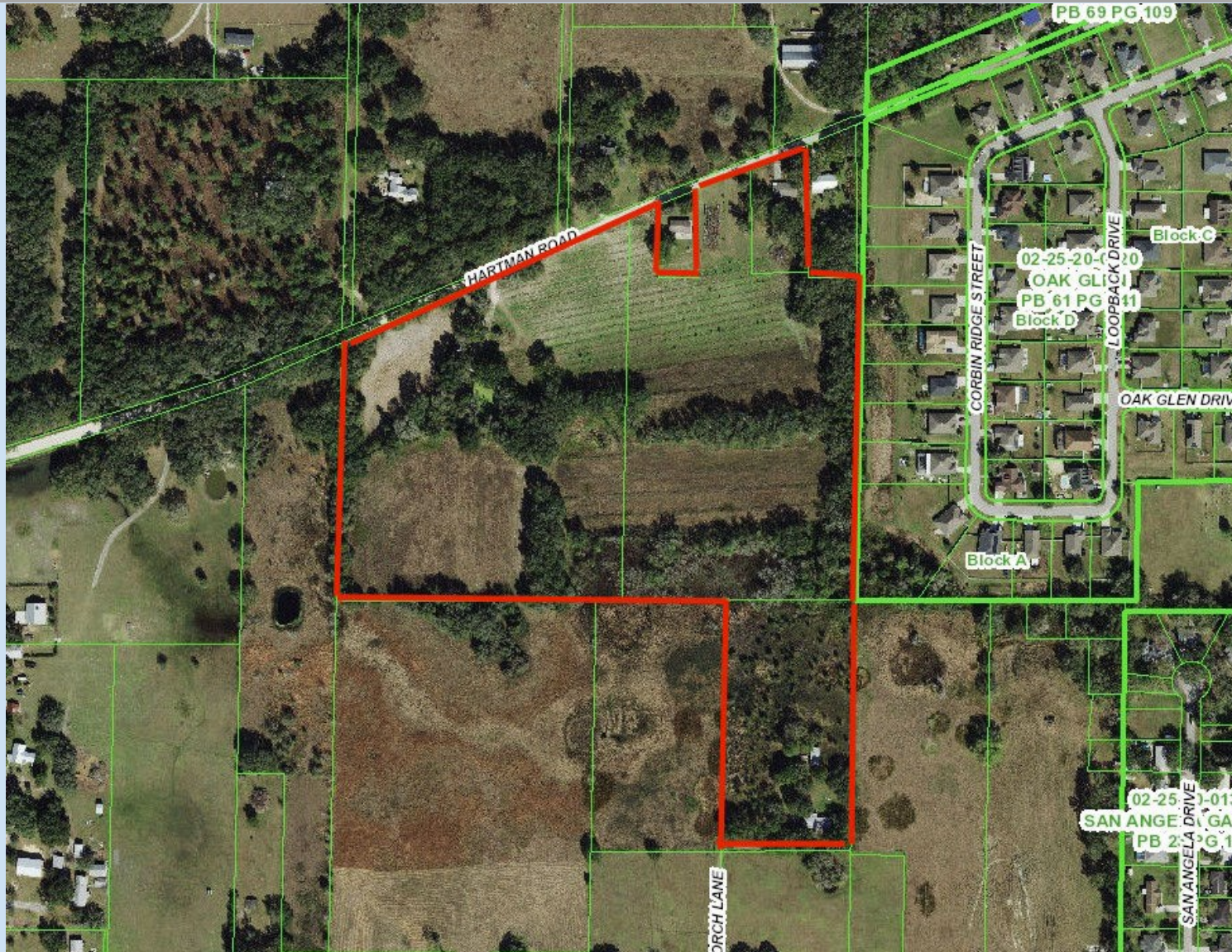


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# Site Outline San Antonio, Florida 33576



## Southeast Commercial—FL

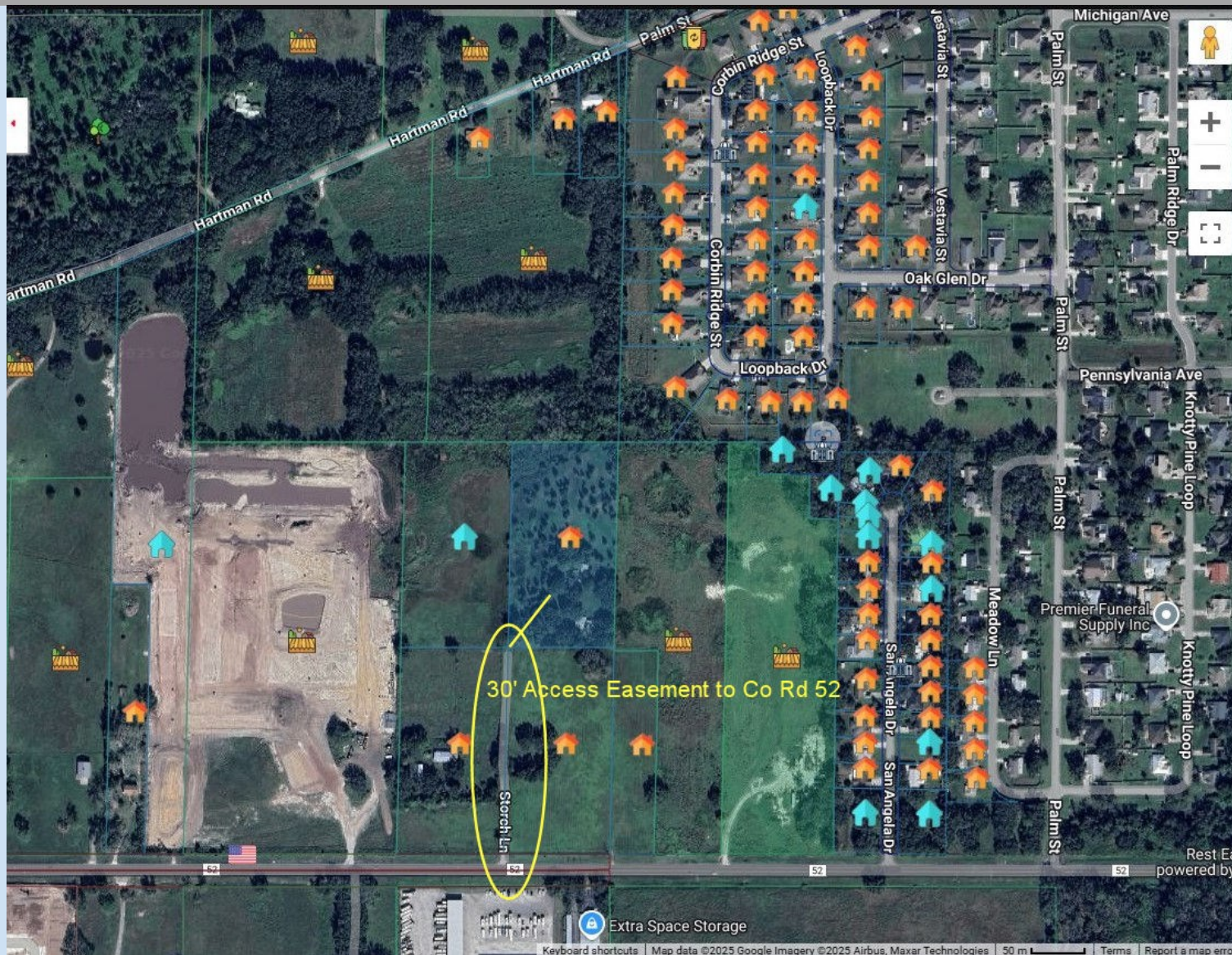
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# Access Easement to Co Rd 52

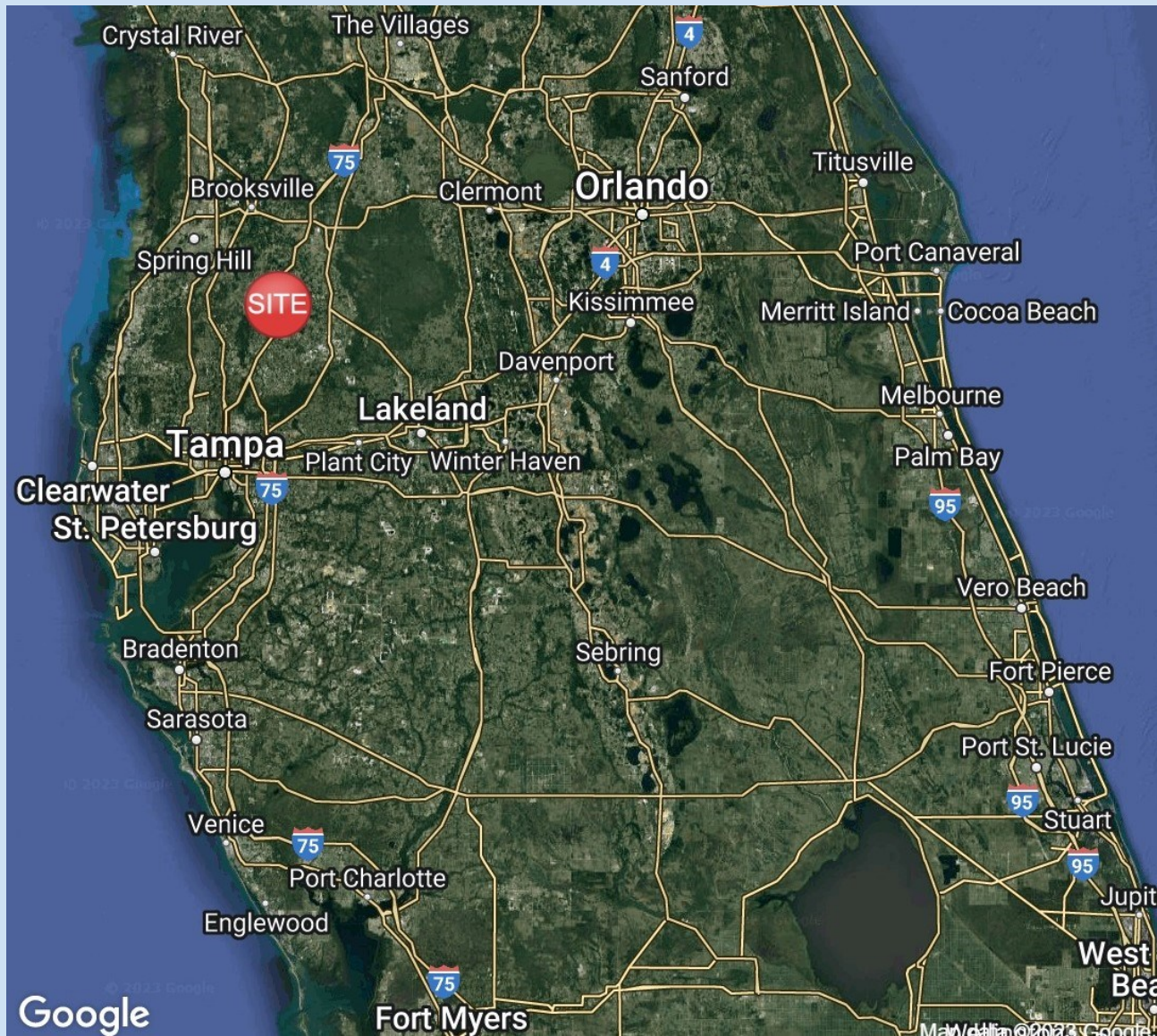


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# San Antonio, Florida 33576 Overview Map



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# Site Details

## 31936 Hartman Rd, San Antonio FL 33576

32.04 +/- acre site composed of 4 parcels

03-25-20-0000-02100-0000 – 12.69 ac

03-25-20-0000-02100-0010 – 13.50 ac

03-25-20-0000-02100-0030 – 1 ac ( single family home)

03-25-20-0000-02800-0030 – 4.85 ac

- Raw Land mostly cleared. Residence on site removed/ vacated upon sale
- Future land use ROR
- There is a 30' access easement on Storch Lane to CR 52
- Water and Sewer are on CR 52, a very short distance away
- I-75 is miles from site for a convenient commute to Downtown Tampa
- Parcels must be sold together
- Quote Price: \$7.2 million

## Area Details:

- New Advent Health Hospital and Publix just down the road, as well as (planned) Amazon and Target 1M+ SF distribution centers.
- Rapid residential growth near the site. Projects include Double Branch mixed use development, Mirada, Abbey Crossings, Leo at Cypress Creek, Q Terra, Villas at Connected City, and DHIC Mirada combined for more than 11,000 homes under development.
- Just 3.6 miles to St. Leo University, a top ranked Catholic University, with an enrollment of 10, 242 students.  
<https://www.saintleo.edu/>

## Demographics

	1 MILE	3 MILES	5 MILES
Median HH Income	\$85,171	\$89,983	\$99,657
Median Age	40.8	42.3	41.1
Population	598	13,532	29,088



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# Demand Generators

## Office/Industry

**Amazon Fulfillment / Distribution Center:** 2 miles from site (under development)

Bellamy and SR 52, San Antonio FL 33576

517,220 SF building on SR 52 and Bellamy Brothers Blvd. Will employ 500 people.

<https://www.bizjournals.com/tampabay/news/2022/01/26/amazon-robotic-sortation-center-san-antonio.html>

**Target Distribution Center:** less than a ½ mile from site (under development)

Pasco Rd, San Antonio FL 33576

121 ac, 1.4 million SF warehouse for Target's e-commerce fulfillment center. Will create over 2,000 jobs when completed.

<https://floridayimby.com/2023/02/target-fulfillment-center-under-construction-in-pasco-county-fl.html>

**One Pasco Center:** less than a ¼ mile from site

30115 SR 52, San Antonio, FL 33576

100 ac Business/Office Park with a 4 star office building and business within the park.

<http://onepascocenter.com/>

## Medical

**Advent Health Dade City:** 7 miles from site

13100 Fort King Rd, Dade City, FL 33525

19 ac 100,000 SF acute care hospital with 120 beds. Offers emergency care services with a Designated Primary Stroke Center and National-ly Accredited Chest Pain Center.

**Advent Health Hospital:** 1.5 miles from site (under development)

31164 SR 52, San Antonio, FL 33576

18 ac site with a three-phase plan to promote healthy living with tele-health services in individual homes, a health park facility and plans for an offsite emergency room. <https://www.tampabay.com/news/pasco/2020/01/28/adventhealth-expands-reach-in-pasco/>



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# Demand Generators

## Education

**St Leo University:** 3.5 miles from site

33701 SR 52, San Antonio, FL 33576

297 ac Liberal arts university, enrollment of 9,523 students. Employs approximately 1,000 people. Division 2 school with Basketball, Baseball, Soccer, Lacrosse, Golf, and Volley Ball, bringing in other D2 school guests from across the state and Southeast.

<https://www.saintleo.edu/>

## Recreation/Destination

**Tampa Bay Golf and Country Club:** 1 mile from site

10641 Old Tampa Bay Dr, San Antonio FL 33576

740 ac 1,300 homes Gated 55+Community, 27 Hole Golf Course, 2 club houses, pools, and pet parks.

<https://golfproperty.com/communities/tampa-bay-golf-and-country-club/>

**Lake Jovita Golf and Country Club:** 5 miles from site

12900 Lake Jovita Blvd, Dade City, FL 33525

871 homes; Semi-private gated golf community. Two 18-hole golf courses, pools, club house, tennis courts and more. They host golf tournaments for college and charities, weddings, and corporate events.

<https://lakejovita.com/>

**Pasco County Fair Association:** 7.5 miles from site

36722 SR 52, Dade City, FL 33525

Hosts events such as agricultural shows, agricultural youth competitions, concerts, rodeos, and the Dade City Race Way.

<https://www.pascocountyfair.com/>, <https://dadecitymx.com/>



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# Demand Generators

## **New Construction/Development**

Rapid residential growth near the site. Projects include Double Branch mixed use development, Mirada, Abbey Crossings, Leo at Cypress Creek, Q Terra, Villas at Connected City, and DHIC Mirada combined for more than 11,000 homes under development.

### **Double Branch:** SR 52 and I-75 (under development)

SR 52 and McKendree Rd, San Antonio FL 33576

965 ac master planned development, mixed use project

<https://www.doublebranchpasco.com>

### **Summit View:** 6.5 miles from site (under development)

13387 Mount Ivy Court, Dade City, FL 33525

135 ac, 400 home community with pool, club house, recreation park, dog park and more.

[https://www.drhorton.com/florida/tampa/dade-city/summit-view?](https://www.drhorton.com/florida/tampa/dade-city/summit-view?utm_source=googlemybusiness&utm_medium=organic&utm_content=390-92T&utm_campaign=GMB)

[utm\\_source=googlemybusiness&utm\\_medium=organic&utm\\_content=390-92T&utm\\_campaign=GMB](https://www.drhorton.com/florida/tampa/dade-city/summit-view?utm_source=googlemybusiness&utm_medium=organic&utm_content=390-92T&utm_campaign=GMB)

## **Restaurants/Shopping**

### **The Market at Mirada:** 1 mile from site

30825 Mirada Blvd, San Antonio, FL 33576

A Publix anchored shopping center, featuring Publix, Hungry Greek, Tasty Tokyo, Mirada Market Dental, Great Clips, 5 Nail Salon, Max's Pet Market and Salon, UPS Store.



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