

We know this land.



Eshenbaugh

LAND COMPANY



The Dirt Dog

304 S. WILLOW AVENUE

TAMPA, FL 33606

813.287.8787

www.thedirtdog.com

Property Description

PROPERTY DESCRIPTION

The Delong property is 8.24 acres of vacant commercial land on US 301 in Dade City. It's currently zoned General Commercial and has a future land use of ROR. Utilities are to the site. The AADT is 23,500.

Of the 8.24 acres, it's estimated that 2 acres are usable. The usable portion of the property was raised using fill from the area that is now drainage/retention.

LOCATION DESCRIPTION

The Delong property is located on the east side of US 301 in Dade City in Pasco County. It's situated between Dade Village Shopping Center and the commercial along Countryside Place. Access is provided via right-in, right-out.

MUNICIPALITY

Dade City

PROPERTY SIZE

8.24 Acres

ZONING

General Commercial

FUTURE LAND USE

ROR (Retail/Office/Residential)

PRICE

\$1,300,000

BROKER CONTACT INFO

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Senior Broker Associate
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Aerial



Aerial Looking East



Aerial Looking East



Demographics - 1 Mile Radius

KEY FACTS

2,575

Population



Average Household Size

42.1

Median Age

\$52,777

Median Household Income

INCOME



\$52,777

Median Household Income



\$26,126

Per Capita Income



\$79,787

Median Net Worth

BUSINESS



180

Total Businesses



2,126

Total Employees

EMPLOYMENT



White Collar



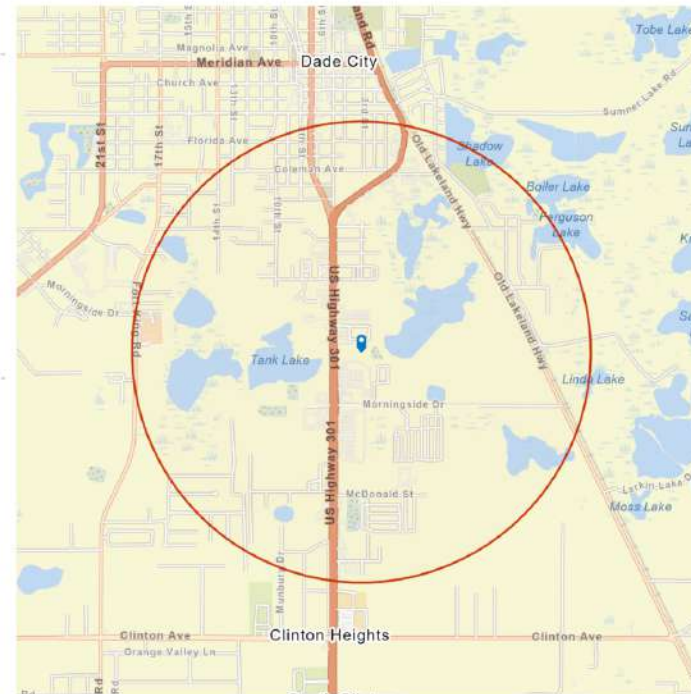
Blue Collar



Services

3.7%

Unemployment Rate



Demographics - 3 Mile Radius

KEY FACTS

16,705

Population



Average Household Size

40.3

Median Age

\$46,274

Median Household Income

INCOME



\$46,274

Median Household Income



\$22,132

Per Capita Income



\$79,600

Median Net Worth

BUSINESS



811

Total Businesses



8,110

Total Employees

EMPLOYMENT



53%

White Collar



31%

Blue Collar

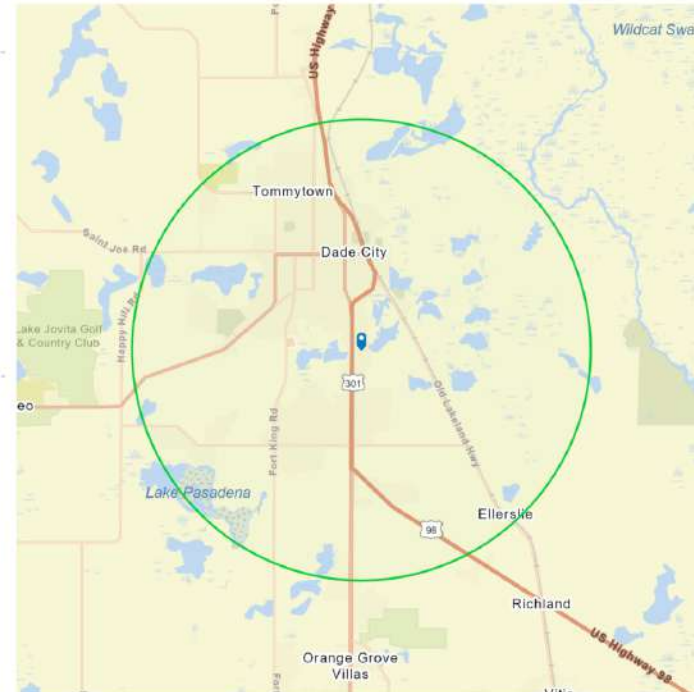


17%

Services

4.4%

Unemployment Rate



Demographics - 5 Mile Radius

KEY FACTS

27,589

Population



Average Household Size

42.8

Median Age

\$52,351

Median Household Income

INCOME



\$52,351

Median Household Income



\$25,902

Per Capita Income



\$123,568

Median Net Worth

BUSINESS



1,062

Total Businesses



10,019

Total Employees

EMPLOYMENT



56%

White Collar



27%

Blue Collar

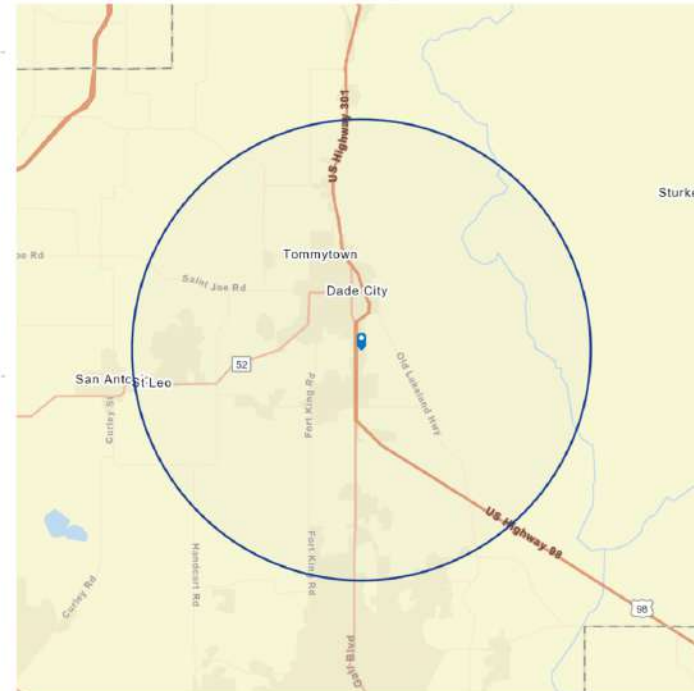


17%

Services

4.0%

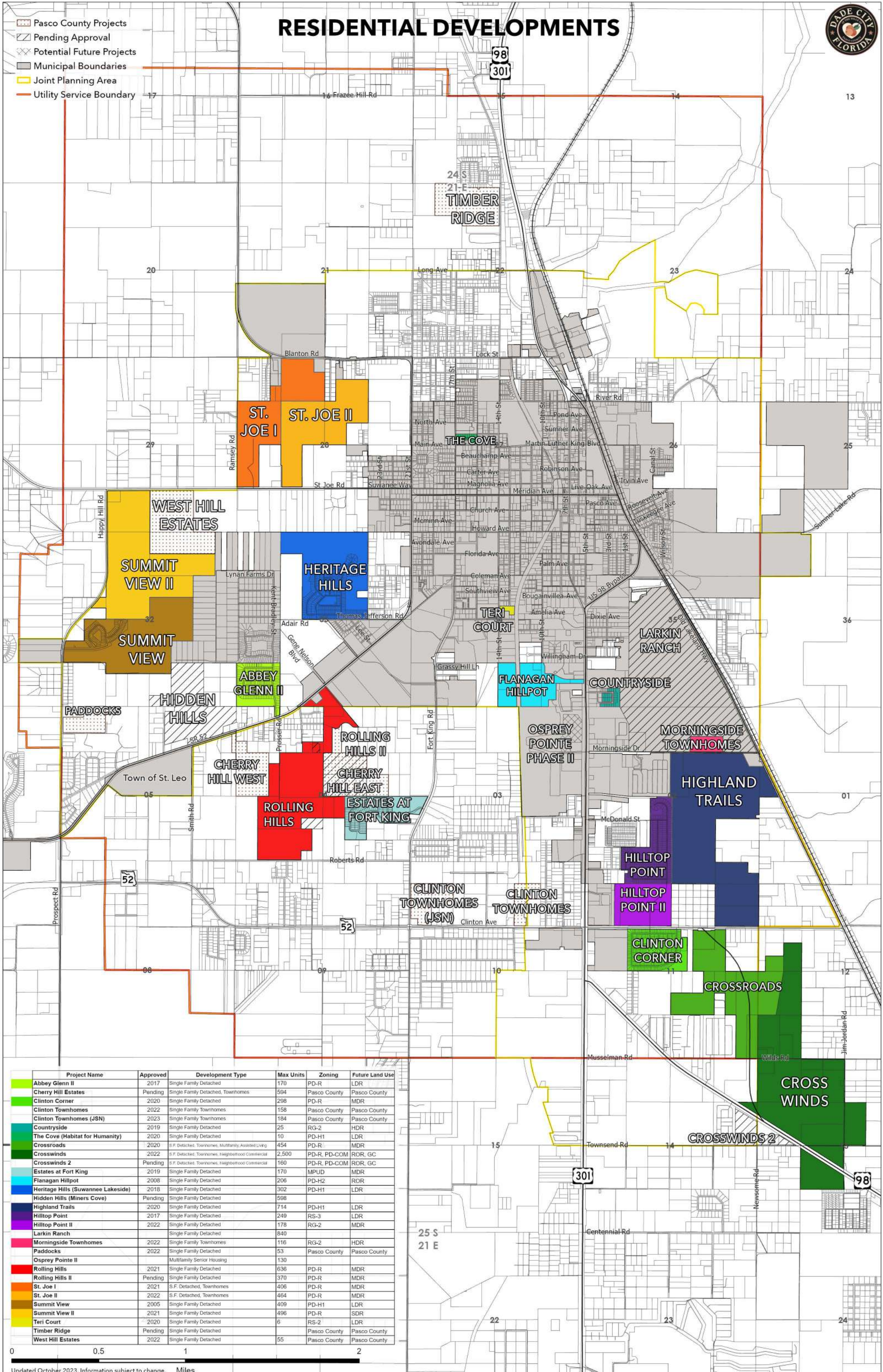
Unemployment Rate





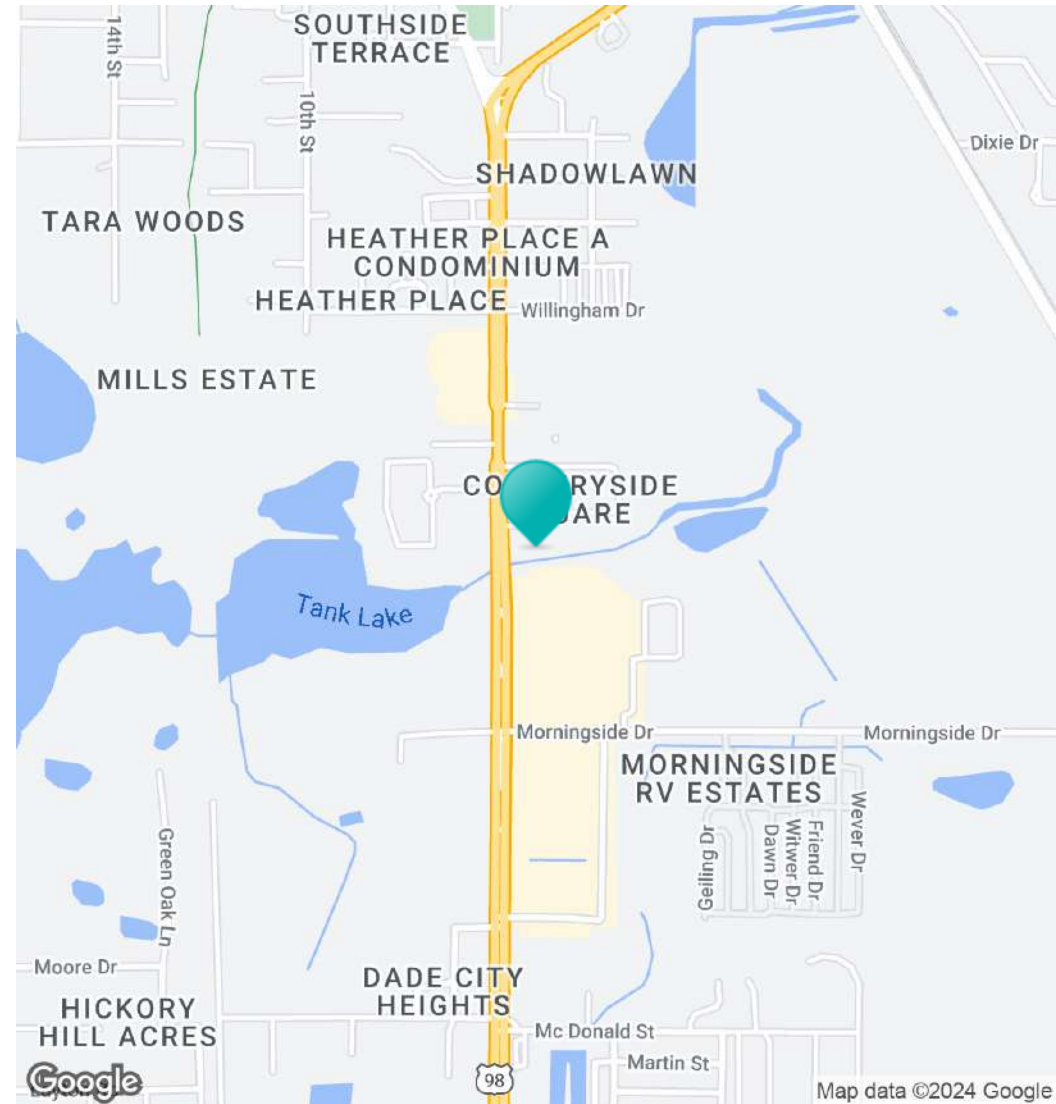
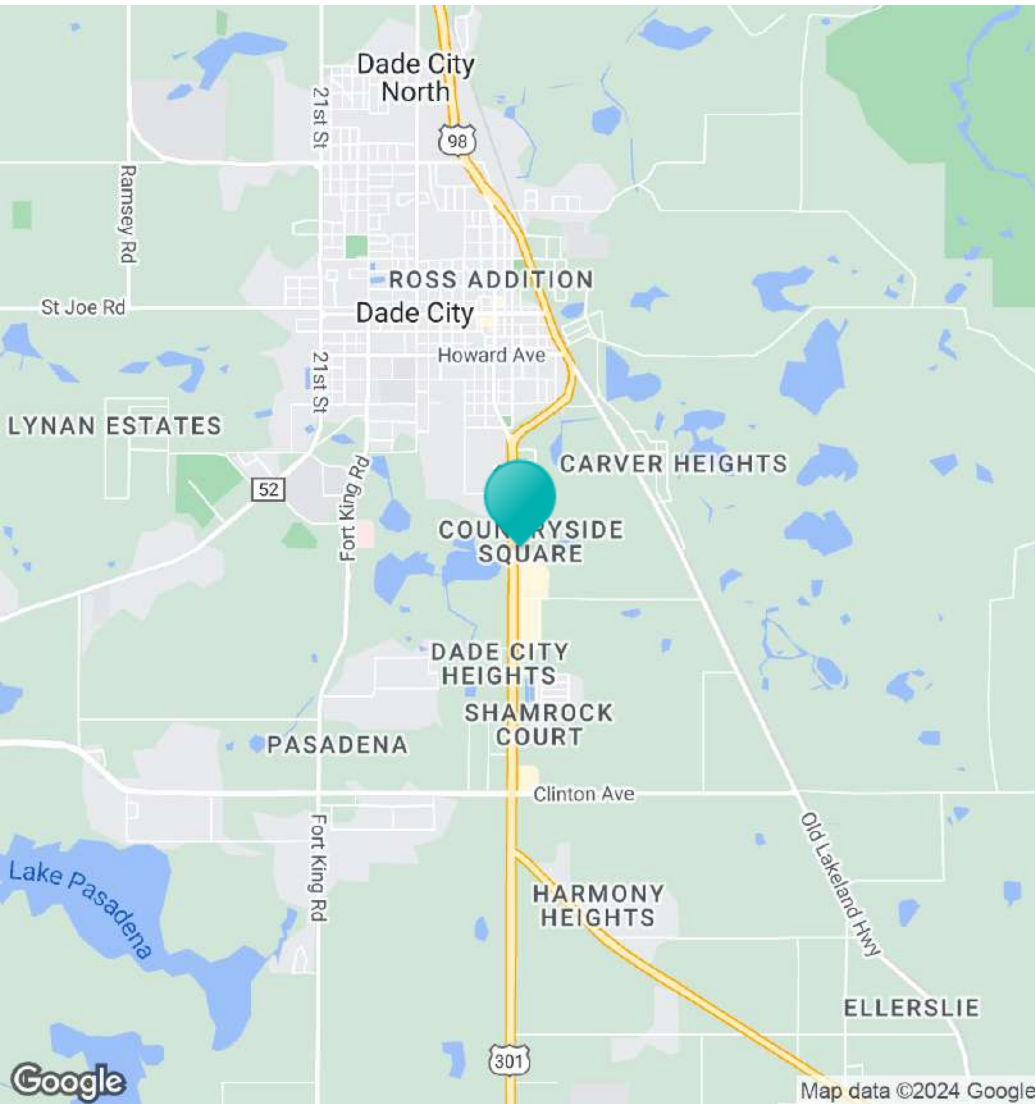
RESIDENTIAL DEVELOPMENTS

- Pasco County Projects
- Pending Approval
- Potential Future Projects
- Municipal Boundaries
- Joint Planning Area
- Utility Service Boundary



| Project Name | Approved | Development Type | Max Units | Zoning | Future Land Use |
|------------------------------------|----------|---|-----------|--------------|-----------------|
| Abbey Glenn II | 2017 | Single Family Detached | 170 | PD-R | LDR |
| Cherry Hill Estates | Pending | Single Family Detached, Townhomes | 594 | Pasco County | Pasco County |
| Clinton Corner | 2020 | Single Family Detached | 298 | PD-R | MDR |
| Clinton Townhomes | 2022 | Single Family Townhomes | 158 | Pasco County | Pasco County |
| Clinton Townhomes (JSN) | 2023 | Single Family Townhomes | 184 | Pasco County | Pasco County |
| Countryside | 2019 | Single Family Detached | 25 | RG-2 | HDR |
| The Cove (Habitat for Humanity) | 2020 | Single Family Detached | 10 | PD-H1 | LDR |
| Crossroads | 2020 | S.F. Detached, Townhomes, Multifamily Assisted Living | 454 | PD-R | MDR |
| Crosswinds | 2022 | S.F. Detached, Townhomes, Neighborhood Commercial | 2,500 | PD-R, PD-COM | ROR, GC |
| Crosswinds 2 | Pending | S.F. Detached, Townhomes, Neighborhood Commercial | 160 | PD-R, PD-COM | ROR, GC |
| Estates at Fort King | 2019 | Single Family Detached | 170 | MPUD | MDR |
| Flanagan Hillpot | 2008 | Single Family Detached | 206 | PD-H2 | ROR |
| Heritage Hills (Suwannee Lakeside) | 2018 | Single Family Detached | 302 | PD-H1 | LDR |
| Hidden Hills (Miners Cove) | Pending | Single Family Detached | 598 | | |
| Highland Trails | 2020 | Single Family Detached | 714 | PD-H1 | LDR |
| Hilltop Point | 2017 | Single Family Detached | 249 | RS-3 | LDR |
| Hilltop Point II | 2022 | Single Family Detached | 178 | RG-2 | MDR |
| Larkin Ranch | | Single Family Detached | 840 | | |
| Morningside Townhomes | 2022 | Single Family Townhomes | 116 | RG-2 | HDR |
| Paddocks | 2022 | Single Family Detached | 53 | Pasco County | Pasco County |
| Osprey Pointe II | | Multifamily Senior Housing | 130 | | |
| Rolling Hills | 2021 | Single Family Detached | 636 | PD-R | MDR |
| Rolling Hills II | Pending | Single Family Detached | 370 | PD-R | MDR |
| St. Joe I | 2021 | S.F. Detached, Townhomes | 406 | PD-R | MDR |
| St. Joe II | 2022 | S.F. Detached, Townhomes | 464 | PD-R | MDR |
| Summit View | 2005 | Single Family Detached | 409 | PD-H1 | LDR |
| Summit View II | 2021 | Single Family Detached | 496 | PD-R | SDR |
| Teri Court | 2020 | Single Family Detached | 6 | RS-2 | LDR |
| Timber Ridge | Pending | Single Family Detached | | Pasco County | Pasco County |
| West Hill Estates | 2022 | Single Family Detached | 55 | Pasco County | Pasco County |

Location Map



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