

## PARCELS AVAILABLE

NWC of State Road 52 & Curley Rd | San Antonio, FL 33576

### PROPERTY HIGHLIGHTS

- ▶ Parcels available from 0.88 acres to 1.15 acres
- ▶ 1,275' of frontage along SR 52 and 240' of frontage along Curley Rd
- ▶ Parcel across from Mirada Master development, which is a 6,700 home community
- ▶ Over 20,000 Homes planned in immediate area
- ▶ SR 52 is a 4 lane road and Curley Road is a 2 lane road that will expand to 6 lanes
- ▶ Surrounding retailers include: Publix, UPS, Advent Health, 7 Eleven, Heartland Dental, AutoZone, Dunkin, Taco Bell, AT&T, Burger King, Denny's, Pilot Flying J & RaceTrac.
- ▶ Strong demographics include a population of 29,397 and Household income of \$88,073 in a 5-mile radius

### DEMOGRAPHICS

#### Population



1 Mile	1,681
3 Mile	8,662
5 Mile	29,397

#### Households



1 Mile	486
3 Mile	2,514
5 Mile	10,133

#### Household Income



1 Mile	\$89,408
3 Mile	\$83,697
5 Mile	\$88,073

#### Traffic Counts (Projected)



SR 52 (McCabe Rd)	25,567 AADT
Curley Rd	14,578 AADT

#### Daytime Demos



Businesses	Employees	Daytime Population
1 Mile	73	1 Mile 1,158
3 Mile	332	3 Mile 6,786
5 Mile	942	5 Mile 18,236

CALL FOR DETAILS **813-712-3068**

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## Site Map

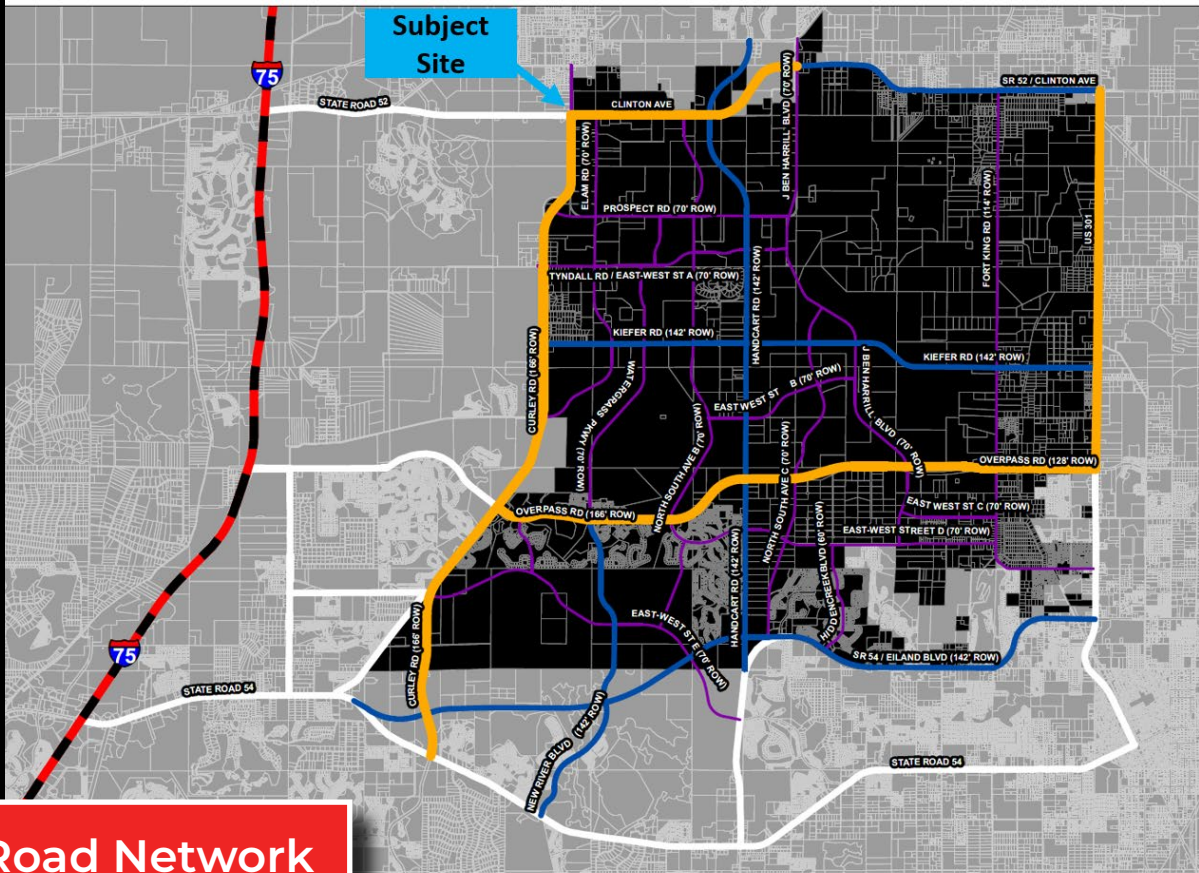


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## LEGEND

### LANES

- 2 Lanes
- 4 Lanes
- 6 Lanes



0 5,000 10,000 Feet  
Sources: Heidt Design, Pasco County, Pasco County PAQ, FDOT  
Date of Source Data: June 2, 2022

Data were acquired from various sources including but not limited to state, county, and local entities. Heidt Design, does not warrant data provided by other sources for accuracy or for any particular use that may require accurate information. This map is for informational purposes only and should not be

## Road Network

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