

LAND FOR SALE

27.85 Acres

US HIGHWAY 98
Dade City, FL 33525

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4875 Bruce B. Downs Blvd., Wesley Chapel, FL 33544 | nyecommercial.com

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PROPERTY DESCRIPTION

Located along US Highway 98 in the heart of East Pasco County, this exceptional 27.85± acre property offers a rare opportunity to acquire premium acreage in one of Dade City's most desirable rural growth corridors. Featuring direct access to US 98, a gated entrance, existing asphalt driveway, mature oak trees, and a picturesque pond, the property combines natural beauty with outstanding accessibility. Backing directly to a nature preserve and situated within Flood Zone X, the site provides exceptional privacy and long-term value. Zoned A-R, the property is ideally suited for a luxury estate, family compound, equestrian retreat, or the development of up to five premium estate-sized homesites. With strong demand for high-quality acreage properties, limited competing inventory, and continued growth throughout East Pasco County, this offering presents an outstanding opportunity for end users, investors, and developers seeking a distinctive land asset.

OFFERING SUMMARY

Sale Price:	\$1,375,000
Lot Size:	27.85 Acres

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	59	13,471	40,374
Total Population	109	30,794	101,815
Average HH Income	\$71,797	\$65,236	\$76,167

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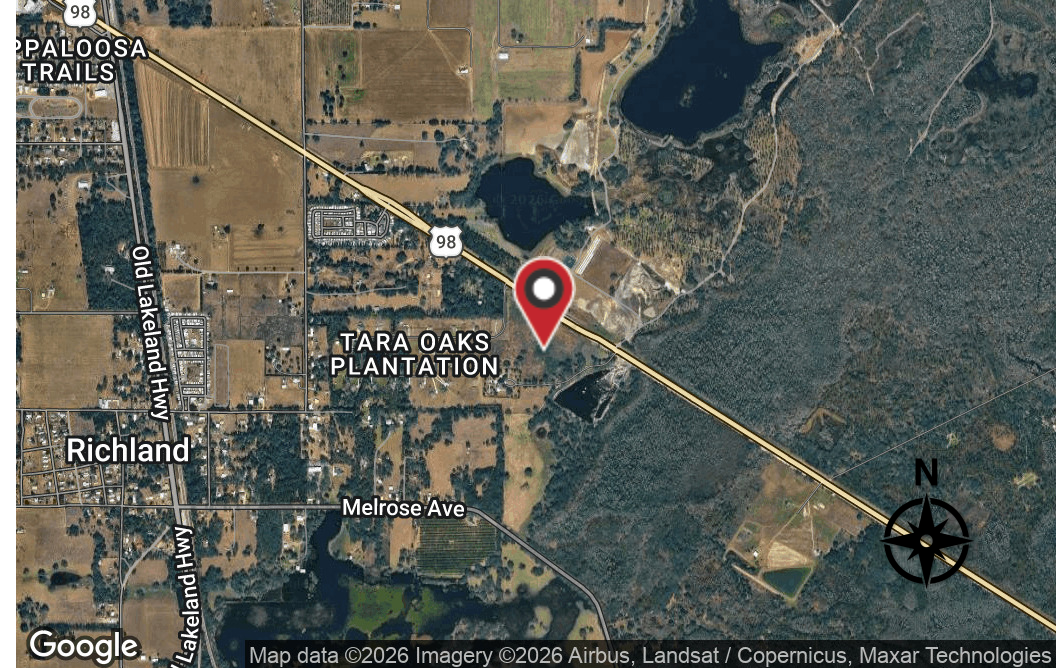
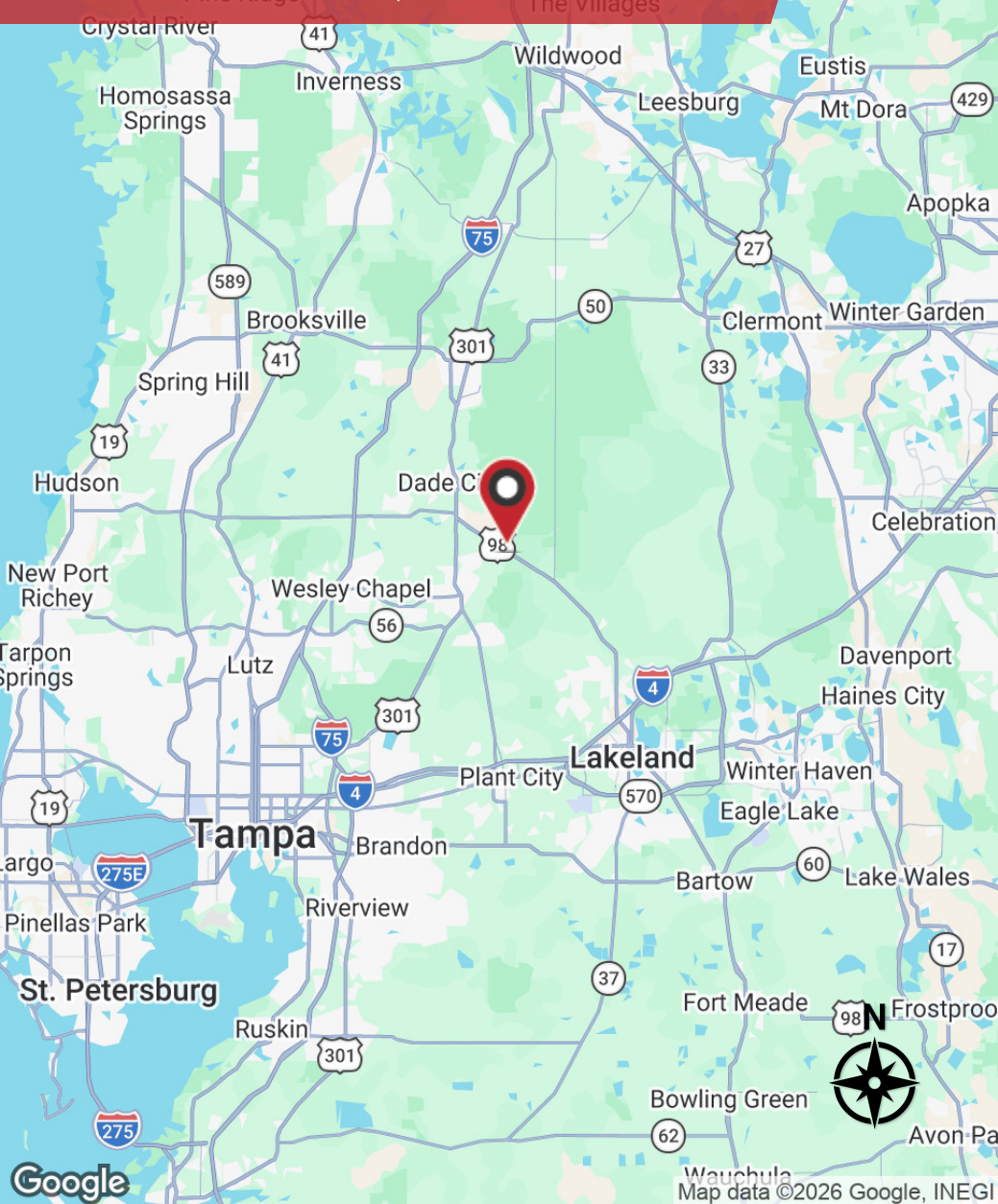
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LOCATION OVERVIEW

Discover the endless opportunities in the vibrant area surrounding US HIGHWAY 98, Dade City, FL 33525. This thriving community offers a prime location for land investors. Enjoy close proximity to popular attractions such as the Pioneer Florida Museum & Village, offering a glimpse into the region's rich history, and the charming shops and restaurants in downtown Dade City. With its convenient access to major highways and bustling business centers, the area presents an ideal setting for investment and growth. The property at US HIGHWAY 98, Dade City, FL 33525 is perfectly positioned to take advantage of the area's dynamic potential.

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Building Name	US HIGHWAY 98 , DADE CITY, FL 33525
Property Type	Land
Property Subtype	Agricultural/Residential
APN	29-25-22-0000-00100-0020, 20-25-22-0000-01200-0021
Lot Size	27.85 Acres
Number of Lots	2

- Prime East Pasco / Dade City location
- Direct frontage on US Highway 98
- Adjacent to established residential communities
- Backs to a nature preserve for privacy and views
- Mature oak trees, pond, gated entrance, and asphalt driveway
- Located in Flood Zone X
- A-R zoning allows estate homes, ranchettes, or equestrian use
- Potential for 5 estate-sized homesites (5+ acres each)
- Strong demand for luxury rural acreage
- Limited supply of large preserve-backed parcels
- Situated within Pasco County's growing development corridor

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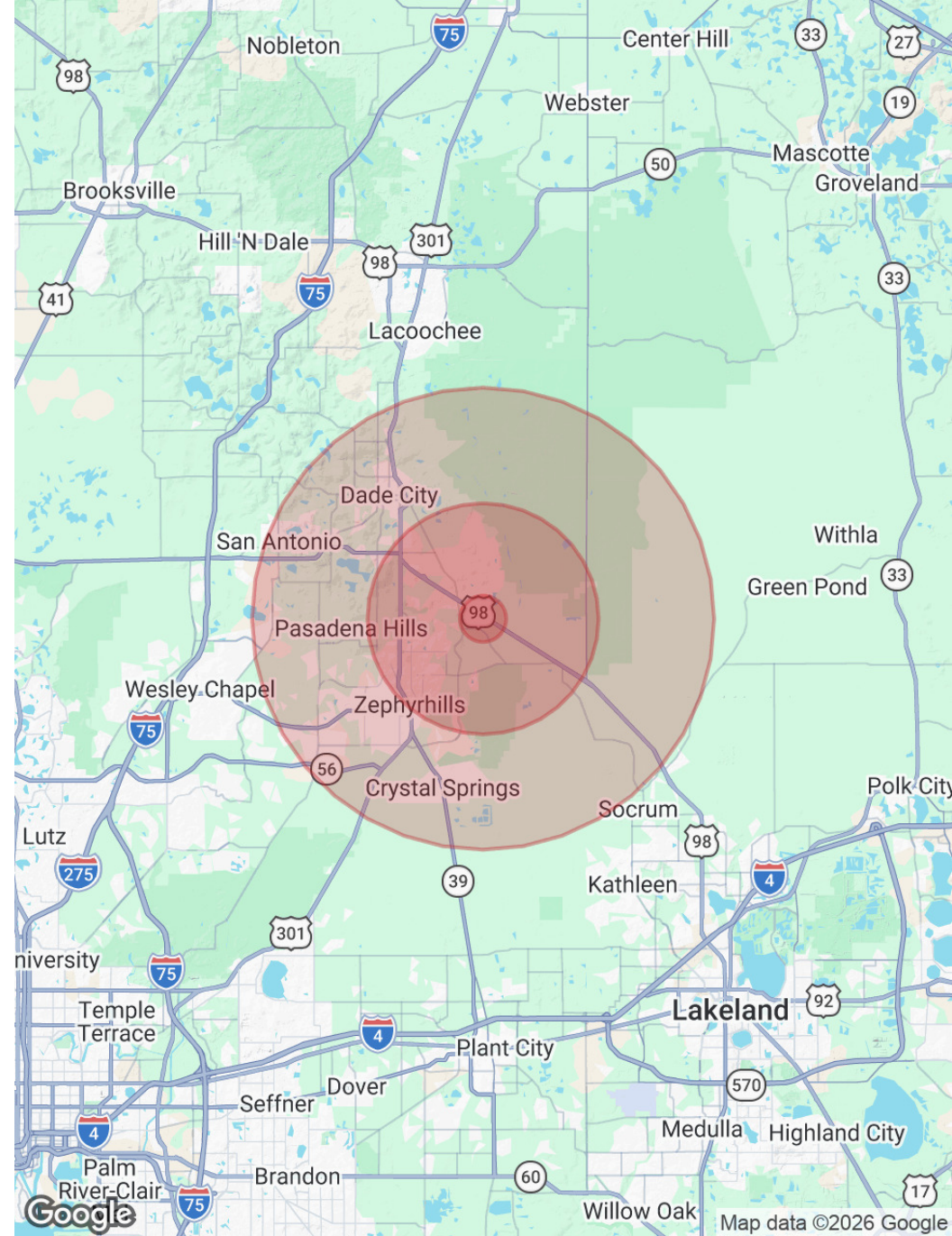
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	109	30,794	101,815
Average Age	64.9	53.1	47.2
Average Age (Male)	65.3	52.2	47.1
Average Age (Female)	63.6	53.9	48.1

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	59	13,471	40,374
# of Persons per HH	1.8	2.3	2.5
Average HH Income	\$71,797	\$65,236	\$76,167
Average House Value	\$113,270	\$150,618	\$206,048

2023 American Community Survey (ACS)



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WHY DADE CITY, FL ?

DADE CITY

Located in the rolling hills of eastern Pasco County, Dade City typifies what many people think of as “old” or “historic” Florida by virtue of its physical features, its pioneer heritage, and the spirit of its residents. Established in 1889, Dade City is the county seat of Pasco County, and also serves as a commercial center for an area encompassing more than 71,000 residents. Dade City is naturally what many master-planned communities strive to re-create. From its historic downtown core to its vibrant business community, Dade City offers what you’d expect to find in municipalities three times its size. From state-of-the-heart health care facilities to award winning golf and country club communities to turn-of-the century homes, Dade City is a unique blend of old and new, of the trendy and timeless, of the nostalgic and the next big thing.

LIFE IN DADE CITY

Two excellent educational institutions, St. Leo University and Pasco-Hernando State College, are located in the Greater Dade City area, as is the Dade City Heritage Museum, Pioneer Florida Museum, the Dade City Symphony, and other arts and cultural nonprofits. Additionally, Dade City plays host each year to a large number of popular annual events, including the Kumquat Festival, Florida’s Bug Jam, Red Bull’s Day in the Dirt Down South, PCRA Sanctioned Rodeos, Church Street Christmas and the Christmas Stroll.



ECONOMY

Dade City’s local economy has historically been tied to agriculture, centered primarily on citrus and cattle production. Over time, employment has shifted more to service, government and retail jobs, many of which are clustered around Dade City’s central core. Dade City is home to one of only two Smart Start business incubators in Pasco County, and one of the largest office and industrial complexes in East Pasco, the 290+-acre Dade City Business Center. A wide variety of industries are represented in Dade City, from agriculture to manufacturing, health care to construction.

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