

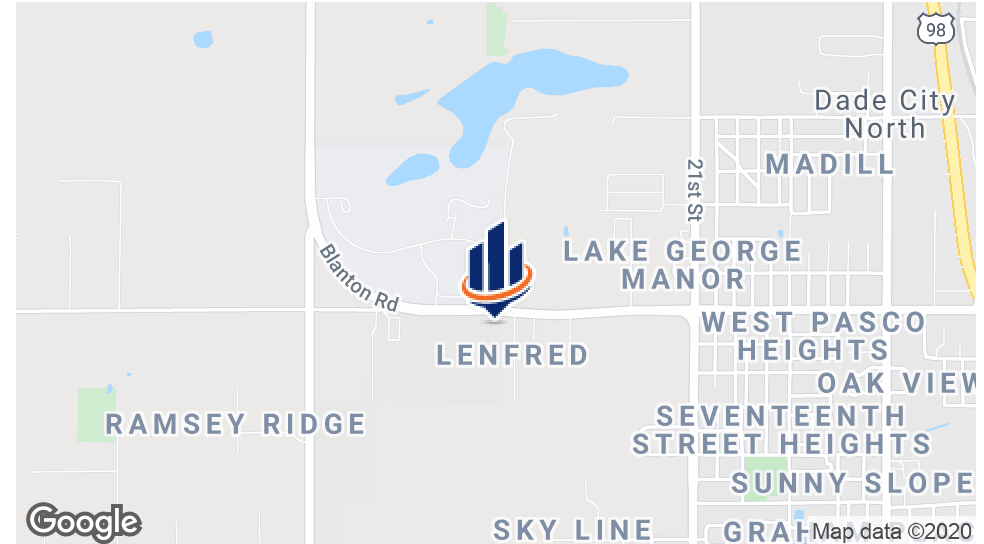


PASCO COUNTY MULTI-FAMILY

36830 BLANTON RD
DADE CITY, FL 33523

James Hancock
Senior Advisor
863.648.1528
jhancock@svn.com

Property Summary



OFFERING SUMMARY

Sale Price:	\$650,000
Building Size:	3,808 SF
Lot Size:	3.05 Acres
Price / SF:	\$170.69
Cap Rate:	6.1%
NOI:	\$39,690
Year Built:	1958
Zoning:	20 units/acre
Market:	Tampa
Submarket:	Tampa North
APN:	28-24-21-0000-03100-0000

PROPERTY HIGHLIGHTS

- Income producing fiveplex
- Zoned for 60 total units
- City water/sewer
- Adjacent to Pasco Hernando State College
- Near St Leo University

Property Description

PROPERTY OVERVIEW

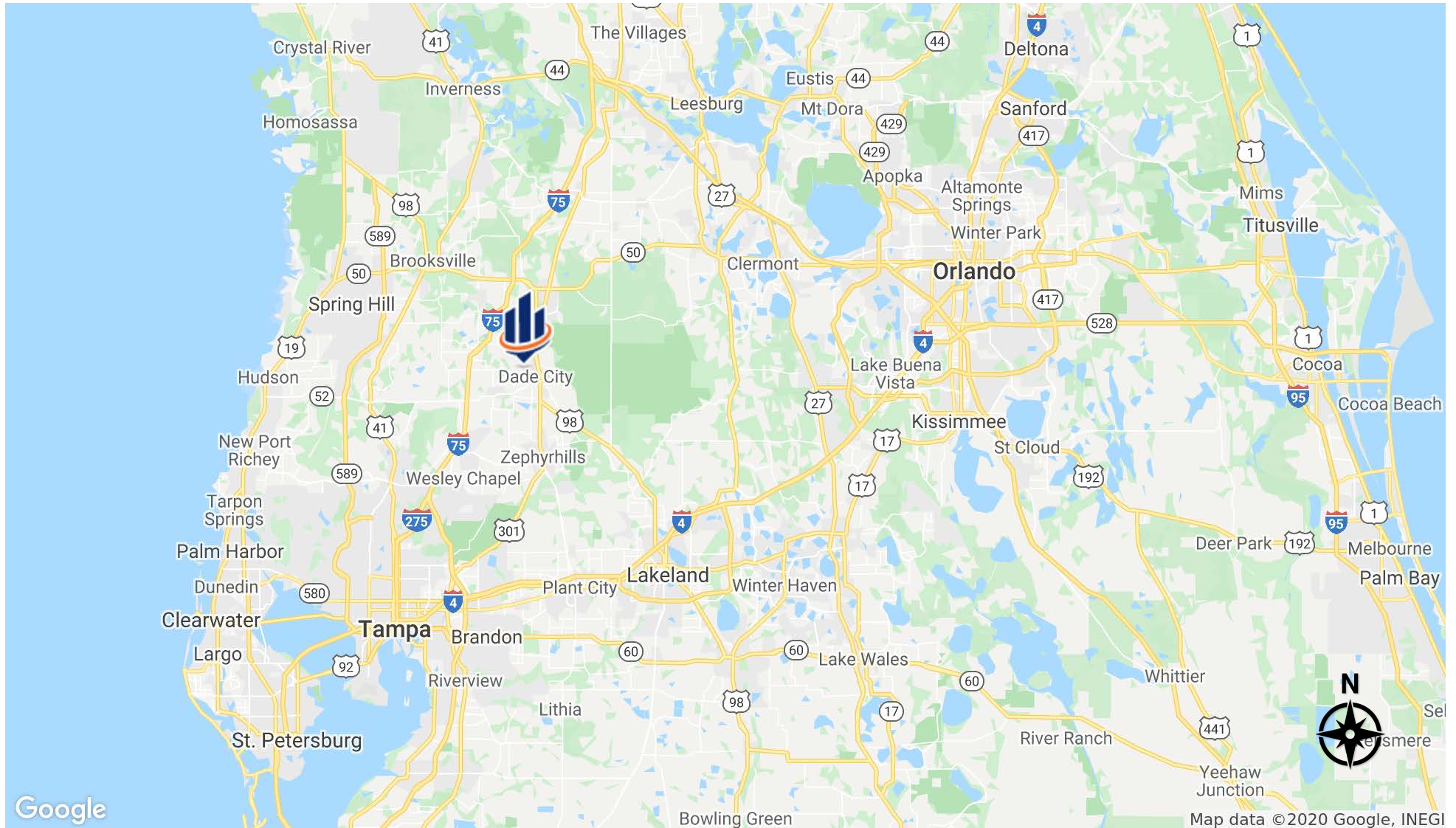
Three acre Pasco County 60 unit multi-family site with existing income producing fiveplex. Property in the city of Dade City and has city water/sewer. Subject is located adjacent to Pasco Hernando State College and is five miles from St Leo University. Public transportation pickup location on site. This property has the unique feature that a future buyer would have the opportunity to develop and expand the amount of available units while still receiving income from the existing structure.

LOCATION OVERVIEW

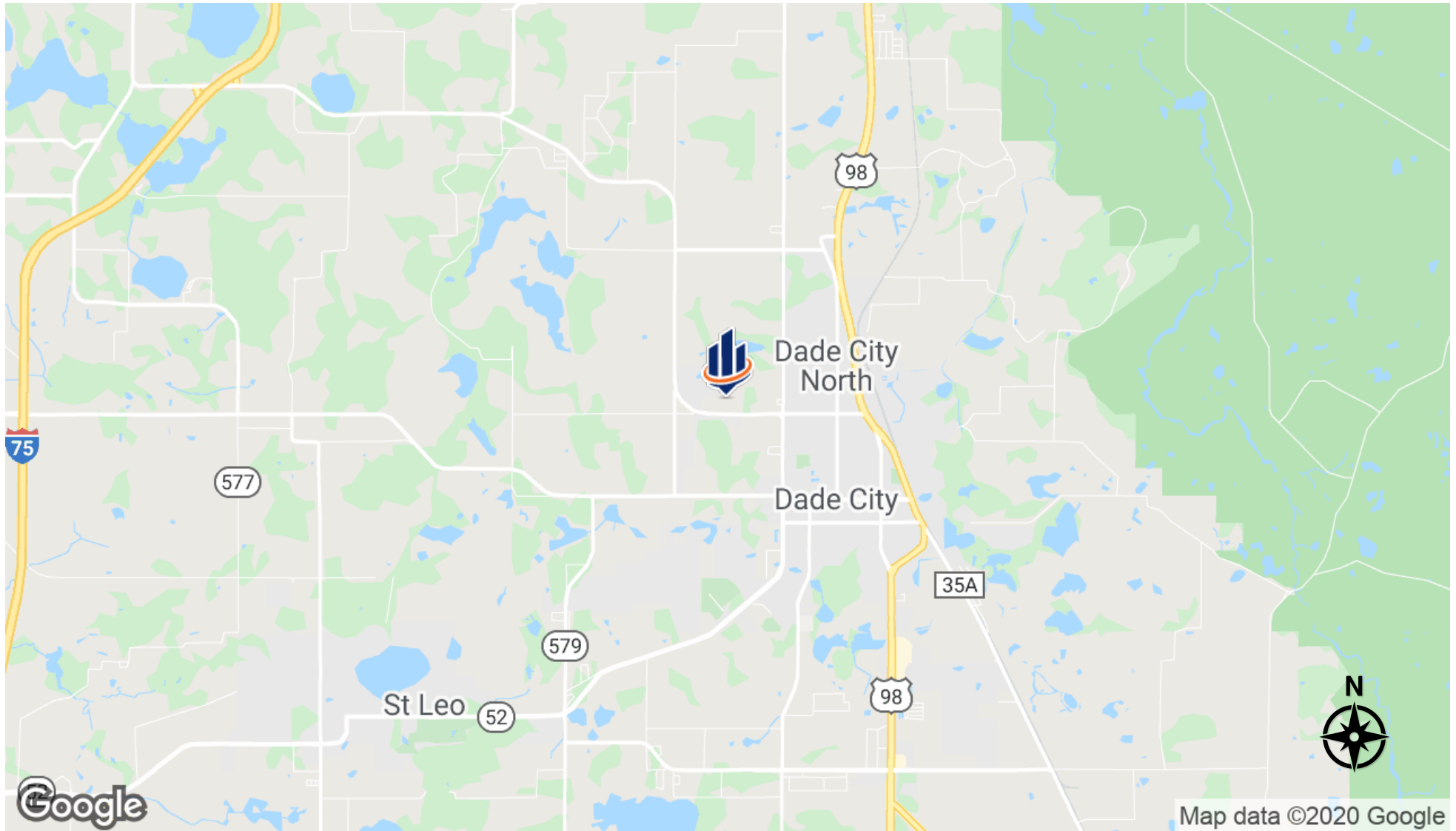
Property is located in the northeastern quadrant of Dade City. The property is on Blanton Rd, 1/2 mile west of SR 52 and 5 miles east of I-75/exit 293. Property is directly south of Pasco Hernando State College.



Regional Map



Location Maps



Demographics Map & Report

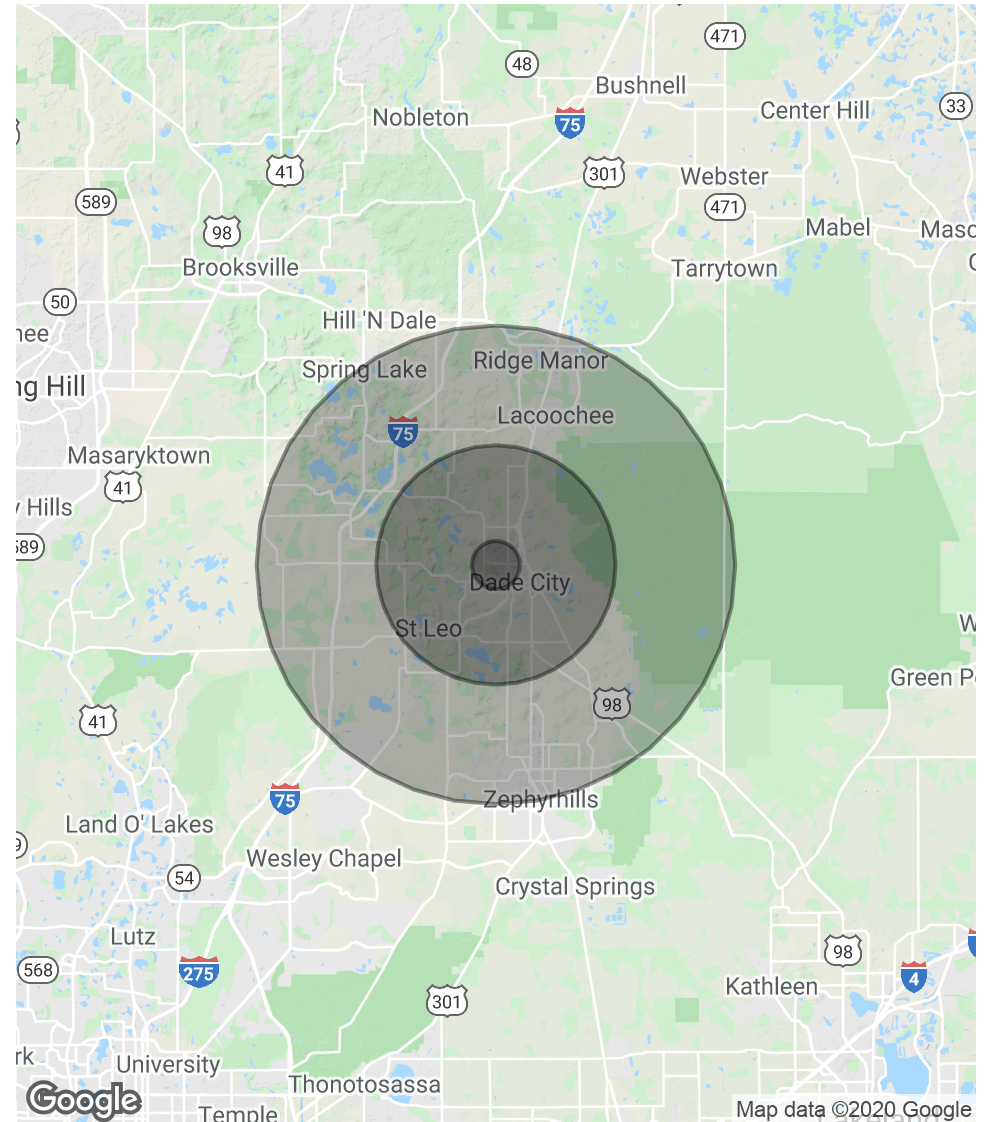
POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	2,565	24,648	82,730
Average age	28.4	35.4	43.5
Average age (Male)	24.7	33.7	42.3
Average age (Female)	31.8	37.6	44.6

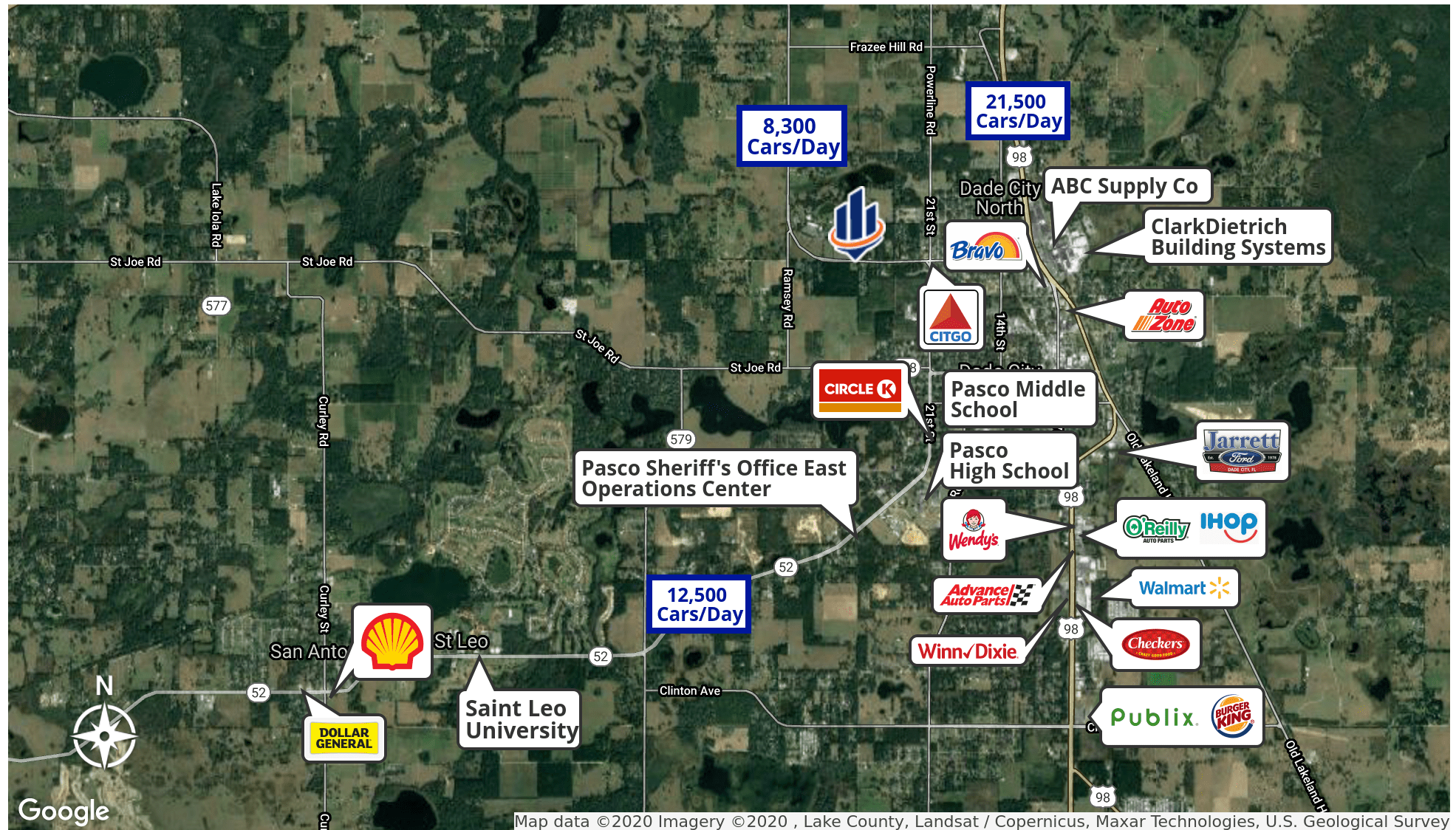
HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	716	7,895	31,290
# of persons per HH	3.6	3.1	2.6
Average HH income	\$45,470	\$58,652	\$55,511
Average house value		\$278,643	\$179,356

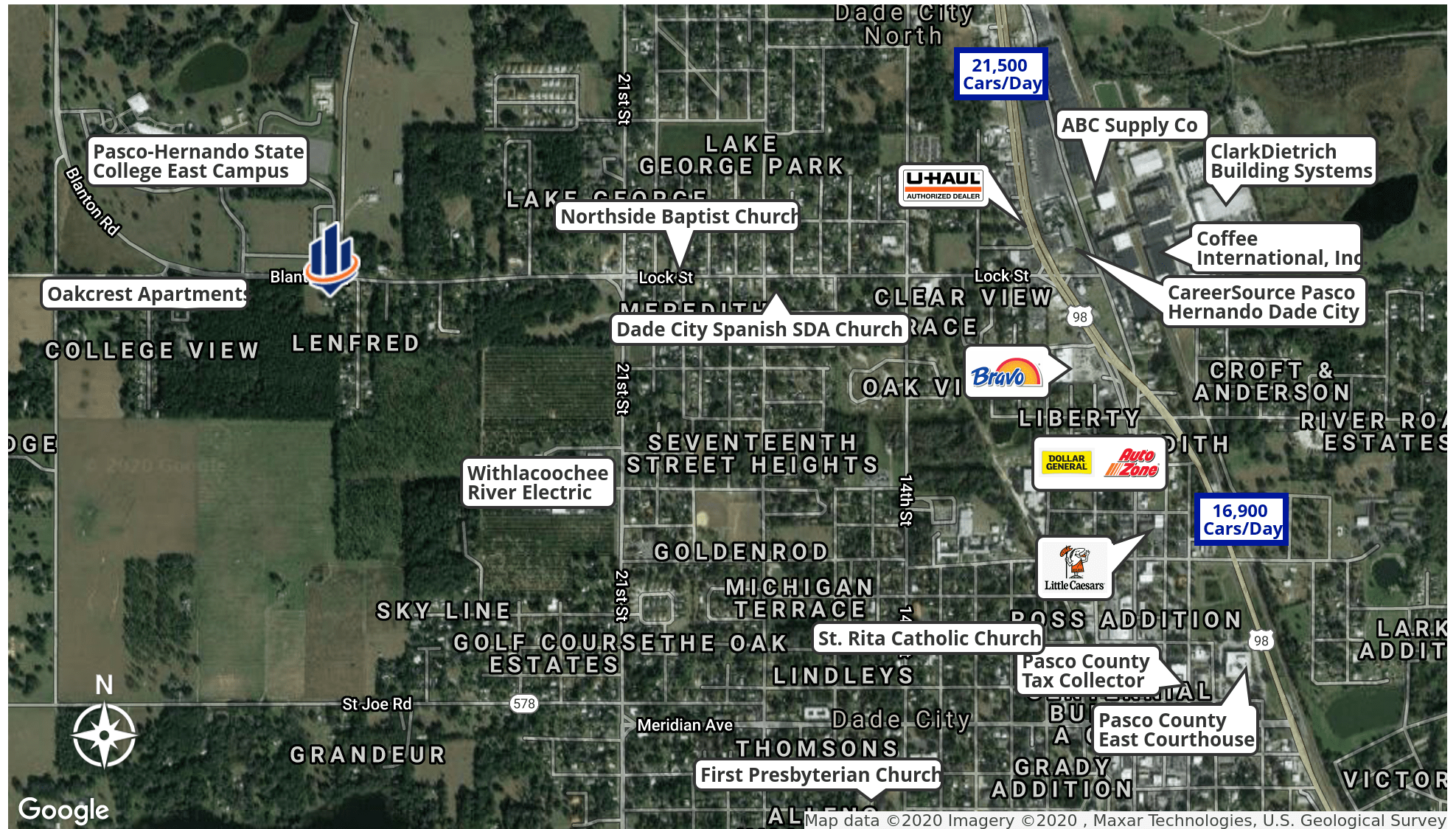
* Demographic data derived from 2010 US Census



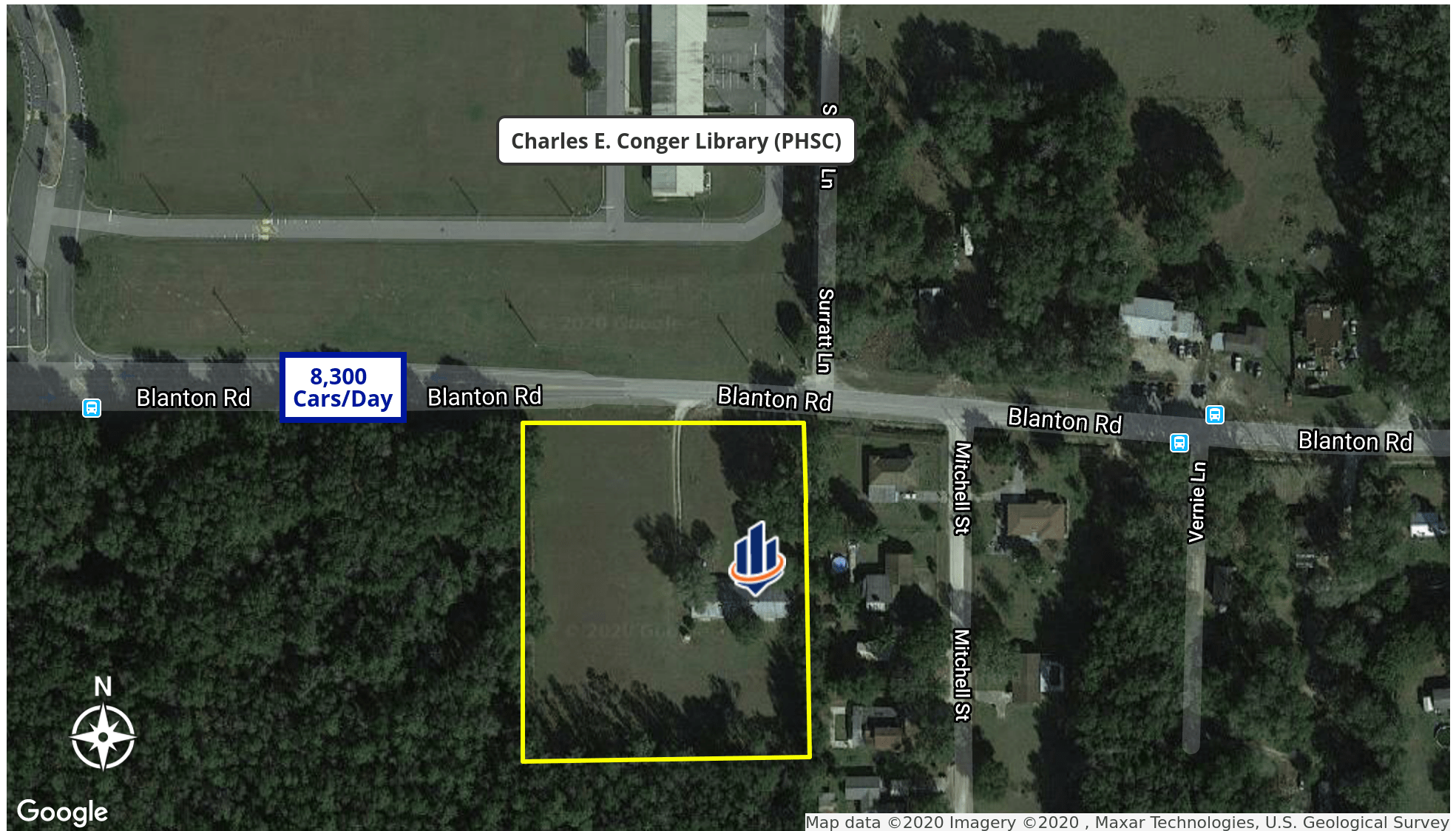
Market Area



Neighborhood



Site Aerial



Frontage View



330+/- Ft. of Frontage on Blanton Rd.

Aerial View Facing East





JAMES HANCOCK

Senior Advisor

jhancock@svn.com

Direct: 863.648.1528 | **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 retail 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

SVN | Saunders Ralston Dantzler

114 N. Tennessee Avenue Suite 300
Lakeland, FL 33801



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Lakeland, FL 33801
863.648.1528
www.svnsaunders.com