



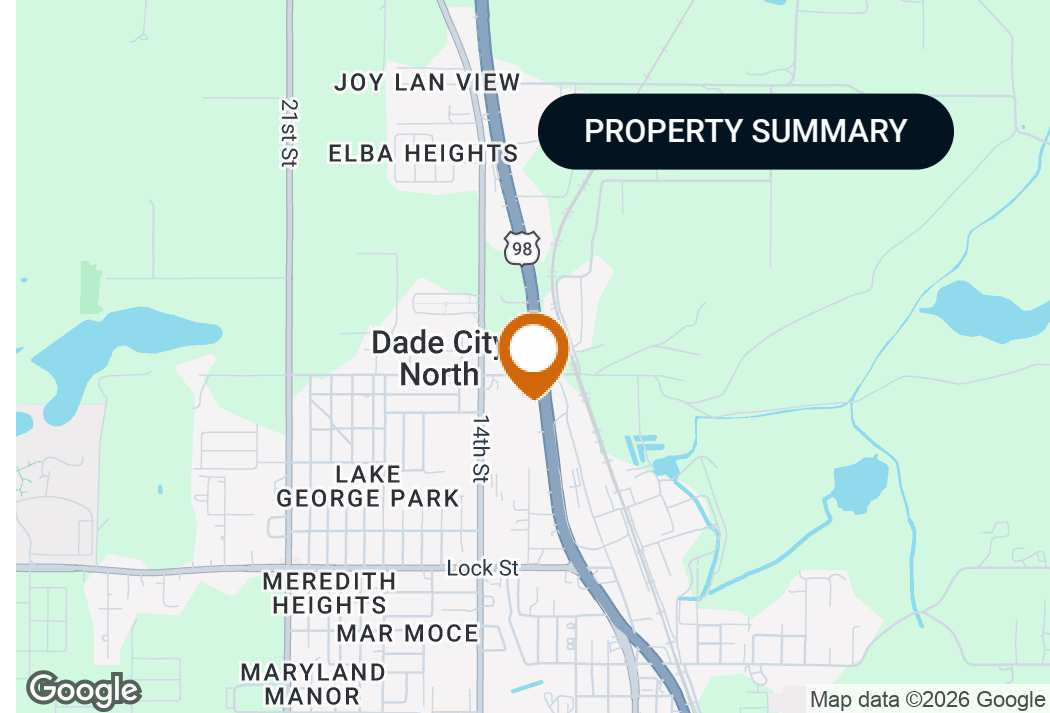
22,000 ±
Cars/Day

Dade City US 301 Commercial & Industrial 9.5 ± Acre Development Site

15401 U.S. 301, Dade City, Florida 33523

Trace Linder
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Offering Summary

Sale Price:	\$3,000,000
Lot Size:	9.5 ± Acres
Price / Acre:	\$315,789
Zoning:	I-1 & C2
PIN:	22-24-21-0000-07400-0000
Traffic Count:	22,000 ± Cars/Day (U.S. Hwy 301)
Road Frontage:	515 ± FT (U.S. Hwy 301)
City:	Dade City
County:	Pasco
State:	Florida

Property Overview

A rare opportunity to secure 9.5 ± acres of I-1 Light Industrial & C-2 General Commercial land with direct US-301 frontage in Dade City's growing northern corridor. With flexible I zoning and exceptional highway visibility, this parcel supports a broad range of development uses including retail strip centers, drive-through concepts, fuel/convenience, and professional services. Positioned along a high-traffic arterial connecting Tampa to Ocala, this site offers immediate access to a rapidly expanding regional customer base.

The portfolio consists of two adjacent parcels sold as-is: a ±7.68-acre I-1 zoned industrial site improved with a 33,600 SF warehouse facility, and a ±1.85-acre C-2 General Commercial parcel with direct US Highway 301 frontage. Together, the properties offer a rare combination of entitlements, highway visibility, and raw acreage that is increasingly difficult to assemble in this corridor.

Property Highlights

- 9.5 ± Acres with frontage on US 301
- Versatile I-1 industrial & C2 commercial zoning
- Ideal redevelopment location
- 5 acres of I-1 yard space with strong IOS demand drivers

LOCATION DESCRIPTION



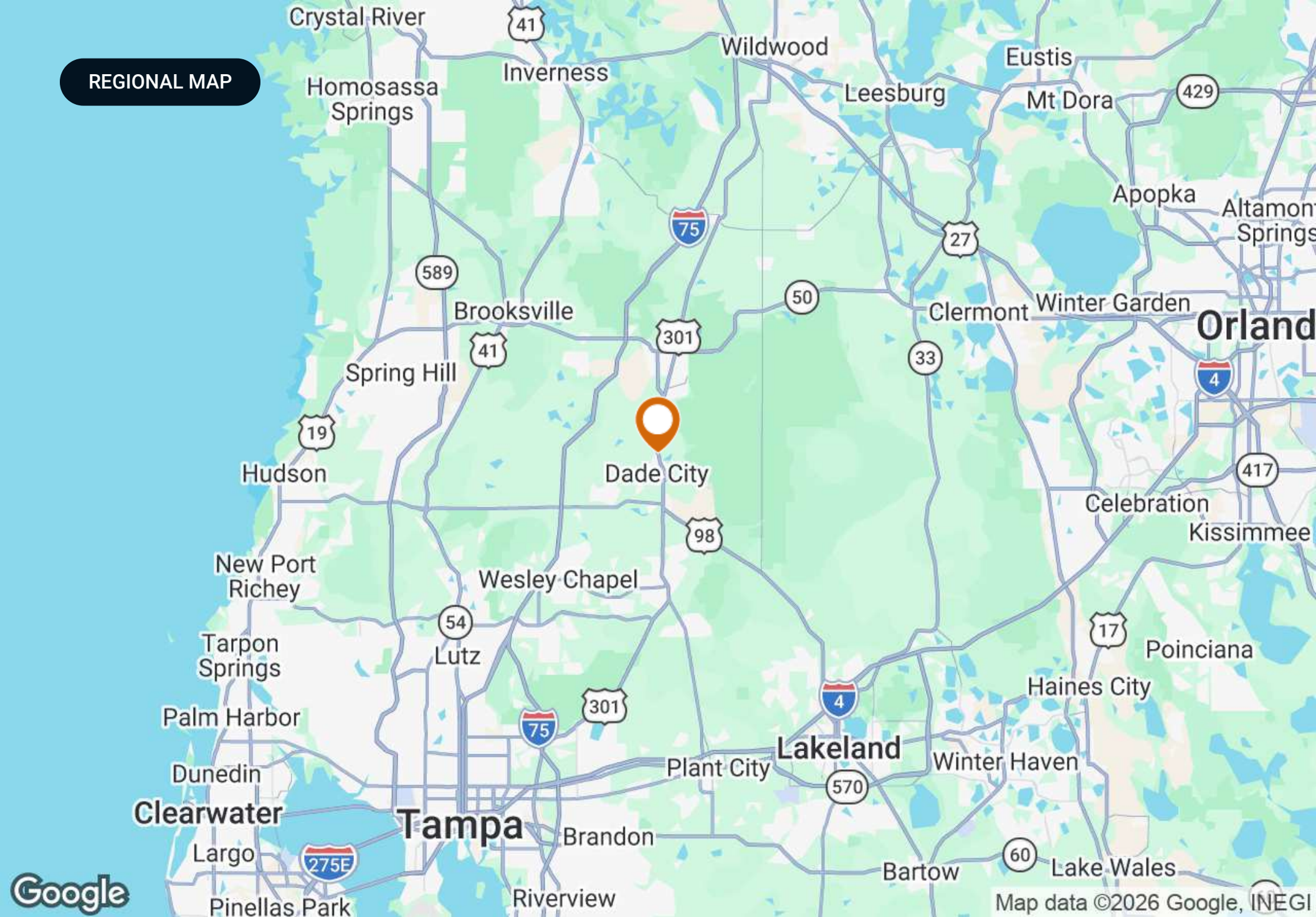
Location Description

This property sits directly on US Highway 301, one of Florida's most strategically significant north-south industrial arteries. The corridor links the Tampa metro to Lakeland, Ocala, and beyond — placing tenants and owners within reach of three major Florida distribution hubs from a single location.

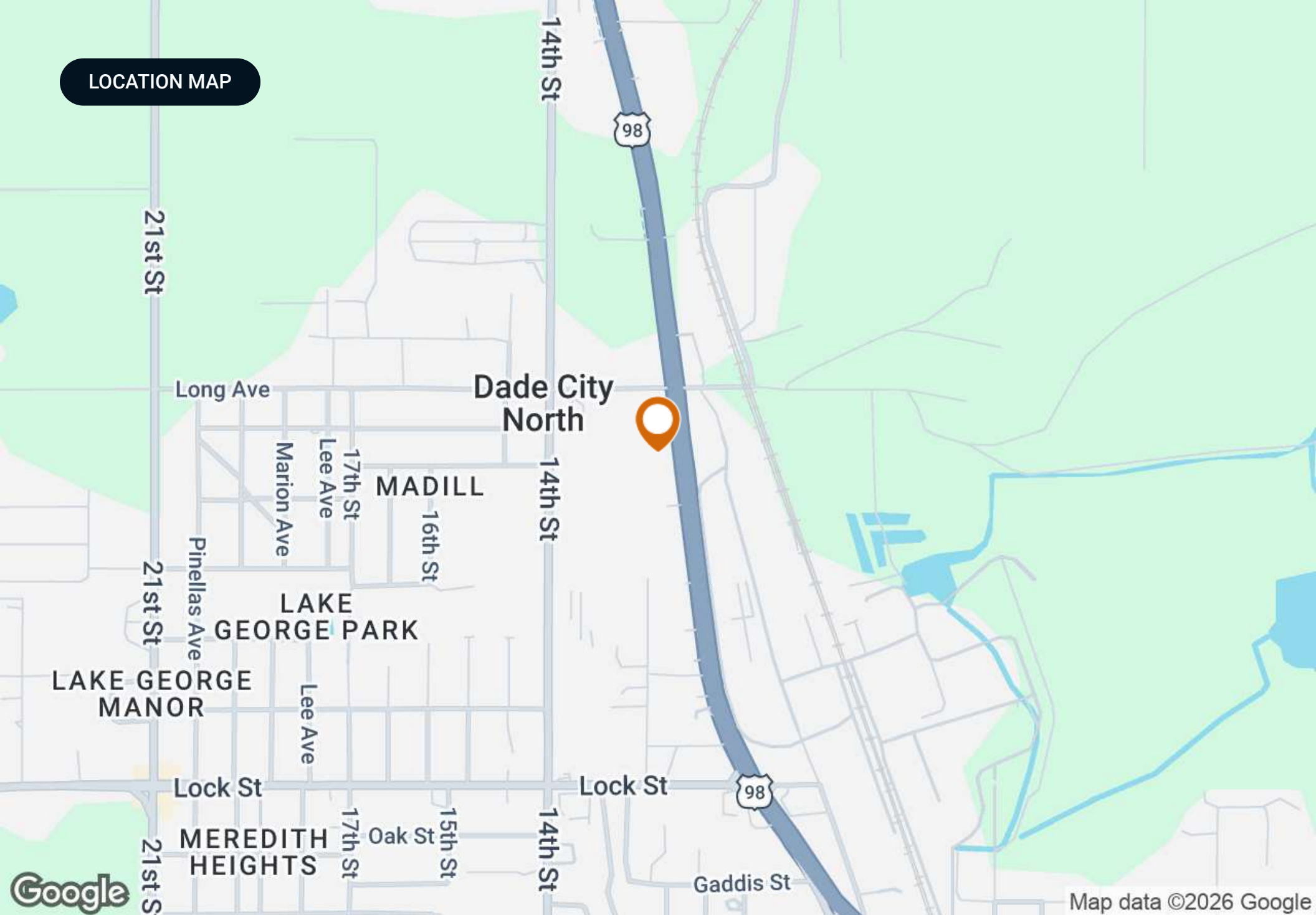
The Pasco County/I-75 industrial corridor is one of Florida's fastest-growing industrial submarkets, driven by population growth, supply chain reshoring, and scarce new inventory north of Tampa.



REGIONAL MAP



LOCATION MAP



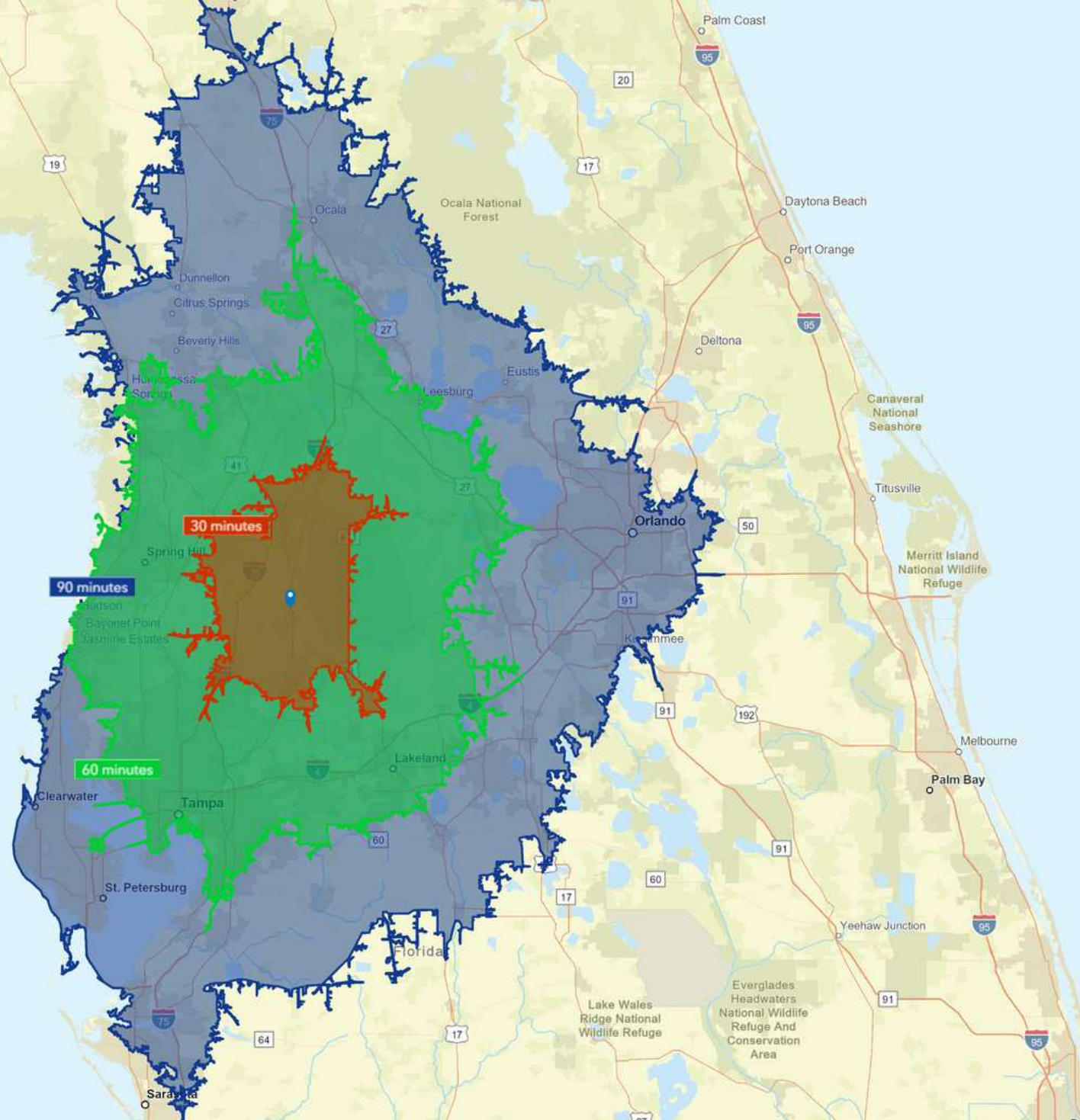


ZONING MAP

7.68 ± Acres
(Zoned I1 - Light Industrial)

1.85 ± Acres
(Zoned C2 - General Commercial)

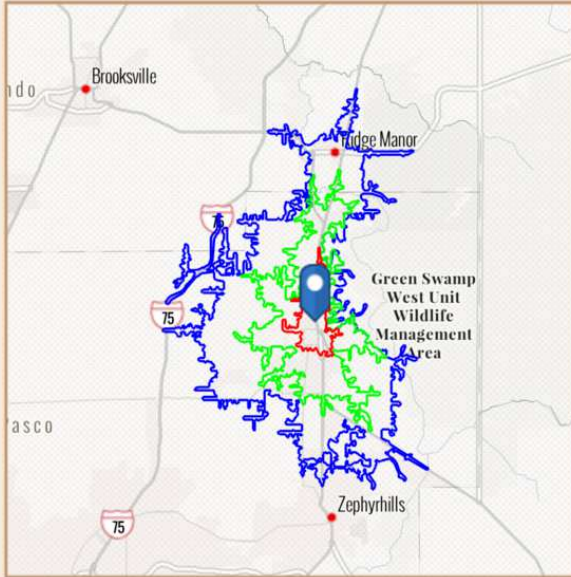
**DRIVE TIME MAP
(30,60,90 MINUTES)**



BENCHMARK DEMOGRAPHICS

15439 US Highway 301, Dade City, Florida, 33523

Drive time of 5 mins, 10 mins, & 15 mins



Based on ideas by Gary M. Ralston, CCIM, SIOR, CPM, CRE, CLS, CDP, CRX, FRICS

Source: This infographic contains data provided by Esri (2025, 2030), Esri-Data Axle (2025)

THE CCIM INSTITUTE



AGE SEGMENTS

	DRIVE TIME			GEOGRAPHY			
	5 mins	10 mins	15 mins	Counties	CBSAs	States	USA
				Pasco County	Tampa-St. Petersburg-Clearwater, FL Metropolitan Statistical Area	Florida	
0 - 4	6.35%	5.86%	4.80%	4.79%	4.70%	4.69%	5.39%
5 - 9	6.32%	5.97%	5.07%	5.27%	5.08%	5.03%	5.75%
10 - 14	7.29%	6.40%	5.30%	5.75%	5.40%	5.34%	5.98%
15 - 19	8.13%	7.05%	8.41%	5.91%	5.84%	5.84%	6.47%
20 - 34	20.45%	18.50%	18.70%	16.25%	18.51%	18.43%	20.33%
35 - 54	23.39%	23.13%	20.87%	24.78%	25.01%	24.41%	25.20%
55 - 74	20.40%	23.48%	25.59%	26.26%	25.41%	25.55%	22.82%
75+	7.72%	9.62%	11.27%	10.97%	10.06%	10.74%	8.05%

HOUSEHOLD INCOME

	5 mins	10 mins	15 mins	Counties	CBSAs	States	USA
				Pasco County	Tampa-St. Petersburg-Clearwater, FL Metropolitan Statistical Area	Florida	
<\$15,000	10.5%	10.3%	8.5%	8.3%	8.2%	8.0%	8.3%
\$15,000-\$24,999	7.0%	7.8%	8.1%	6.2%	5.8%	5.8%	5.9%
\$25,000-\$34,999	8.5%	8.6%	7.6%	6.9%	6.6%	6.7%	6.3%
\$35,000-\$49,999	10.0%	9.2%	10.1%	10.4%	10.4%	10.5%	9.8%
\$50,000-\$74,999	24.5%	20.1%	19.9%	16.1%	16.9%	16.9%	15.6%
\$75,000-\$99,999	13.4%	15.3%	13.1%	12.4%	12.8%	12.9%	12.5%
\$100,000-\$149,999	12.5%	17.1%	17.8%	19.7%	18.3%	18.4%	17.8%
\$150,000-\$199,999	5.6%	5.2%	6.7%	8.7%	8.8%	8.7%	9.8%
\$200,000+	7.9%	6.5%	8.3%	11.3%	12.0%	12.1%	14.0%

KEY FACTS

	5 mins	10 mins	15 mins	Counties	CBSAs	States	USA
				Pasco County	Tampa-St. Petersburg-Clearwater, FL Metropolitan Statistical Area	Florida	
Population	7,250	18,506	38,538	638,322	3,385,153	23,027,836	339,887,819
Daytime Population	9,833	19,987	38,573	566,746	3,364,494	22,846,618	338,218,372
Employees	2,820	7,507	14,639	269,280	1,636,712	10,832,721	167,630,539
Households	2,462	6,824	14,418	258,210	1,406,545	9,263,074	132,422,916
Average HH Size	2.87	2.66	2.49	2.44	2.36	2.43	2.50
Median Age	36.1	39.9	42.3	44.8	43.2	43.6	39.6

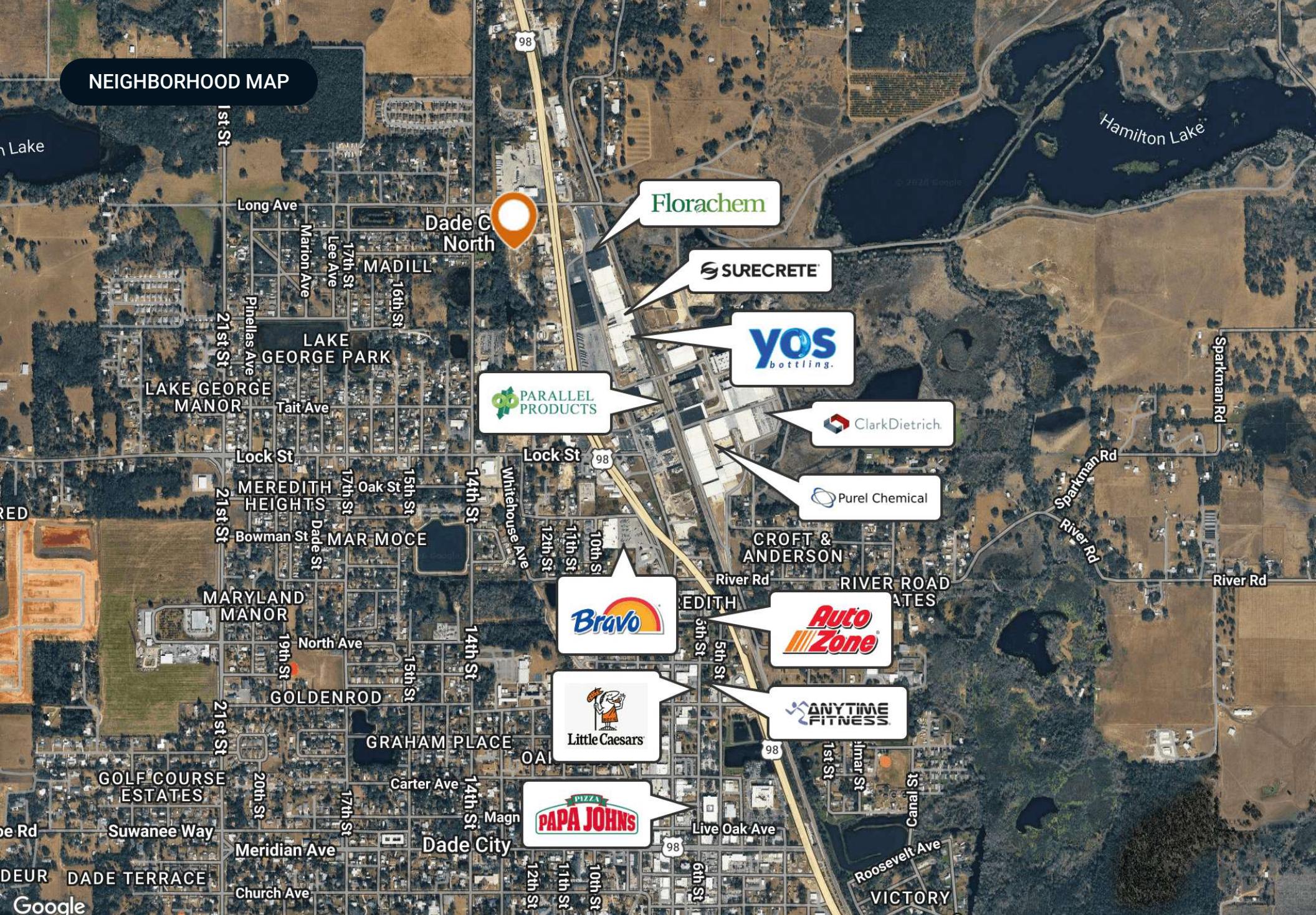
HOUSING FACTS

	5 mins	10 mins	15 mins	Counties	CBSAs	States	USA
				Pasco County	Tampa-St. Petersburg-Clearwater, FL Metropolitan Statistical Area	Florida	
Median Home Value	218,000	273,409	337,919	371,248	404,577	416,969	370,578
Owner Occupied %	57.3%	66.7%	75.6%	75.8%	67.0%	67.2%	64.2%
Renter Occupied %	42.7%	33.3%	24.4%	24.2%	33.0%	32.8%	35.8%
Total Housing Units	2,746	7,744	16,427	292,548	1,564,169	10,635,372	146,800,552

INCOME FACTS

	5 mins	10 mins	15 mins	Counties	CBSAs	States	USA
				Pasco County	Tampa-St. Petersburg-Clearwater, FL Metropolitan Statistical Area	Florida	
Median HH Income	\$64,172	\$67,269	\$69,206	\$78,282	\$78,083	\$78,205	\$81,624
Per Capita Income	\$29,433	\$31,366	\$34,947	\$42,166	\$45,617	\$44,891	\$45,360
Median Net Worth	\$113,367	\$156,818	\$245,033	\$285,843	\$245,761	\$253,219	\$228,144

NEIGHBORHOOD MAP



ADVISOR BIOGRAPHY



Trace Linder

Advisor

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Direct: **877-518-5263 x463** | Cell: **863-287-3281**

Professional Background

Trace Linder is an Advisor at Saunders Real Estate.

Trace is a licensed real estate sales associate based in Tampa, FL. As a fourth-generation Floridian raised in the Lakeland area, Trace has strong ties to the heart of Florida's cattle and citrus country. He is an avid outdoorsman with a passion for wildlife, conservation, and most importantly the land.

Trace earned his Bachelor of Science degree from the University of Florida's Agricultural Operations Management program before embarking on a twelve-year career in construction equipment sales for one of the leading Caterpillar machinery dealerships in the United States. His sales and management experience later led him to become the North American General Manager for an international construction equipment manufacturer. Throughout his career in sales and customer relations, Trace has always prioritized the needs of his clients.

In addition to his professional accomplishments, Trace is a Caterpillar Six Sigma Black Belt and an active member of several organizations dedicated to wildlife conservation, including Ducks Unlimited, The National Wild Turkey Federation, and Captains for Clean Water. He is also the Chairman of Conservation Florida's Central Florida Advisory Board.

Trace Specializes in:

- Commercial & Industrial
- Residential Development
- Recreational & Hunting Land

ADVISOR BIOGRAPHY



Sid Bhatt, CCIM, SIOR

Senior Advisor

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Direct: **877-518-5263 x484** | Cell: **704-930-8179**

Professional Background

Sid Bhatt, CCIM, SIOR is a Senior Advisor at Saunders Real Estate.

An expert in his field, Sid primarily focuses on managing investment sales, leasing, and property management in the Tampa Bay area. He specializes in critical industrial real estate assets with a focus on 3rd party logistics, cold storage, life science, and sale leasebacks. With over 15 years of commercial real estate experience, Sid has achieved a career sales volume close to \$100 million, fostering client relationships with Lightstone, EB5 United, L&M Development, Switzenbaum & Associates, Crossharbor Capital, CanAM, Big River Steel, Strand Capital, Dollar General & CleanAF Operations, Inc.

In 2008, Sid began his commercial brokerage career in the Carolinas with Coldwell Banker and later with NNNet Advisors, Marcus & Millichap, and eventually the SVN Commercial Advisory Group. Now, Sid has seamlessly transitioned his expertise and deep market insights by joining SVN | Saunders Ralston Dantzler Real Estate.

Since the start, Sid has proven to be an effective deal manager who has strategically penetrated key markets in single & multi-tenant assets through his relationships with developers, private client capital, and overseas investors. He has a strong history of working in investment banking with private placement transactions for accredited investors in structured real estate bonds.

Prior to becoming a commercial broker, Sid worked for over 20 years in sales and marketing management with Hewlett Packard/Agilent Technologies. He was instrumental in implementing several corporate real estate projects, namely the Centers of Excellence in CA, DE, and across the US and Canada. Sid also holds an MBA from Fordham University, NY, and a Certificate of Professional Development from the University of Pennsylvania – The Wharton School.

Sid was awarded the coveted CCIM (Certified Commercial Investment Member) designation in 2010 and the SIOR (Society of Industrial & Office Realtors) in 2022. He is involved in the following charities : DNS Relief Fund, Samaritan's Purse and Gideons International.

Sid Bhatt specializes in:

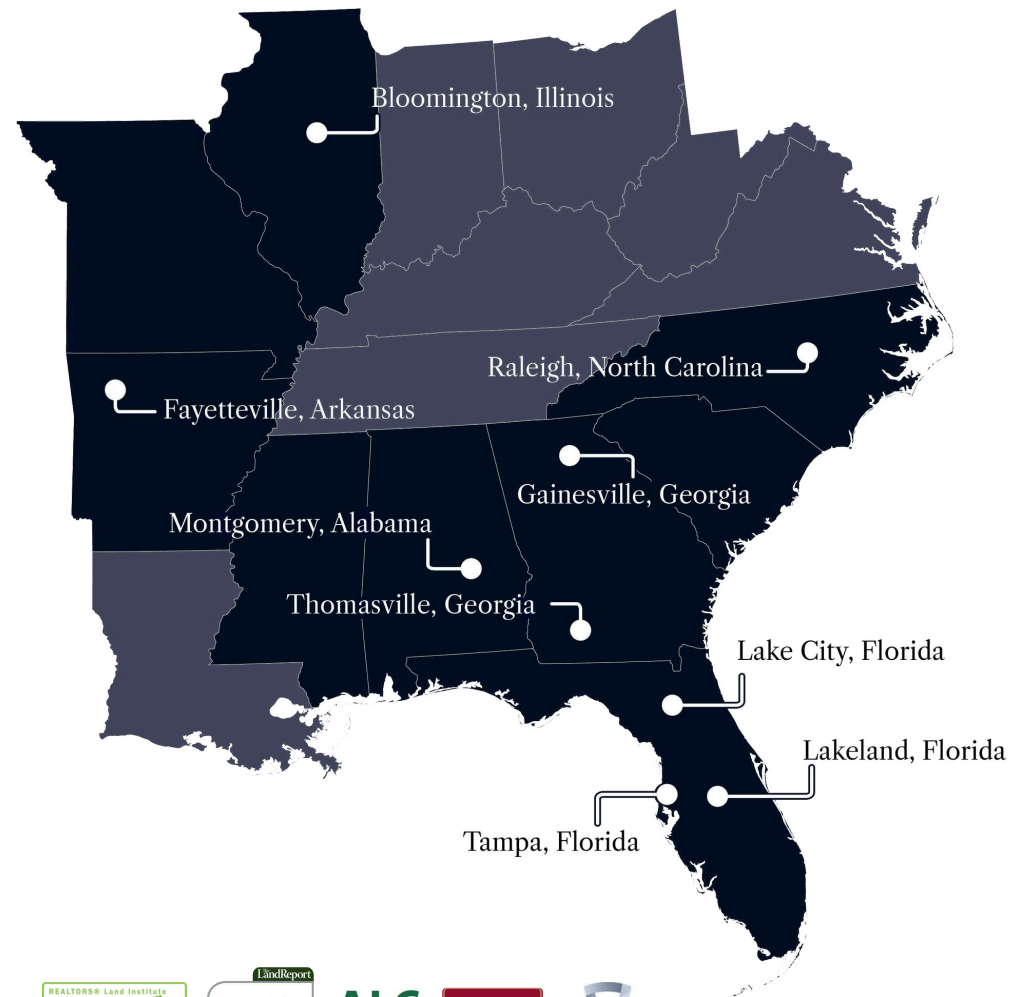
- Industrial
- Retail
- Office



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At Saunders Real Estate, we deliver full-service real estate solutions, built on more than 30 years of trusted experience. Our dedicated teams offer tailored guidance backed by deep regional insight and a proven track record. We believe that successful outcomes start with strong relationships built on trust and a shared commitment to your goals.



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