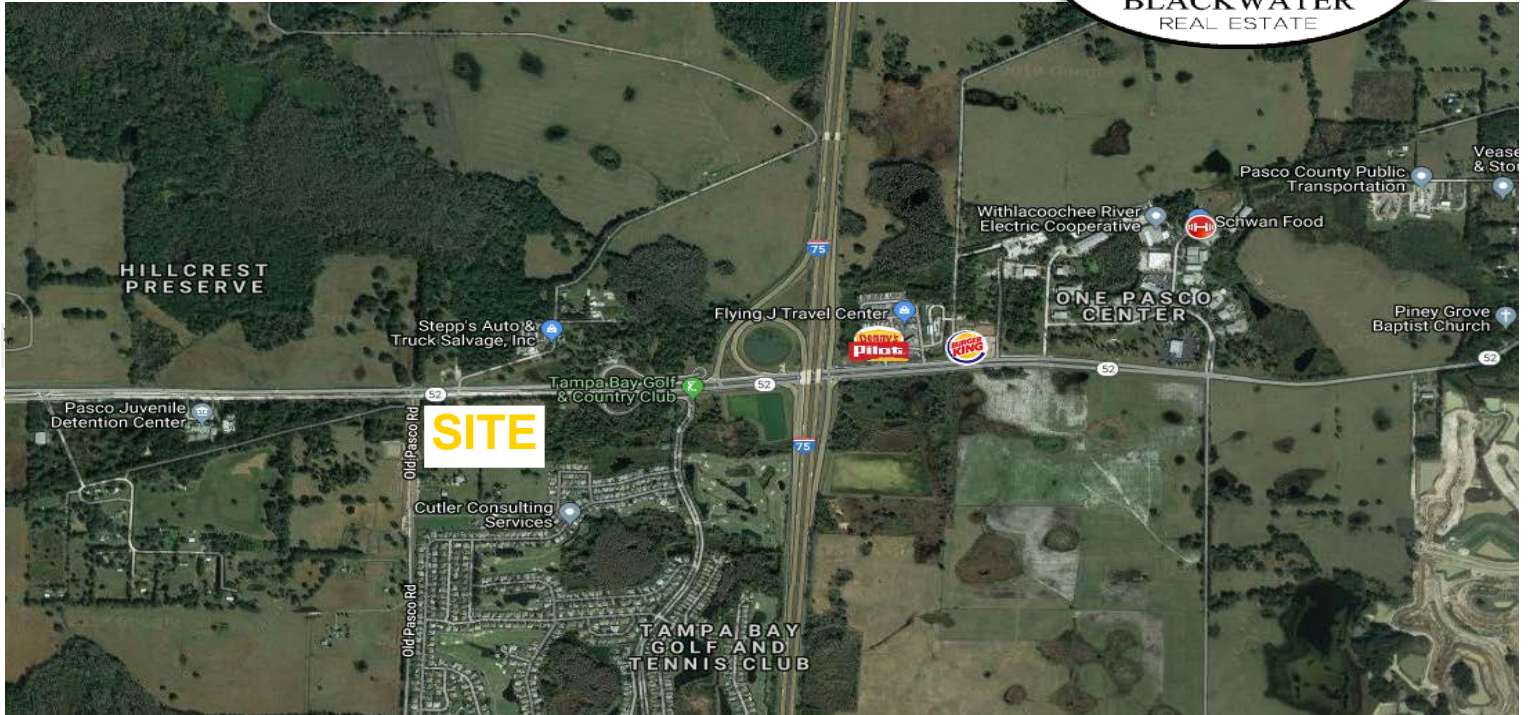
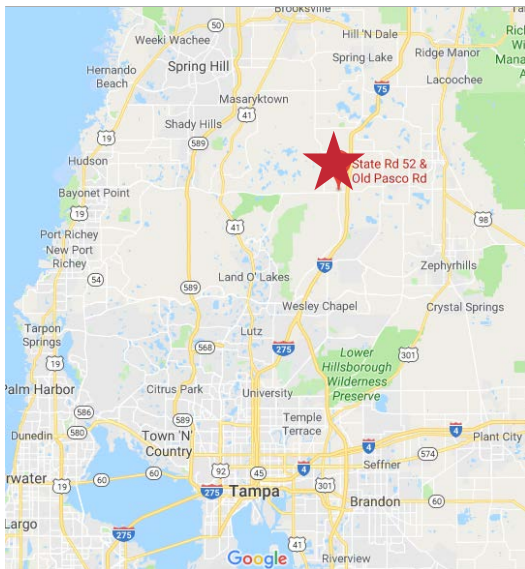


# S.R. 52 & Old Pasco Rd.



## OUTPARCELS AVAILABLE 18 ACRE SITE



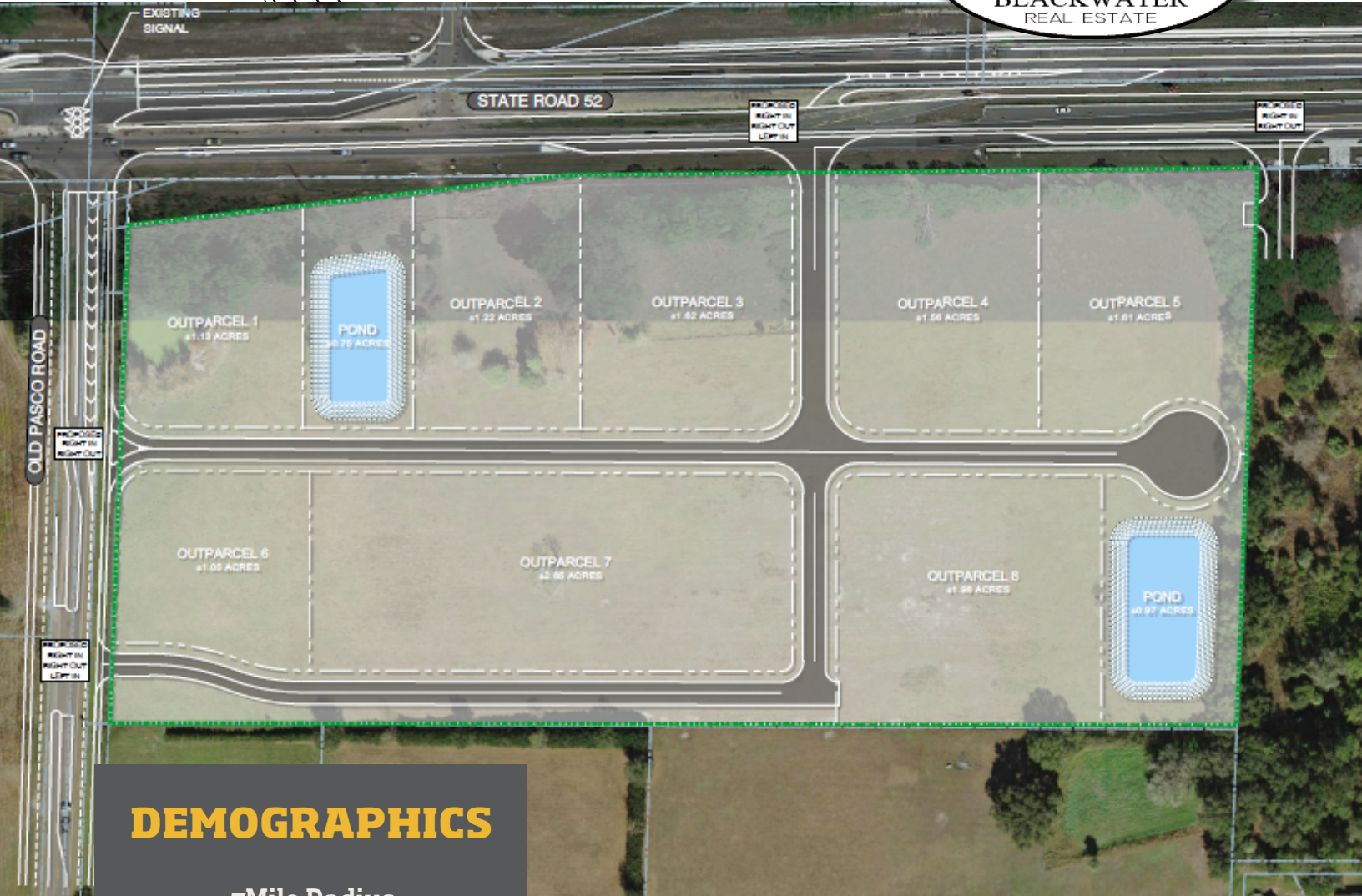
- Outparcels Available ranging from 1 Acre to 10 Acres
- 18,600 VPD in front of site on S.R. 52
- 1270 ft frontage along S.R. 52
- S.R. 52 recently widened to a 4-lane road
- Future Development of Connected City located less than 1 mile from site (142,500 res. units and 115,000 s.f. commercial)

**FOR LEASE • NEW DEVELOPMENT**

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John Abernathy 205-972-9627 • [johna@blackwaterresources.com](mailto:johna@blackwaterresources.com)

# S.R. 52 & Old Pasco Rd.



## DEMOGRAPHICS

7Mile Radius

Population  
47,243

Average HH Income  
\$98,650

- Property is currently zoned for C-2 “General Commercial District”
- Land use is “Retail, Office, Residential”
- Direct access to property from both S.R. 52 and Old Pasco Road
- Site is 0.5 mi from I-75

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