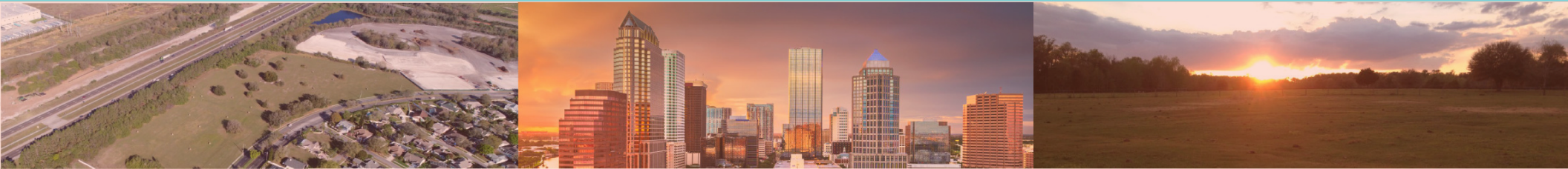


We know this land.



Eshenbaugh

LAND COMPANY

The Dirt Dog



304 S. WILLOW AVENUE

TAMPA, FL 33606

813.287.8787

www.thedirtdog.com

Additional Photos



Property Description

PROPERTY DESCRIPTION

Introducing an exceptional investment opportunity in the heart of New Port Richey, FL. This prime property boasts a coveted C2 zoning, making it an ideal space for a range of commercial and office uses. With 563 feet of frontage on Trouble Creek Road and 232 feet of depth, this property offers unparalleled visibility and potential. Notably, it stands out as a smart investment opportunity, being located outside of flood zones and free from wetlands. The property has drainage rights to the retention pond to the north as well. Additionally, the property features 25 feet of frontage on Little Road, enhancing its accessibility and desirability for prospective retail or land investors. Don't miss the chance to secure a strategic investment in this thriving area. Gas station uses are restricted.

LOCATION DESCRIPTION

The property is located in the SW quadrant of Trouble Creek Road and Little Road in Pasco County, FL. It has frontage on both streets as well as on Little Deer Parkway and wraps the existing Dunkin Donuts.

MUNICIPALITY

Pasco County

PROPERTY SIZE

3.66 Acres

ZONING

C2

PARCEL ID

11-26-16-0020-03700-0010

PROPERTY OWNER

Sunfield Homes Inc & Orsi Development Inc

PRICE

\$2,750,000

BROKER CONTACT INFO

Ryan Sampson, CCIM, ALC

Senior Advisor/Managing Partner

813.287.8787 x104

Ryan@TheDirtDog.com

Additional Photos



Additional Photos



Demographics Map & Report

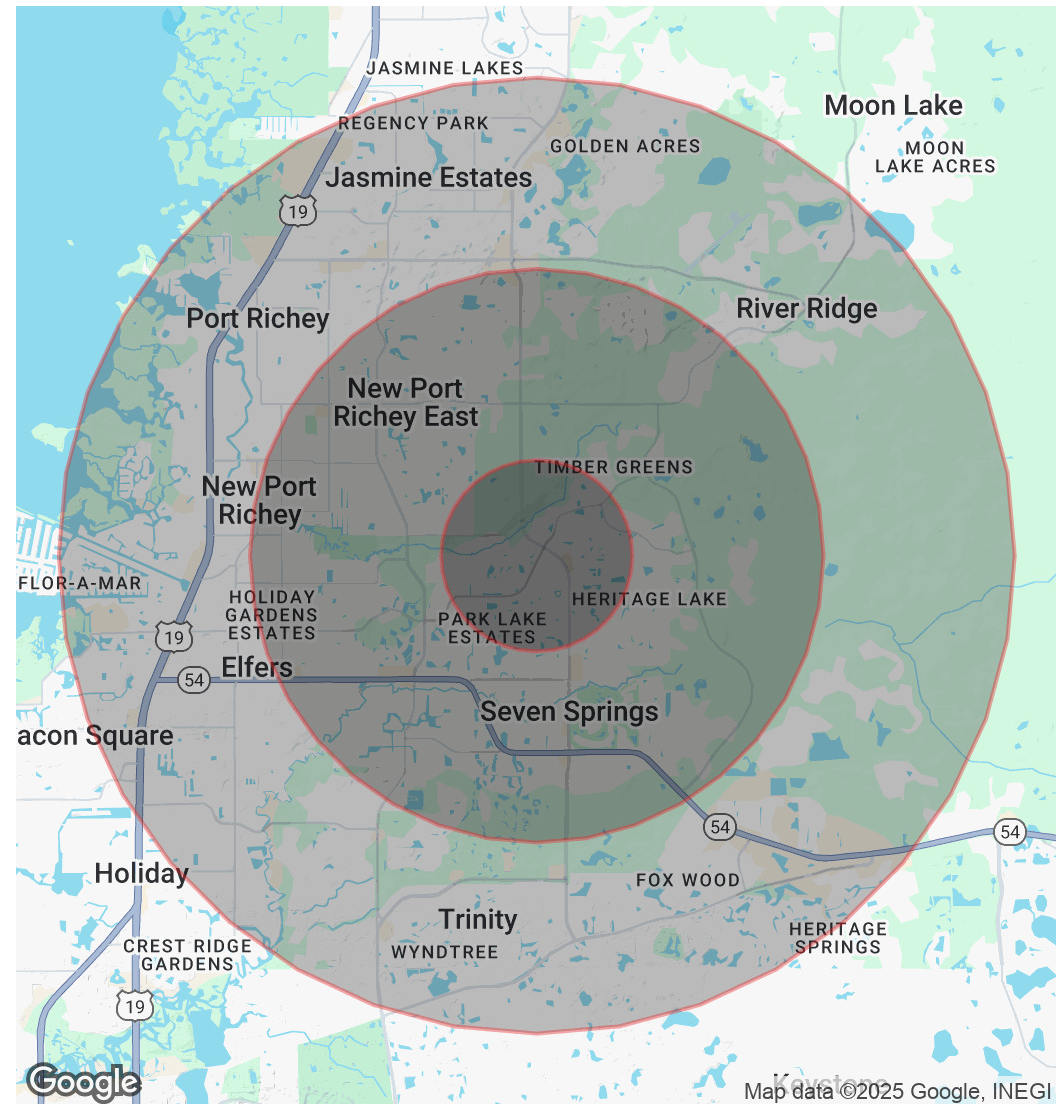
POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	7,665	65,630	177,194
Average Age	51	47	46
Average Age (Male)	50	46	44
Average Age (Female)	52	48	47

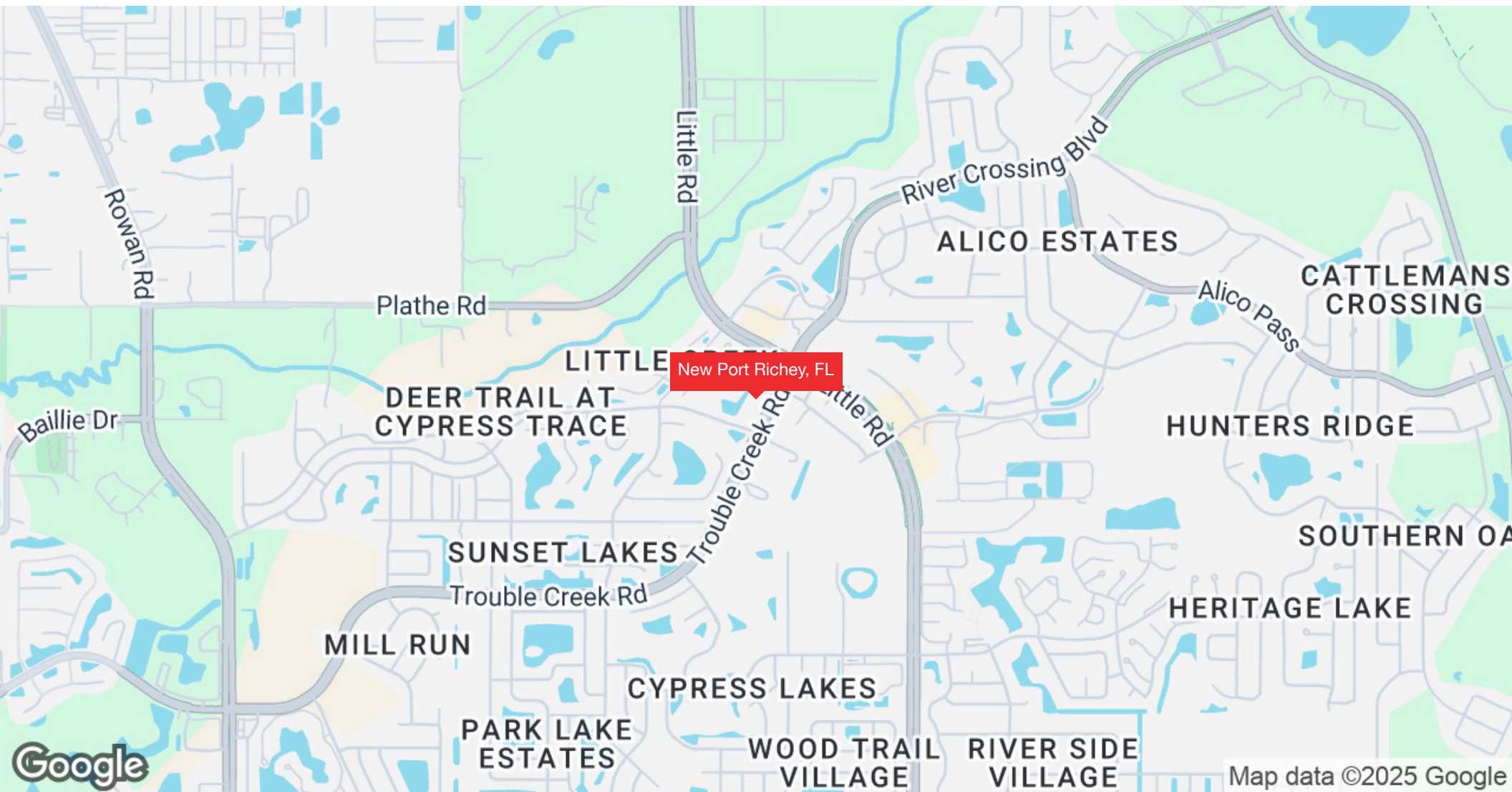
HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	3,456	28,799	74,940
# of Persons per HH	2.2	2.3	2.4
Average HH Income	\$82,342	\$74,427	\$80,272
Average House Value	\$288,110	\$252,393	\$289,013

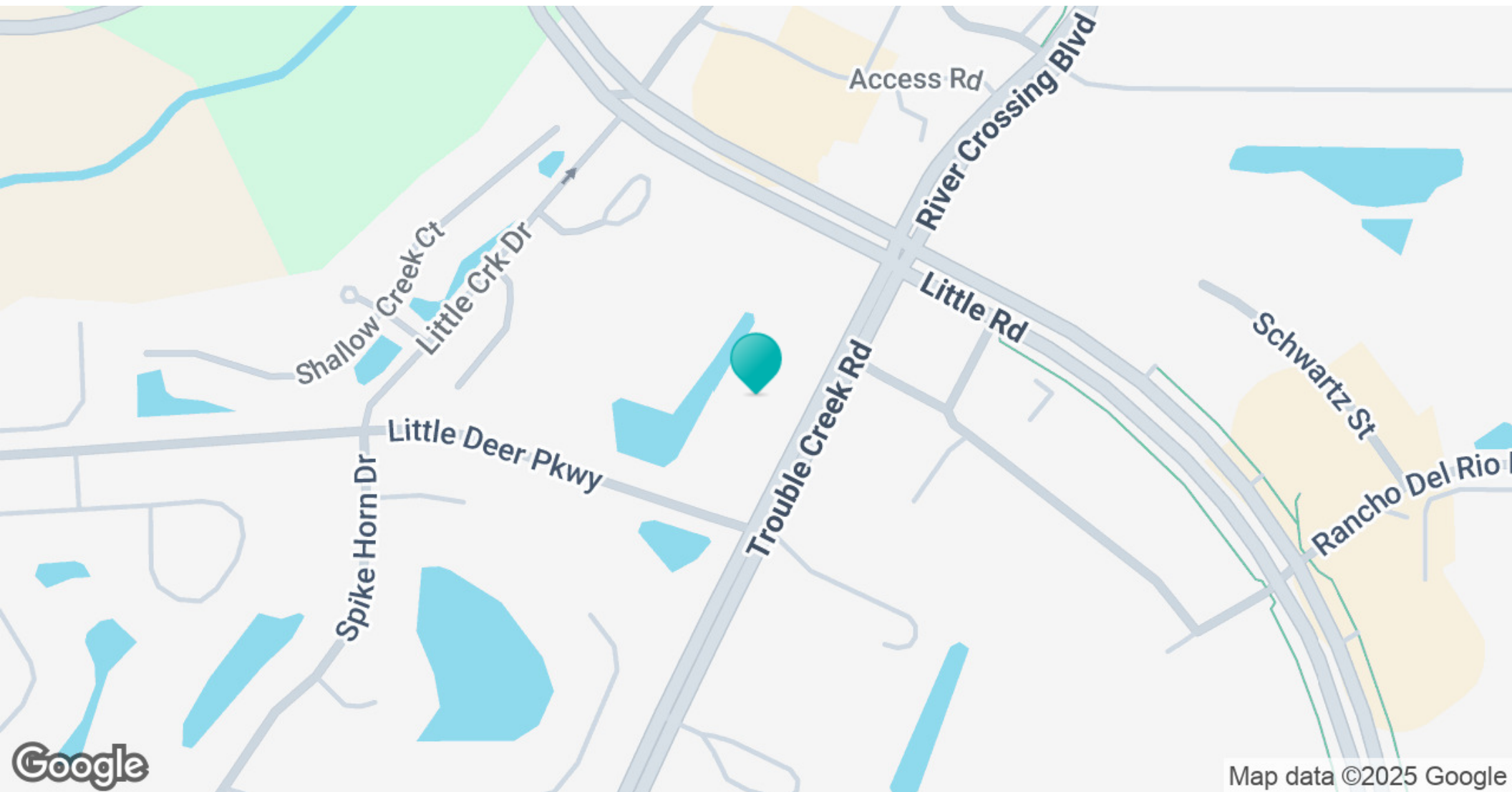
Demographics data derived from AlphaMap



Regional Map



Location Map



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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Eshenbaugh Land Company, LLC in compliance with all applicable fair housing and equal opportunity laws.

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