



RESTAURANT/RETAIL/GAS STATION LAND FOR GROUND LEASE 7008 & 7026 LITTLE ROAD, NEW PORT RICHEY, FL 34654



Prime Ground Lease Opportunity

Nestled within the exciting transformation of New Port Corners, this 2.24-acre corner site is perfectly positioned at the intersection of Little and Decubellis Road. Located within a dynamic new housing development by Lennar Homes, this walkable and connected mixed-use community is designed to be a vibrant destination. Thoughtfully integrated neighborhood parks, modern amenity centers, and preserved conservation areas create an inviting environment, all seamlessly connected through pedestrian-friendly pathways and bicycle-friendly greenways—fostering a lifestyle of convenience, accessibility, and community engagement.

The information contained herein was collected from sources deemed to be reliable, however Santek Management, LLC, it's agents and clients, cannot be responsible for changes, errors, omissions, withdrawal, & or prior sale.

Will Kochenour III
Director of Acquisitions/ Lic. Real Estate Broker
Santek Management, LLC
C:727.314.5689
wkochenour@santekmanagement.com

COMMERCIAL Real Estate
R REALTOR®

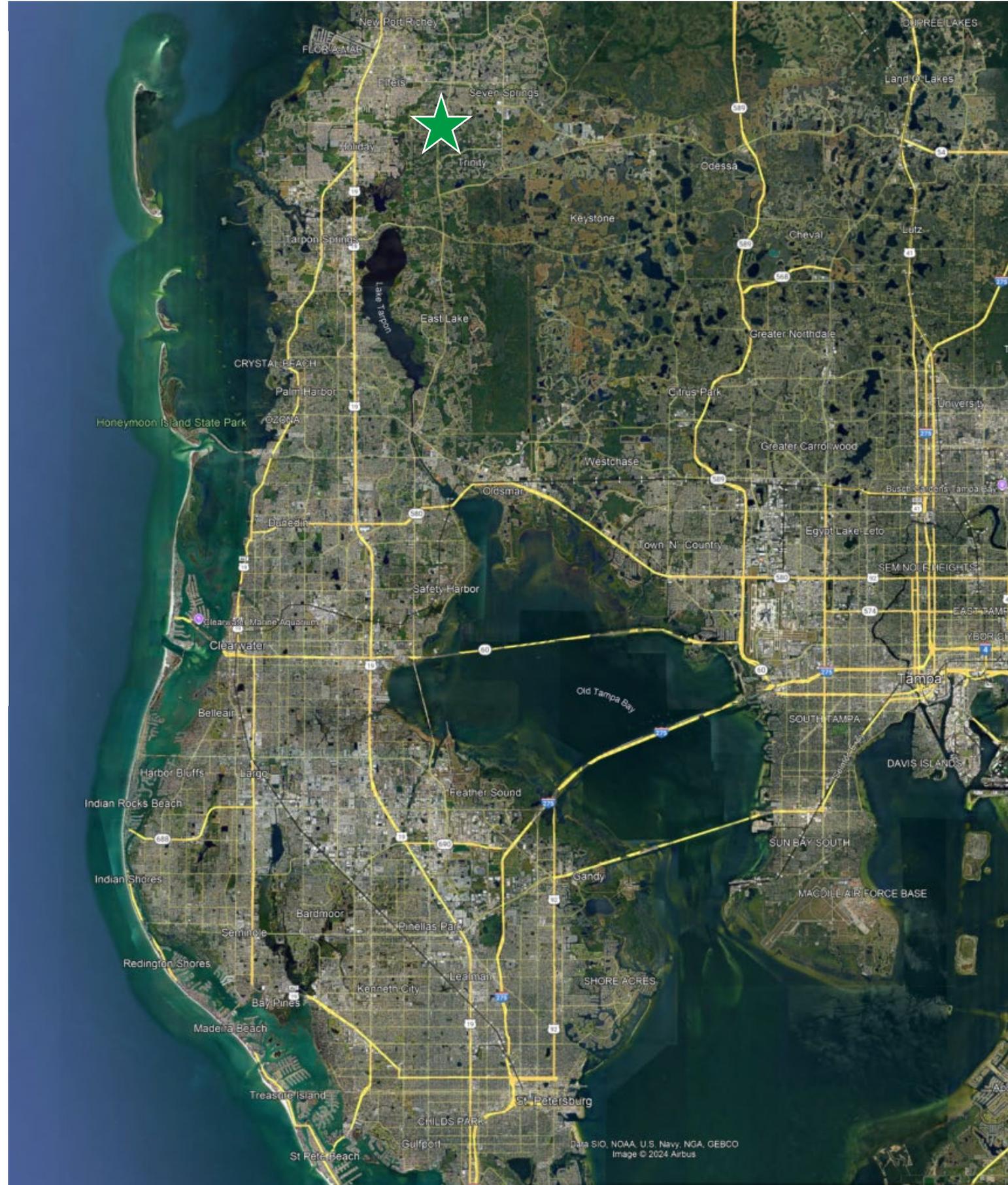


RESTAURANT/RETAIL/GAS STATION LAND FOR GROUND LEASE

7008 & 7026 LITTLE ROAD, NEW PORT RICHEY, FL 34654

Location Overview

Located in Pasco County along Florida's west coast, New Port Richey is a charming city near the Gulf of Mexico and part of the greater Tampa Bay metropolitan area. Situated approximately 35 miles northwest of downtown Tampa, the city offers convenient access via U.S. Route 19, a major north-south corridor along Florida's west coast, and State Road 54, which connects to surrounding areas. With a population of approximately 17,000 to 18,000 residents, New Port Richey is known for its welcoming suburban atmosphere and has become a popular destination for retirees due to its affordable housing, coastal lifestyle, and proximity to recreational opportunities. The city features a quaint downtown district with historic buildings, art galleries, local shopping, restaurants, and year-round cultural events. The real estate market in New Port Richey offers a diverse mix of housing options, including affordable single-family homes, townhouses, and larger estates, making it more budget-friendly compared to nearby cities like Tampa or St. Petersburg. Transportation is convenient, with local bus services and Tampa International Airport (TPA) just 30 minutes away, providing seamless domestic and international travel options. Whether you're looking for a relaxed coastal lifestyle or easy access to urban amenities, New Port Richey blends small-town charm with big-city convenience.



DEMOGRAPHICS	1-MILE	3-MILE	5-MILE
POPULATION	4,397	71,560	166,500
AVERAGE HH INCOME	\$60,213	\$62,265	\$65,985
MEDIAN AGE	46.7	46.2	45.5
TRAFFIC COUNTS	42,000 AADT Little Rd. & 13,300 AADT Decubellis Rd		

Will Kochenour III

Director of Acquisitions/ Lic. Real Estate Broker

Santek Management, LLC

C:727.314.5689

wkochenour@santekmanagement.com

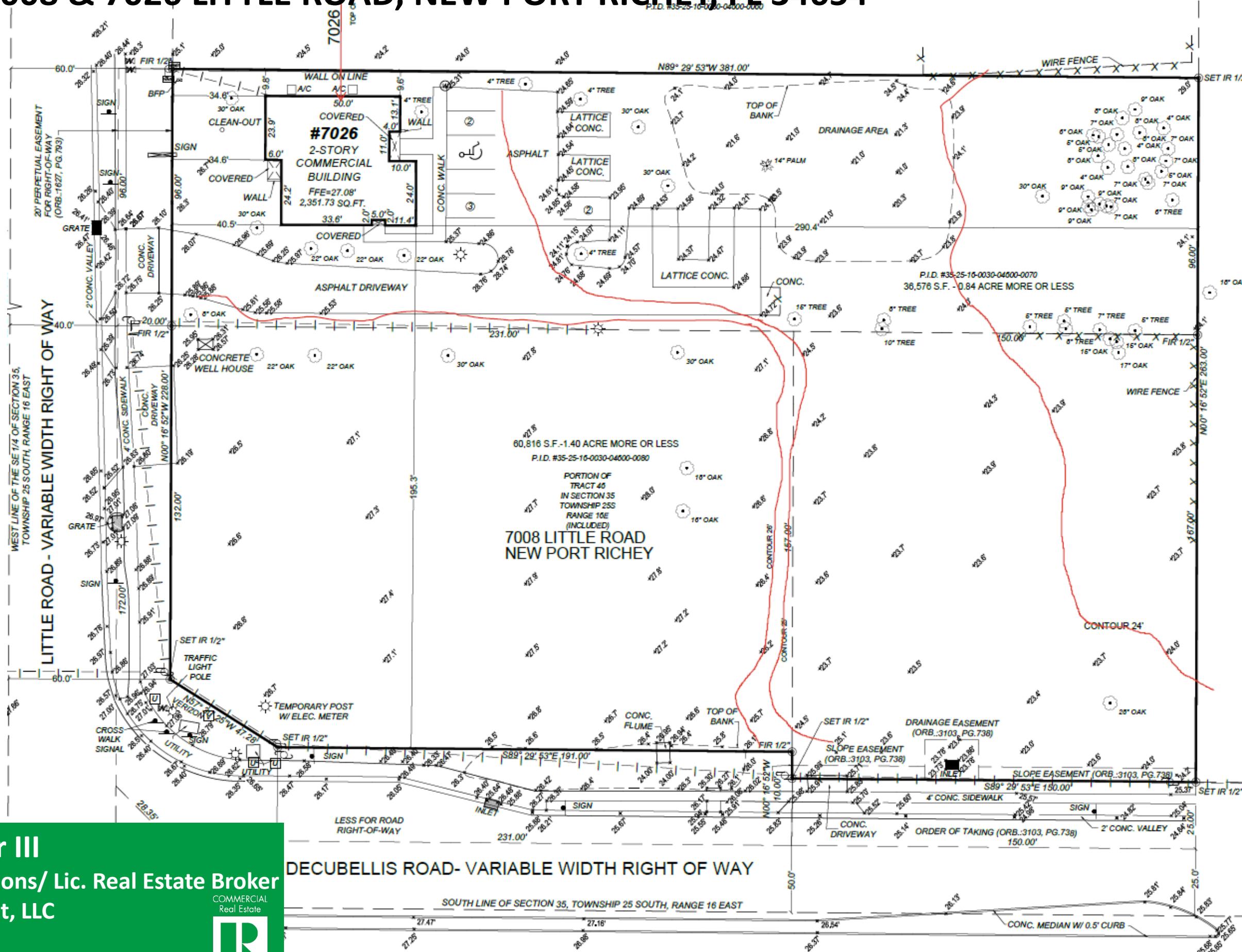
COMMERCIAL
Real Estate





RESTAURANT/RETAIL/GAS STATION LAND FOR GROUND LEASE

7008 & 7026 LITTLE ROAD, NEW PORT RICHEY, FL 34654



Will Kochenour III
 Director of Acquisitions/ Lic. Real Estate Broker
 Santek Management, LLC
 C:727.314.5689
wkochenour@santekmanagement.com

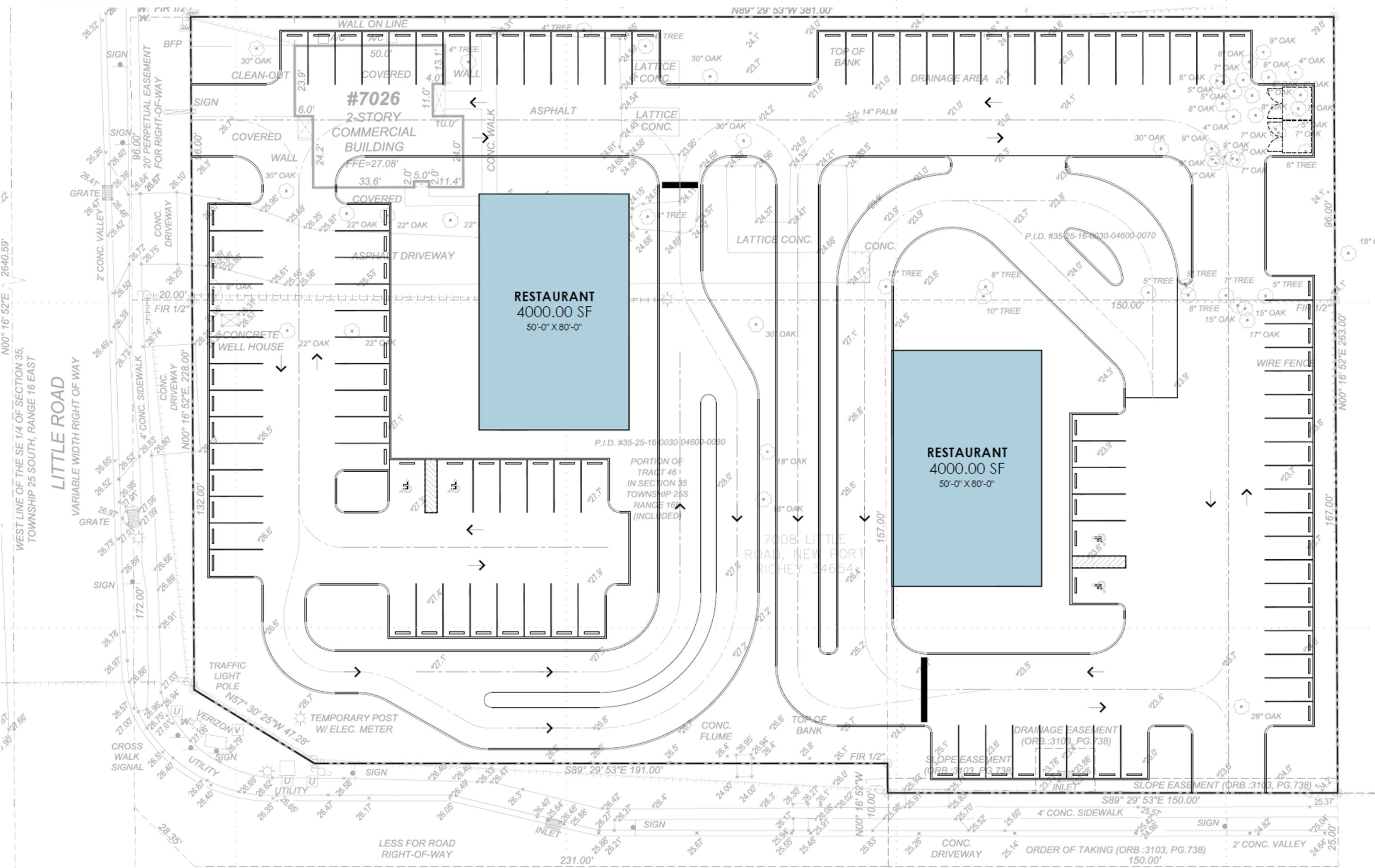
COMMERCIAL Real Estate

The information contained herein was collected from sources deemed to be reliable, however Santek Management, LLC, it's agents and clients, cannot be responsible for changes, errors, omissions, withdrawal, & or prior sale.



RESTAURANT/RETAIL/GAS STATION LAND FOR GROUND LEASE

7008 & 7026 LITTLE ROAD, NEW PORT RICHEY, FL 34654



The information contained herein was collected from sources deemed to be reliable, however Santek Management, LLC, its agents and clients, cannot be responsible for changes, errors, omissions, withdrawal, & or prior sale.



RESTAURANT/RETAIL/GAS STATION LAND FOR GROUND LEASE

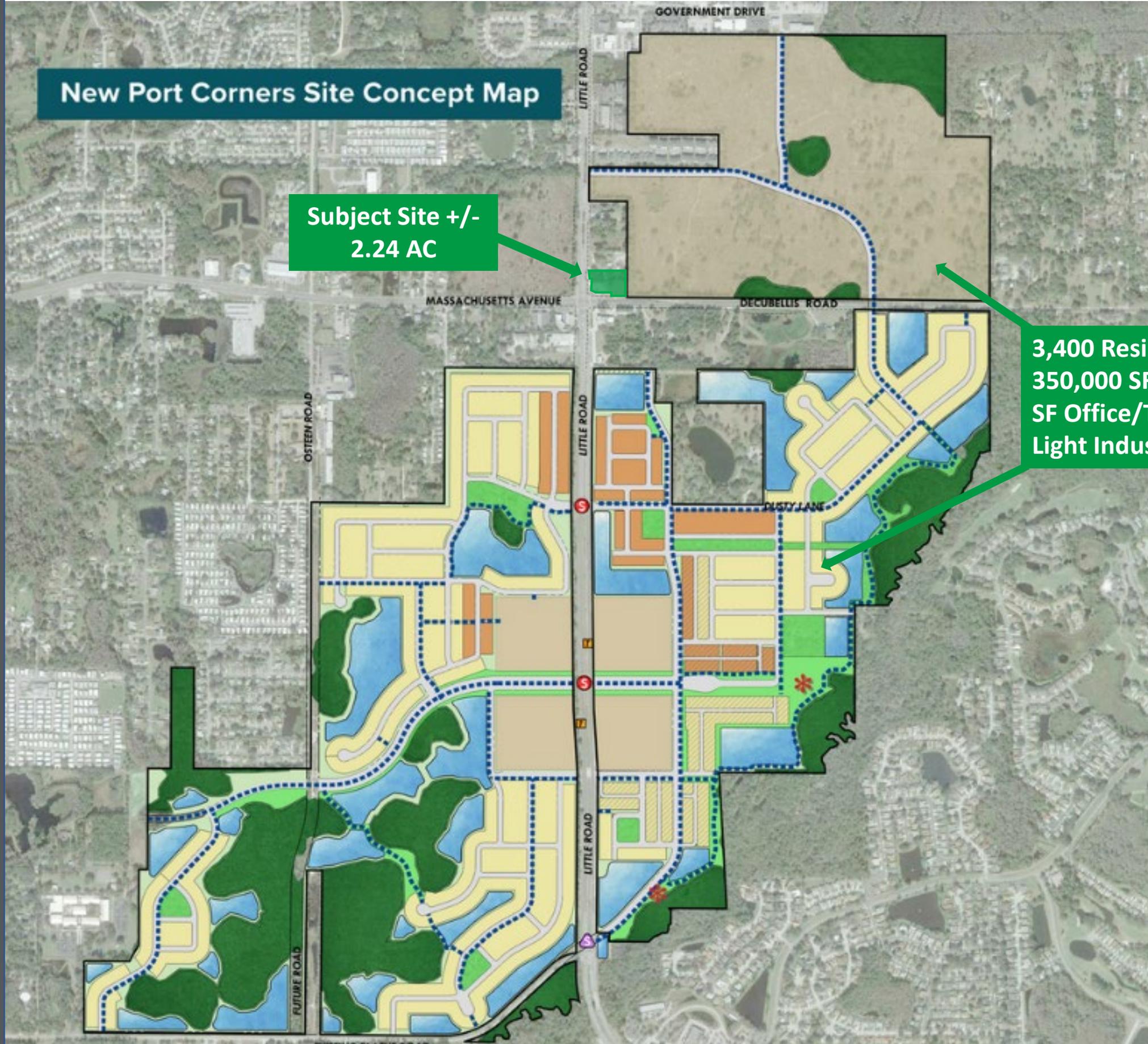
7008 & 7026 LITTLE ROAD, NEW PORT RICHEY, FL 34654



The information contained herein was collected from sources deemed to be reliable, however Santek Management, LLC, its agents and clients, cannot be responsible for changes, errors, omissions, withdrawal, & or prior sale.



RESTAURANT/RETAIL/GAS STATION LAND FOR GROUND LEASE 7008 & 7026 LITTLE ROAD, NEW PORT RICHEY, FL 34654



New Port Corners Site Concept Map

**Subject Site +/-
2.24 AC**

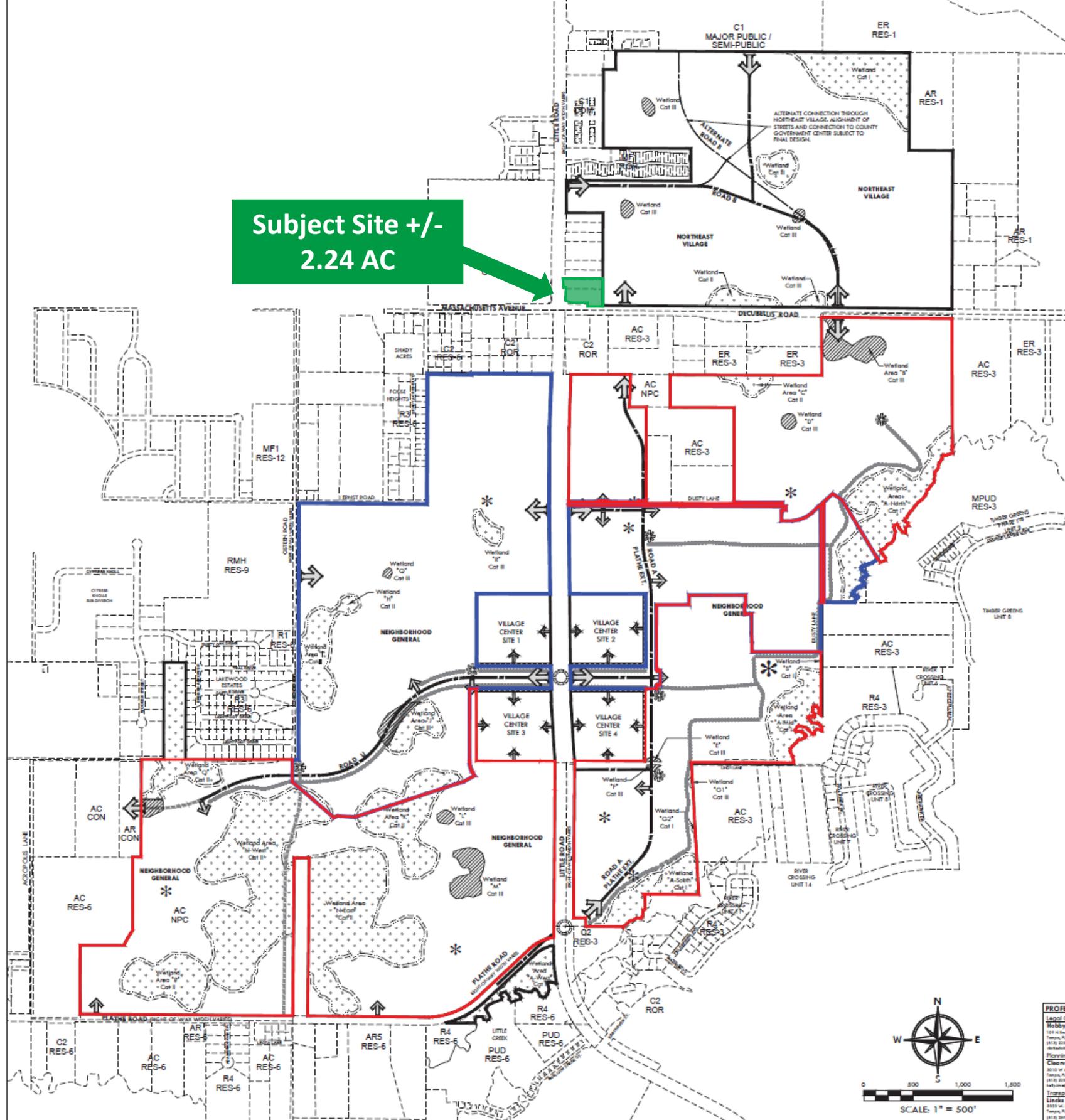
**3,400 Residential Units
350,000 SF Retail 1,500,000
SF Office/Target Industry/
Light Industrial**



RESTAURANT/RETAIL/GAS STATION LAND FOR GROUND LEASE

7008 & 7026 LITTLE ROAD, NEW PORT RICHEY, FL 34654

**Subject Site +/-
2.24 AC**



WETLAND TABLE		
Wetland Type	Pre-Dev Acres +/-	Post-Dev Acres +/-
Category I	42.87	42.87
Category II	92.88	92.07
Category III	17.3	7.21
TOTAL	153.25	142.15

MAXIMUM MPUD ENTITLEMENTS [3]				
	VILLAGE CENTER	NEIGHBORHOOD GENERAL	NORTHEAST VILLAGE [1]	TOTAL
Total Residential Units (DU)	400	2,000	1,000	3,400
Multi-Family (MF)	[400]	[0]	[300]	[700]
Single-Family Attached (SFA)	[0]	[2,000]	[700]	[2700]
Single-Family Detached (SFD)	[0]	[2,000]	[700]	[2700]
Total Non-Residential Sq. Ft.	1,000,000	[2]	400,000	1,400,000
Retail	[250,000]	[100,000]	[350,000]	
Office/Target Industry/ Light Industrial	[750,000]		[300,000]	[1,050,000]

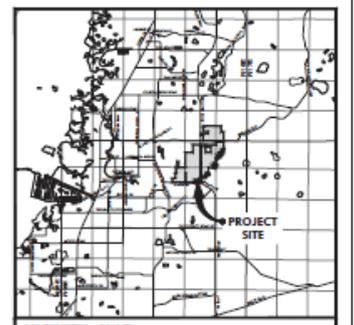
Notes:
 [1] NE Village Residential - Single Family detached units may be converted to SFA or MF units at a ratio of 1:1.
 [2] Limited Residential Community Support Uses (Maximum 3,000 of aggregate) may be permitted within Vision and/or River parks or adjacent to the River trail.
 [3] See Allowable Uses Chart for residential and non-residential land use types by location.

LAND USE TABLE	
Existing Future Land Use	NEW PORT CORNERS (NPC)
Existing Zoning	AR, AC
Proposed Zoning	MASTER PLANNED UNIT DEVELOPMENT (MPUD)
Total Project Acres	956.3 +/-
Village Center Acres	50 +/-
Neighborhood General Acres	710.78 +/-
Northeast Village Acres	195.52 +/-

- ALLOWABLE USES. THE MPUD GENERALLY ALLOWS USES TO INCLUDE MIXED USE, CONSERVATION, RESIDENTIAL, RETAIL AND OFFICE. SEE CONDITIONS OF APPROVAL FOR SPECIFIC LIST.
- WETLANDS. PETITION NO. 796880/41044703.000 FORMAL DETERMINATION OF WETLANDS WAS APPROVED ON 5/27/2020 BY SWFWMD FOR ALL WETLANDS SOUTH OF DECUBELLIS ROAD. A FORMAL DETERMINATION OF NE VILLAGE PARCEL WETLANDS IS REQUIRED PRIOR TO PSP/CP.
- GENERALIZED MOBILITY. EXTERNAL ACCESS POINTS, INTERNAL ROADWAY ALIGNMENTS AND INTERNAL ACCESS POINTS ARE SUBJECT TO CHANGE DURING PDP/DESIGN & PERMITTING WITHOUT REQUIRING A MPUD MODIFICATION. LOCAL ROADS WILL COMPLY WITH LDC SECTION 901.6 STREET DESIGN AND DEDICATION REQUIREMENTS, UNLESS OTHERWISE NOTED IN THE NEW PORT CORNERS CONNECTIVITY PLAN. BICYCLE AND PEDESTRIAN FACILITIES WILL COMPLY WITH LDC SECTIONS 901.7 AND 901.8, RESPECTIVELY, UNLESS OTHERWISE NOTED IN THE NEW PORT CORNERS CONNECTIVITY PLAN.
- PARKING. ON-STREET PARKING IS PERMISSIBLE ON ANY INTERNAL STREET, INCLUDING PLATHE EXT.
- NEIGHBORHOOD PARKS/OPEN SPACE. NEIGHBORHOOD PARK AND POTENTIAL AMENITY SITE LOCATIONS ARE CONCEPTUAL AND MAY BE MODIFIED DURING PDP/CP DESIGN & PERMITTING WITHOUT A MPUD MODIFICATION. PARKS AND AMENITIES ARE PERMITTED TO BE LOCATED IN ANY LOCATION. NEIGHBORHOOD PARKS WILL BE PROVIDED IN CONFORMANCE WITH LDC, INCLUDING ANY ALTERNATIVE STANDARDS. THE LOCATIONS AND SIZES SHALL BE IDENTIFIED ON THE PDP/CP.
- BUFFERS. UNLESS SET FORTH ON THE MPUD PLAN AND/OR IN THE CONDITIONS OF APPROVAL, BUFFERS WILL BE PROVIDED IN CONFORMANCE WITH LDC OR ANY ALTERNATIVE STANDARDS TO THE LDC. THE LOCATIONS AND SIZES WILL BE IDENTIFIED ON THE PDP/CP.
- PROVISIONS FOR MAINTENANCE OF COMMON AREAS. THE MANAGEMENT OF COMMON AREAS AND FACILITIES SHALL BE THROUGH A POA, HOA OR CDO.
- EASEMENTS. EXISTING EASEMENTS ARE IDENTIFIED ON NEW PORT CORNERS SURVEY. PROPOSED EASEMENTS/Common Areas SHALL BE DETERMINED AT PDP/CP.
- FLOOD ZONES. THE SITE LIES WITHIN FLOOD ZONES X, A AND AE PER FEMA FLOOD INSURANCE PANEL MAPS 0193 AND 0356.
- UTILITIES. THE MAJORITY OF THE SITE LIES WITHIN PASCO COUNTY WATER/WASTEWATER SERVICE AREA. A PORTION OF THE WEST SIDE OF THE MPUD LIES WITHIN THE CITY OF NEW PORT RICHEY SERVICE AREA.
- INTERIM USES. AGRICULTURAL USES ARE ALLOWED ON SITE DURING CONSTRUCTION AND UNTIL THE SITE IS DEVELOPED.
- TIMING OF DEVELOPMENT. THE TIMING OF DEVELOPMENT FOR EACH PHASE OF THE PROJECT WILL BE ESTABLISHED BY THE DEVELOPER IN RESPONSE TO MARKET CONDITIONS AND PARCELS MAY BE DEVELOPED IN ANY ORDER AS DETERMINED BY THE DEVELOPER. PARCEL NUMBERS MAY BE SHOWN FOR IDENTIFICATION PURPOSES ONLY AND DO NOT IMPLY OR CONFIRM THE ORDER OF DEVELOPMENT. IT IS ANTICIPATED THE PROJECT WILL BE DEVELOPED IN MULTIPLE PHASES.
- MISCELLANEOUS. ACCORDING TO PASCO MAPPER, THE MPUD IS WITHIN THE URBAN SERVICE AREA, URBAN WEST MARKET, THE PROGRESS ENERGY LTD. SERVICE AREA AND EVACUATION ZONES C AND D. THE MPUD IS PARTIALLY WITHIN THE PITHLACHASCOFEE AND PORT RICHEY WATERSHEDS AND A WELLHEAD PROTECTION AREA. IT IS NOT LOCATED WITHIN A TRANSIT OVERLAY, AREA OF OBSERVED FLOODING OR BASIN OF SPECIAL CONCERN. THERE ARE NO ECOLOGICAL CORRIDORS ON SITE.
- PEDESTRIAN TRAILWAY CORRIDOR IS CONCEPTUAL AND SUBJECT TO CHANGE WITH FINAL DESIGN. GENERALLY, A NORTH/SOUTH ROUTE ALONG THE EASTERN PROPERTY BOUNDARY OF THE SOUTHERN PARCEL WILL BE PROVIDED AND ANOTHER CORRIDOR EAST/WEST ALONG VISION ROAD "UP" WILL BE PROVIDED.
- ENHANCED PEDESTRIAN CROSSINGS SHALL INCLUDE PUSH SIGNALS, DECORATIVE PAVING AND MEDIAN REFUGES AND SHALL BE CONSISTENT WITH CONNECTIVITY PLAN REQUIREMENTS.
- CONCEPTUAL PEDESTRIAN TRAILWAY / GREENWAY LOCATIONS AND WIDTH TO BE DEFINED IN CONNECTIVITY PLAN. SHOWN HEREIN FOR CONCEPT ONLY.
- RIGHT OF WAY WIDTHS AND STREET SECTIONS TO BE DEFINED IN CONNECTIVITY PLAN.
- VILLAGE CENTER ENHANCED FRONTAGE REQUIREMENTS TO BE DETERMINED AT TIME OF PSP / PDP SUBMITTAL, FOR THE DESIGNATED FRONTAGE LOCATIONS.
- SEE CONDITIONS OF APPROVAL FOR RIGHT-OF-WAY DEDICATION RELATED TO ADJACENT/EXTERNAL ROADS (LITTLE, DECUBELLIS AND PLATHE).
- SEE CONDITIONS OF APPROVAL FOR MULTI-USE TRAIL CONNECTION REQUIREMENT TO COTEE ELEMENTARY SCHOOL.

LEGEND

- PROJECT BOUNDARY
- WETLANDS
- 25' WETLAND SETBACK
- PROPOSED WETLAND IMPACT
- ACCESS POINT
- VILLAGE CENTER CONCEPTUAL ACCESS POINT
- INTERNAL ACCESS POINT
- NPC / AC ZONING / FUTURE LAND USE
- VISION PARK
- CONCEPTUAL NEIGHBORHOOD PARK / AMENITY CENTER / OPEN SPACE
- CONCEPTUAL INTERNAL ROADWAY (SUBJECT TO CHANGE)
- RIGHT OF WAY DEDICATION
- CONCEPTUAL PEDESTRIAN TRAILWAY / GREENWAY
- ENHANCED PEDESTRIAN CROSSING
- VILLAGE CENTER ENHANCED FRONTAGE REQUIREMENTS
- CDO BOUNDARY
- FUTURE CDO EXPANSION



Sections 1, 2, 3, Township 26 S
 Sections 35, 36, Township 25 S
 Range 16E, Pasco County, Florida

MASTER DEVELOPMENT PLAN NEW PORT CORNERS MPUD Pasco County, Florida Rezoning Petition No: 7598

PROFESSIONAL TEAM		REVISIONS		PREPARED FOR:	PREPARED BY:
Legal Counsel: Hobby & Hobby 194 N. 14th Ave., Suite 300 Tampa, FL 33602 (813) 223-0200 hobby@hobby.com	Survey: GeoPoint Surveying, Inc. 212 N. 14th Ave. Tampa, Florida 33619 (813) 741-8888 GeoPointSurveying.com	DESCRIPTION <td>DATE <td rowspan="4">Len-Little Road, LLC</td> <td rowspan="4">Engineering Business C.A. No: 288584065 3010 West Asolo Street, Suite #150 Tampa, Florida 33609 Office: 813-223-3919</td> </td>	DATE <td rowspan="4">Len-Little Road, LLC</td> <td rowspan="4">Engineering Business C.A. No: 288584065 3010 West Asolo Street, Suite #150 Tampa, Florida 33609 Office: 813-223-3919</td>	Len-Little Road, LLC	Engineering Business C.A. No: 288584065 3010 West Asolo Street, Suite #150 Tampa, Florida 33609 Office: 813-223-3919
Planning & Engineering: Clearview Land Design, P.L. 3030 W. Gandy Blvd., Suite 100 Tampa, FL 33619 (813) 223-3919 clearviewlanddesign.com	Environmental: Applied Bioscience, LLC 311 N. 14th Ave. Tampa, Florida 33617 (813) 223-4444 abioscience.com	MPUD SUBMITTAL (ACCESS UPLOAD #)	09.13.21		
Transportation: Linck & Associates, Inc. 8533 W. Central Blvd Tampa, FL 33627 (813) 289-0039 linck@linck.com		MPUD SUBMITTAL (ACCESS UPLOAD #)	02.18.22		
		MPUD SUBMITTAL (ACCESS UPLOAD #)	02.23.22		
		MPUD SUBMITTAL (ACCESS UPLOAD #)	03.28.22		