



COMMERCIAL LAND 000 LITTLE ROAD, SOUTH OF JASMINE BLVD.

LOCATION:

000 Little Road
South of Jasmine Blvd.
New Port Richey, FL 34654

8.27 acres of raw land
360,241 SF

PARCEL ID:

14-25-16-0020-00000-0090

PROPERTY HIGHLIGHTS:

- 500' of frontage on Little Road
- Walgreens on north corner of Jasmine and Little Road
- Ridge Road extension just south of property
- Existing full survey

ZONING:

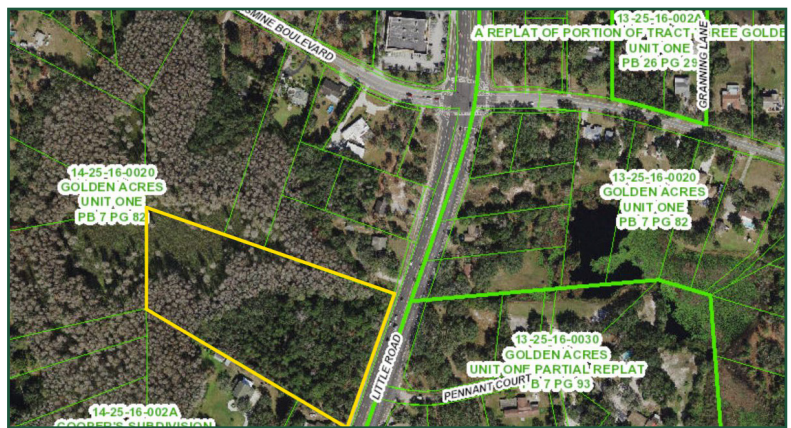
- Zoned for Office Space but has future land use of Residential
- Zoning PO1, Professional Office Pasco County
- Includes 4.6 acres of upland in the front of the property
- Includes 3.67 acres of wetlands
- Vehicle count: 40,000 vehicles per day



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SALE PRICE: \$808,000

PROPERTY OVERVIEW:

Location. Location. Location. Just north of Trinity on Little Road, this property has huge development potential in the heart of Pasco County growth. Located on the main artery of Little Road, just south of Jasmine Blvd., the visibility for this property is great with 500' of frontage along Little Road. Just minutes north of Ridge Road, part of the Ridge Road extension that traverses Pasco County.

DEMOGRAPHICS WITHIN 3 MILES:

Population:	69,392
Households:	29,724
Median Age:	44.10
Median HH Income:	\$43,930
Population Growth 2023-2028:	+6.26%
Household Growth 2023-2028:	+6.16%

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