

LITTLE RD DEVELOPMENT OPPORTUNITY

9514 & 9516 EDEN AVE

2.67± ACRES | 400' FRONTAGE ON LITTLE ROAD

RESIDENTIAL TODAY. COMMERCIAL POTENTIAL TOMORROW.

Rare opportunity to acquire a high-visibility development site along Little Road. With 400 feet of frontage, existing improvements and utilities, commercial future land use potential, and a property location outside of a designated flood hazard area, the site offers significant long-term value for investors, developers, and owner-users

PROPERTY HIGHLIGHTS



PROPERTY DETAILS

Total Land - 116,349± SF / 2.67± Acres
Frontage - 400 Feet along Little Road
Flood Zone: X



EXISTING HOME (3,149 SF)

Spacious 4BD, 3 BA home with pool.
Detached 5 Car garage



SECOND HOMESITE

Second homesite with utilities in place and impact fees paid.



CURRENT ZONING / FUTURE LAND USE

AR (Agricultural Residential)
Current Future Land Use may allow commercial uses (verify with Pasco County).
MOR / Commercial Potential



PARCEL ID

13-24-16-0030-00500-0012
Pasco County



GROWTH CORRIDOR

Surrounded by residential growth and new commercial developments.

GROWTH POTENTIAL

Located along one of Pasco County's most active commercial corridors, the property benefits from strong residential expansion, increasing traffic volumes, and ongoing investment in retail, medical, and service-oriented development. With a growing consumer base, strong daytime population, and excellent visibility along Little Road, the site is well-positioned to support future commercial redevelopment opportunities.

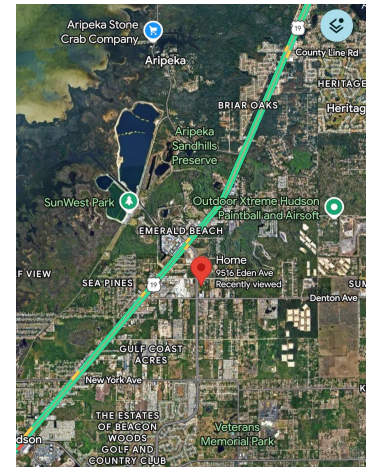


CURRENT RESIDENCE – 4BD 3BA



IDEAL USES

- ✓ Retail / Strip Center
- ✓ RV Park
- ✓ Pet Services
- ✓ Mixed-Use Development
- ✓ Medical / Professional Office
- ✓ Restaurant / QSR
- ✓ Car Wash
- ✓ And More



DEMOGRAPHICS



31,000+
Population at 34667



980+
New build homes within 5 miles



44,000+
Cars per day on Little Rd



50.3
Median Age



50,000+
Car per day nearby on US 19



\$51,500+
Avg. Household Income 2024



Price available upon request.

Contact owner for a confidential property package.

David or Lori Schuller | LittleRoadDevelopment@gmail.com

Disclaimer: Buyer to verify zoning, future land use, dimensions, utilities, and all intended uses with Pasco County. Information believed to be reliable but not guaranteed.