



DEVELOPMENT OPPORTUNITY

44,867-SF | +/-1.03 AC LOT

5040 State Rd 54, New Port Richey, FL 34652

OFFERING MEMORANDUM

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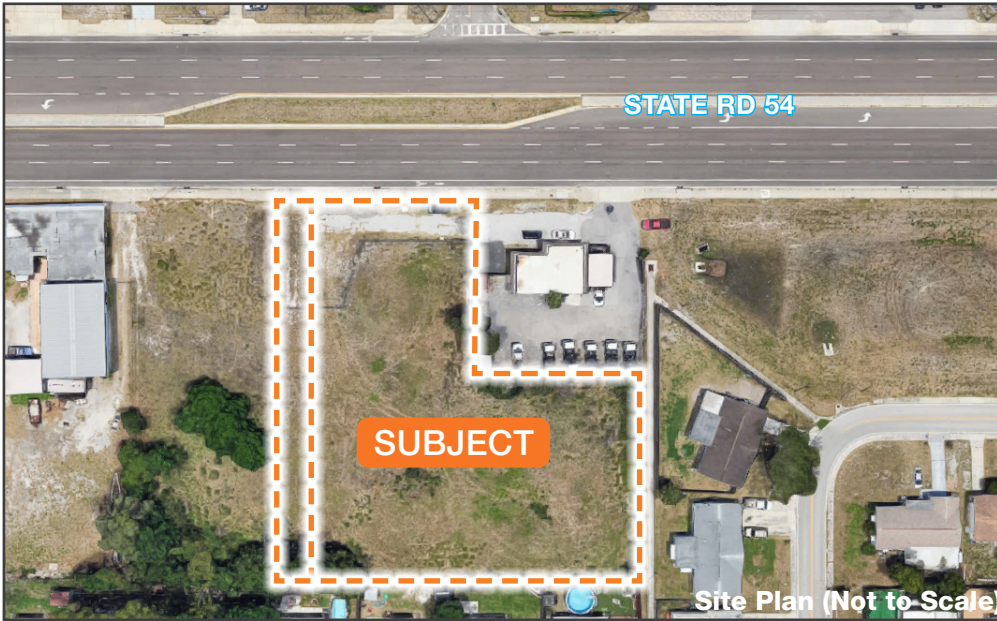
INVESTMENT SUMMARY



LIST PRICE
\$595,000



PRICE/ACRE
\$577,669



PROPERTY DESCRIPTION	
GLA:	44,867-SF
LOT SIZE:	+/-1.03-AC
PARCEL NUMBERS:	20-26-16-0000-03400-0010 & 20-26-16-0000-03400-0011
FLOOD ZONE:	B & X
WETLAND:	No

ZONING DESCRIPTION	
ZONING:	C-2 General Commercial District
DESCRIPTION:	The purpose of the C-2 general commercial zoning district is to provide for the development of the uses necessary to meet the community and regional needs for general commercial and service oriented activities, and to exclude all uses that are not compatible with such commercial activities. No residential development is permitted within this zoning district. READ MORE
PERMITTED USES:	General Retail, Gas Stations, Office, Churches and Schools.
SETBACKS:	<ul style="list-style-type: none"> • Front Setback: 30 Feet • Rear Setback: 20 Feet • Side Setback: 10 Feet
NOTES:	<ul style="list-style-type: none"> • Building FAR: 50% Lot Coverage • 22,429 Buildable SF • Building Height: Max 60 Feet

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AERIAL OVERVIEW



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MARKET OVERVIEW

TAMPA-ST. PETE METRO OVERVIEW

Tampa Bay refers both to a larger metropolitan area and to the bay that extends inland from the Gulf of Mexico. The Tampa-St. Petersburg metro contains over 3.2 million residents and spans four counties along the west coast of central Florida: Hillsborough, Pasco, Hernando and Pinellas. Tampa, the county seat of Hillsborough County, is the most populous city, with nearly 406,000 people, and is situated northeast of the bay. St. Petersburg follows, with over 255,000 residents, and it is located on the peninsula near the mouth of the bay. Robust job growth during 2021 and 2022 attracted new people to the metro, many of whom moved into higher-density redevelopment projects near city cores or larger master-planned communities in the suburbs.



METRO HIGHLIGHTS



FAVORABLE BUSINESS CLIMATE

A relatively low cost-of-living and economic development support a growing business landscape in the Tampa Bay-St. Petersburg metro.



PORT ACTIVITY

One of the Southeast's largest seaports, the Port of Tampa services passenger cruise ships and commercial freighters. The Port of St. Petersburg, the only superyacht marina on Florida's Gulf Coast, is also in the metro.



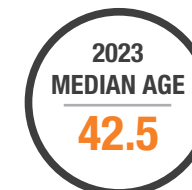
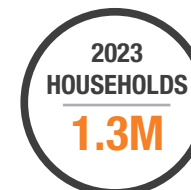
DIVERSE ECONOMY

High-tech industries as well as the tourism, military, finance and seaborne commerce segments drive the region's economy.

ECONOMY HIGHLIGHTS

- Local ports contribute to a major presence in the shipping, distribution and logistics industry. The CSX Intermodal facility in nearby Polk County provides quick access to markets throughout the nation.
- Bioscience and other high-tech industries are expanding. Local Fortune 500 companies include Tech Data, Mosaic, Raymond James Financial and Jabil.
- Tourism also plays a significant role in the local economy, with visitors drawn to Busch Gardens, the Salvador Dalí Museum and the region's many beaches.

DEMOGRAPHIC HIGHLIGHTS



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DEMOGRAPHICS

POPULATION	1 Mile	3 Miles	5 Miles
2027 Projection	14,200	86,463	150,828
2022 Estimate	13,555	81,148	142,048
2010 Census	14,154	83,832	144,186
2000 Census	13,277	76,340	131,834
Daytime Population	11,713	64,670	122,594
HOUSEHOLD INCOME	1 Mile	3 Miles	5 Miles
Average	\$50,109	\$59,025	\$66,099
Median	\$40,343	\$43,346	\$46,685
Per Capita	\$23,423	\$27,735	\$30,399
HOUSEHOLDS	1 Mile	3 Miles	5 Miles
2027 Projection	6,628	40,490	69,158
2022 Estimate	6,303	37,916	64,956
2010 Census	6,127	36,480	62,616
2000 Census	5,823	33,892	57,743
HOUSING	1 Mile	3 Miles	5 Miles
Median Home Value	\$111,291	\$165,277	\$196,995
EMPLOYMENT	1 Mile	3 Miles	5 Miles
2022 Unemployment	5.26%	4.52%	4.20%
Avg. Time Traveled	30	31	31
POPULATION PROFILE	1 Mile	3 Miles	5 Miles
High School Graduate (12)	43.52%	40.26%	37.68%
Some College (13-15)	20.49%	20.75%	21.47%
Associate Degree Only	9.48%	9.93%	10.44%
Bachelor's Degree Only	8.39%	11.35%	13.00%
Graduate Degree	4.13%	5.66%	6.33%

MAJOR EMPLOYERS	EMPLOYEES
1 Pasco County Sheriffs Office	1,100
2 Tarpon Sprng Hosp Fndation Inc	892
3 MG Holdings Inc	800
4 M & C Assemblies Inc	600
5 A Plus Mini Mkt	366
6 St Lukes Surgical Center Inc	300
7 Wilson Co Inc-Weston Oaks Apartment	295
8 Pepsi-Cola Bottling Co Tampa-Pepsi-Cola	274
9 Publix Super Markets Inc-Publix	267
10 South East Personnel Lsg Inc	230
11 Southern Road & Bridge LLC	225
12 Publix Super Markets Inc-Publix	222
13 Publix Super Markets Inc-Publix	222
14 Welbilt Inc-Welbilt	218
15 Medical Staff of The Med Ctr T-Medical Center of Trinity	216
16 4927 Voorhees Road LLC-Orchard Ridge	213
17 Your Tax and Accounting	207
18 Walmart Inc-Walmart	203
19 Great Bay Distributors Inc	200
20 Publix Super Markets Inc-Publix 00643	179
21 Publix Super Markets Inc-Publix	178
22 Sun Automotive Inc-Sun Super Store	155
23 Home Hlth Agcy - Pinellas LLC-Mederi Caretenders	153
24 Lowes Home Centers LLC-Lowes Home Improvement	153
25 Applicant Insight Inc-Ainsight	150

Trinity

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