

DEVELOPMENT SITE OPPORTUNITY (2.91 ACRES) PRIME LOCATION

Trinity, FL 34655 (NEW PORT RICHEY)
(TAMPA-ST. PETERSBURG-CLEARWATER MSA)

2.91 ACRES

MITCHELL BLVD.
AADT 44,000

KINSMERED DR.

TRINITY OAKS BLVD.



DEVELOPMENT SITE OPPORTUNITY-PRIME LOCATION

Trinity Oaks Boulevard, Trinity, FL 34655

PROPERTY SUMMARY



PROPERTY DESCRIPTION

Commercial Land For Sale

PROPERTY HIGHLIGHTS

- This 2.91 acre parcel is now available for sale
- Excellent location for early education center and many other users, surrounded by a variety of retail and professional businesses and dense residential communities
- A sample site plan is available, and optional development services can be provided to help bring your vision to life.
- The site is located along Mitchell Blvd. (AADT 44,000) a well-utilized road by many of the residents living in the nearby neighborhoods
- Located in a dense residential area within the Pasco County School District, ensuring a steady flow of local customers

OFFERING SUMMARY

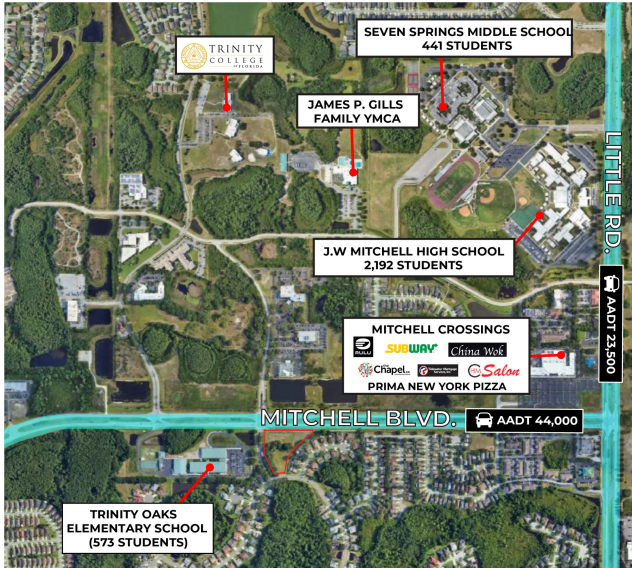
Sale Price:	\$1,250,000
Lot Size:	2.91 Acres

DEMOGRAPHICS	3 MILES	5 MILES	7 MILES
Total Households	20,825	61,888	109,130
Total Population	52,544	147,567	256,776
Average HH Income	\$101,575	\$89,300	\$95,558

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THE SITE



SITE SUMMARY

Unlock the potential of this strategically located 2.91-acre parcel. With prime frontage on Mitchell Boulevard (44,000 AADT), this site captures a constant stream of traffic from the dense residential neighborhoods nearby. This road serves as a vital artery for the residents in the surrounding dense neighborhoods, ensuring a steady and reliable flow of local customers. Located within the desirable Pasco County School District, the area is anchored by a strong community. A sample site plan is available, and optional development services can be provided to help bring your vision to life.



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THE SITE



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THE TRADE AREA

PROPERTY DESCRIPTION

Commercial Land For Sale

LOCATION DESCRIPTION

Exceptional Accessibility & High Visibility

The location boasts an exceptional position with high traffic and easy access. It is situated at or very near the major intersection of Mitchell Boulevard and Little Road in Pasco County. Mitchell Boulevard is a primary east-west artery with an Annual Average Daily Traffic (AADT) of 44,000 vehicles, connecting major residential and commercial zones. Little Road (AADT 23,00) is a key north-south thoroughfare, ensuring consistent traffic flow from surrounding communities. Proximity to other major roads like Seven Springs Boulevard (AADT 38,500), provides convenient access for a wider regional customer base.

Dense Residential & Strong Demographics

This area is characterized by a dense and affluent residential population, providing a substantial built-in customer base. The immediate vicinity includes numerous established and growing master-planned communities and subdivisions. The trade area draws from a population known for strong household incomes and consistent consumer spending. The average household income within 3 miles is \$101,575. Its location within the Pasco County School District and proximity to multiple schools makes it a focal point for family-oriented traffic.

Thriving Commercial & Medical Corridor

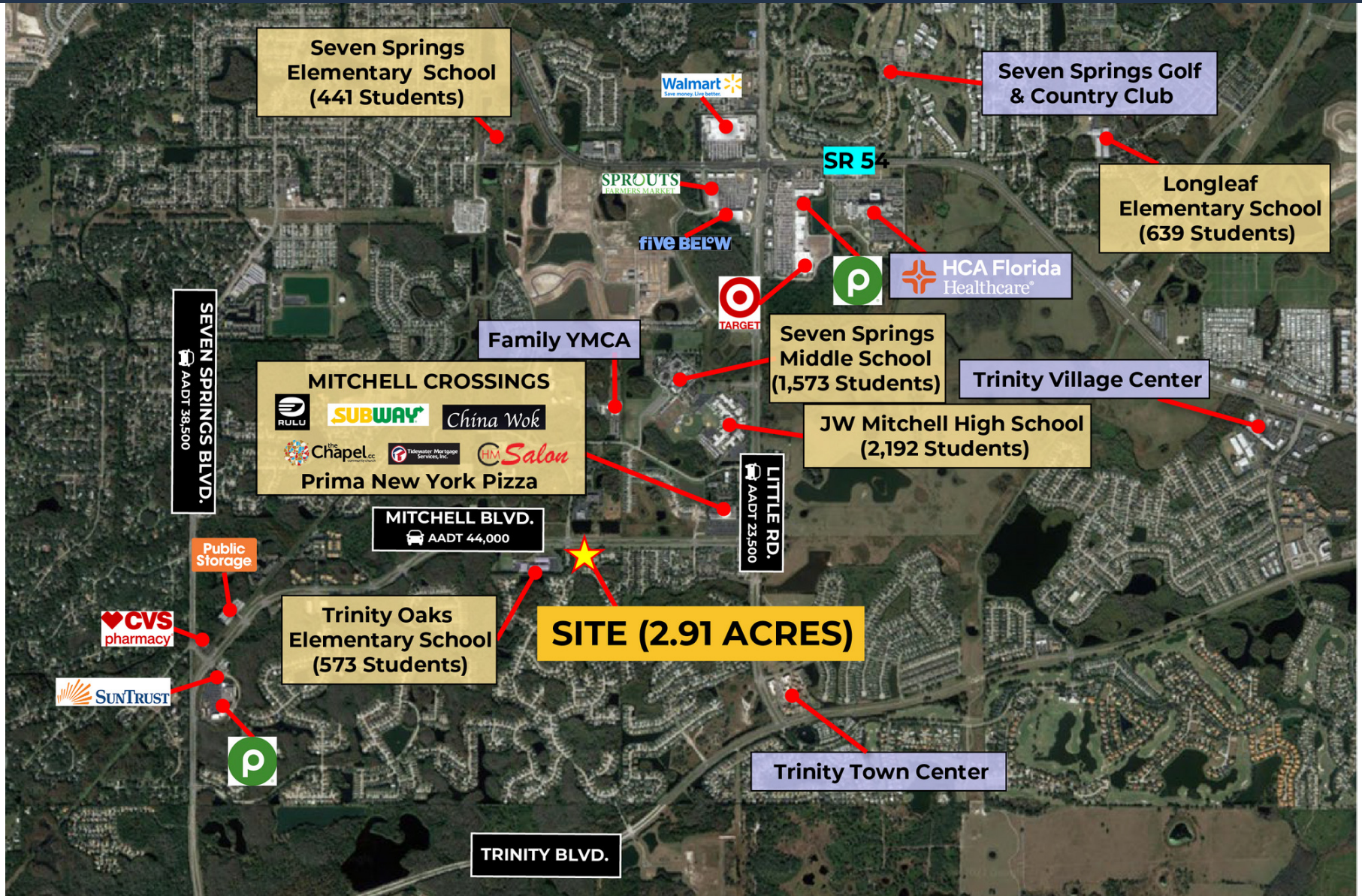
The location is embedded within a vibrant commercial corridor that serves as a primary destination for shopping, dining, and essential services. The area is anchored by major retailers, grocery stores (like Publix), quick-service restaurants, and financial institutions. It is also a significant medical hub, with the nearby HCA Florida Trinity Hospital and numerous other medical offices and specialty clinics driving significant daily traffic from patients, staff, and visitors. The trade area makes the location ideal for a quick-service restaurant, medical facility, daily needs store, or early education center.



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THE TRADE AREA



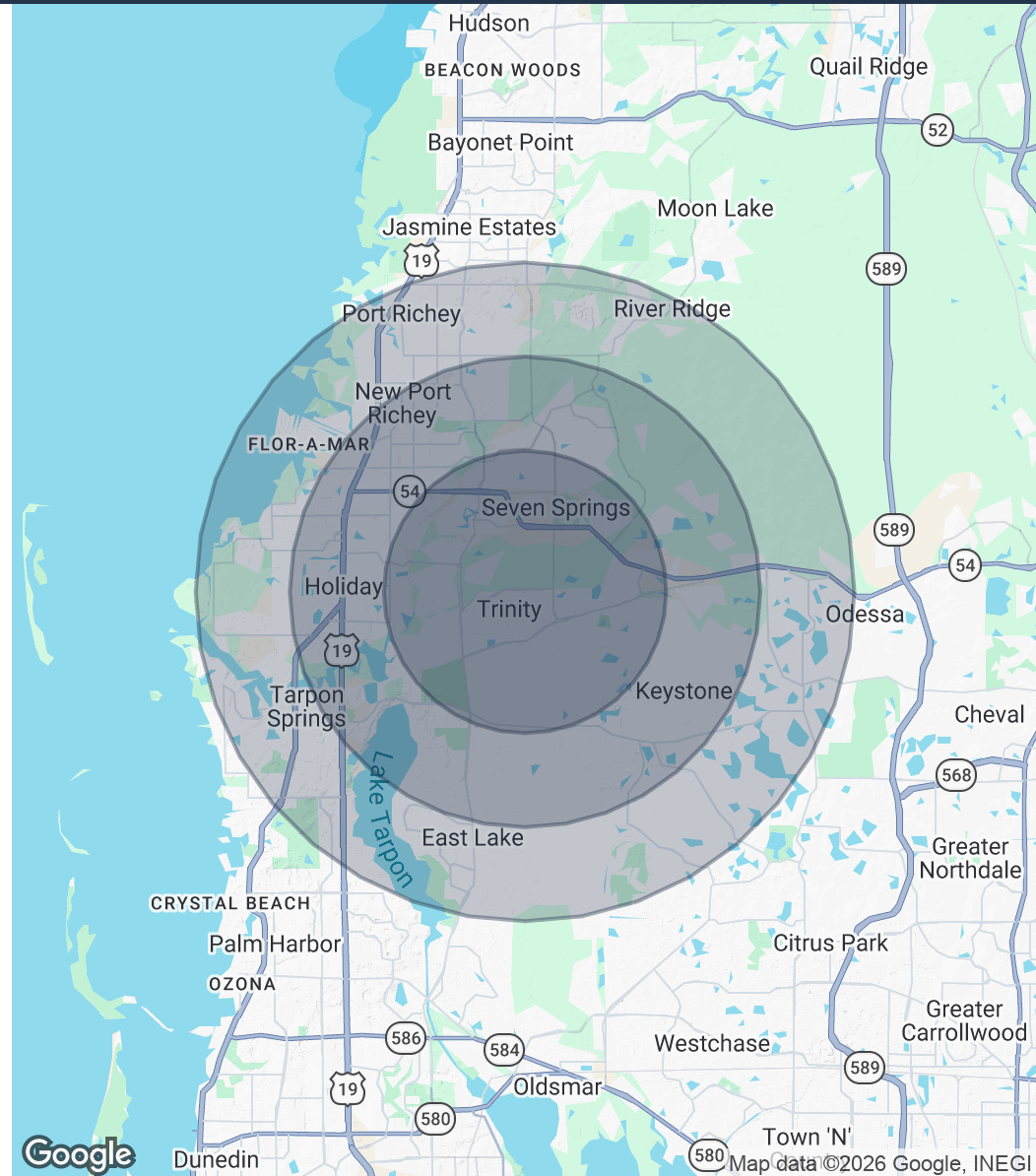
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THE DEMOGRAPHICS

POPULATION	3 MILES	5 MILES	7 MILES
Total Population	52,544	147,567	256,776
Average Age	44	46	46
Average Age (Male)	43	44	45
Average Age (Female)	45	46	47
HOUSEHOLDS & INCOME	3 MILES	5 MILES	7 MILES
Total Households	20,825	61,888	109,130
# of Persons per HH	2.5	2.4	2.4
Average HH Income	\$101,575	\$89,300	\$95,558
Average House Value	\$369,617	\$321,959	\$359,943

Demographics data derived from AlphaMap



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CONFIDENTIALITY & DISCLAIMER

Confidentiality & Disclaimer:

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It is essential that all parties to real estate transactions be aware of the health, liability, and economic impact of environmental factors on real estate. Concept urges interested parties to retain qualified environmental professionals to determine whether hazardous or toxic wastes or substances (such as asbestos, PCBs, and their contaminants or petrochemical products stored in underground tanks) or other undesirable materials or conditions are present at the Property and, if so, whether any health danger or other liability exists. Such substances may have been used in the construction or operation of buildings or may be present from previous activities at the Property. Various laws and regulations have been enacted at the Federal, State, and Local levels dealing with the use, storage, handling, removal, transport, and disposal of toxic or hazardous wastes and substances. Depending upon past, current, and proposed uses of the Property, it may be prudent to retain an environmental expert to conduct a site investigation and/or building inspection. If such substances exist or are contemplated to be used at the Project, special governmental approvals or permits may be required. In addition, the cost of removal and disposal of such materials may be substantial. Consequently, legal counsel and technical experts should be consulted where these substances are or may be present.

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