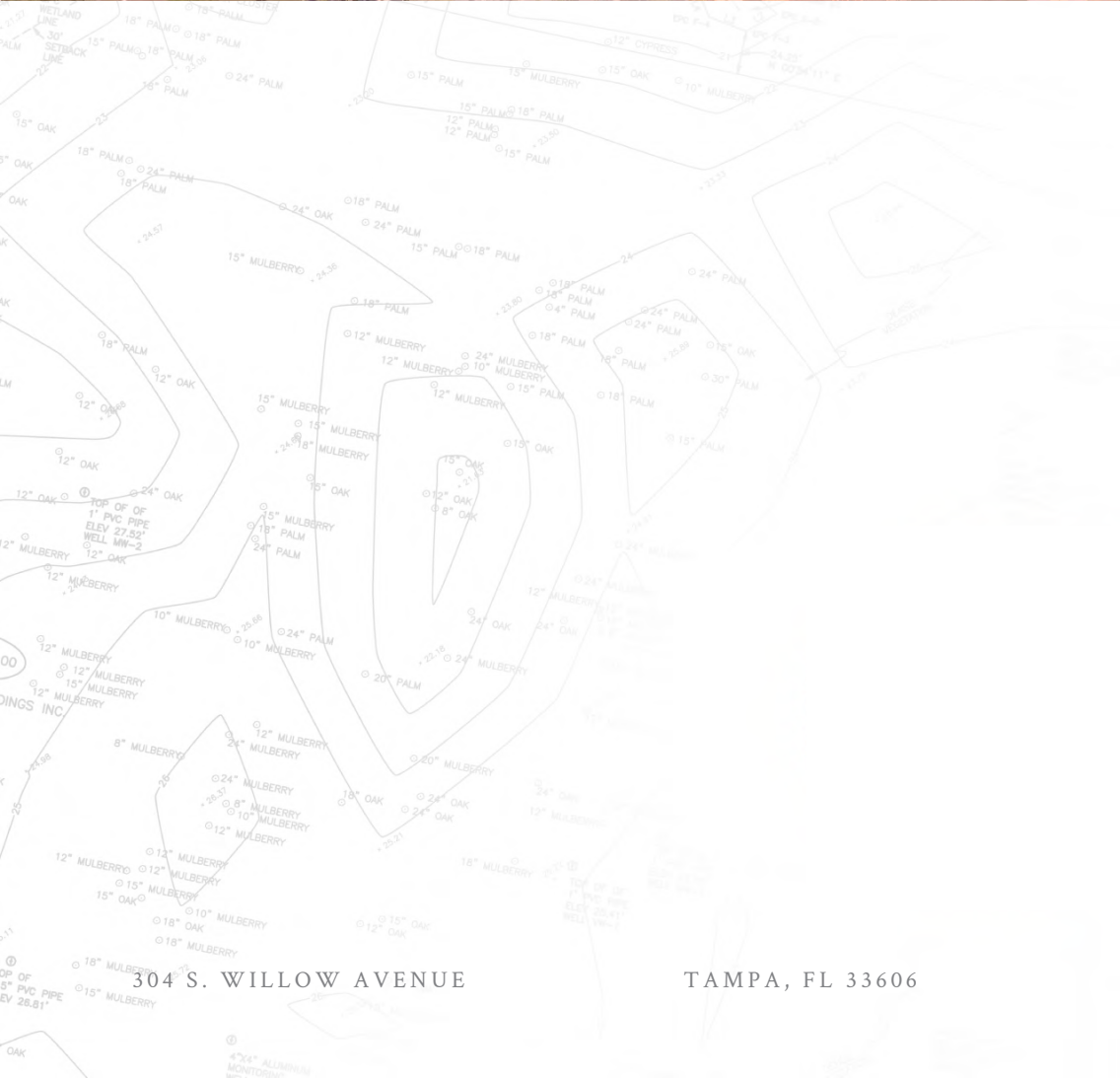
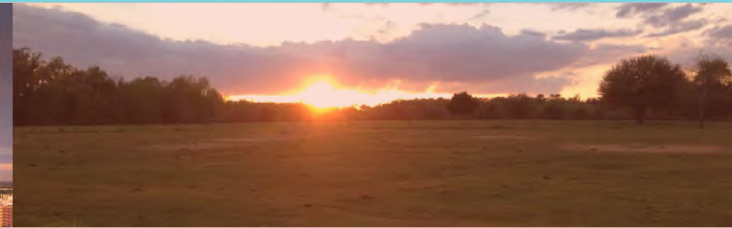
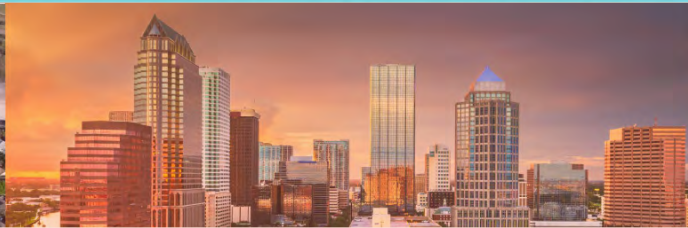


We know this land.



Eshenbaugh

LAND COMPANY



The Dirt Dog

304 S. WILLOW AVENUE

TAMPA, FL 33606

813.287.8787

www.thedirtdog.com

Aerial Looking West



Property Description

PROPERTY DESCRIPTION

Introducing a prime investment opportunity located at Little Road, New Port Richey, FL, 34654. This property is a standout choice for land and retail investors with its desirable C2 zoning. There are 2 parcels available that are .68+/- & .87+/- acres. The .68+/- acre parcel can accommodate up to a 1,200 SF building with drive thru and the .87+/- acre parcel can accommodate up to a 2,400 SF building with drive thru. The parcels are being delivered mass graded with all flood plane compensation and shared stormwater retention in place.

LOCATION DESCRIPTION

Discover an exceptional investment opportunity in the vibrant New Port Richey area. Boasting a dynamic blend of commercial, residential, and recreational amenities, this thriving locale offers endless potential for savvy land and retail investors. Nearby points of interest, such as the Gulf View Square Mall, Sims Park, Cotee River, and the bustling retail corridor on Little Road, make the area an attractive destination for businesses and residents alike.

PROPERTY SIZE

Lot 2: 0.68+/- Acres

Lot 4: 0.87+/- Acres

ZONING

C2

PARCEL ID

26-25-16-0110-00000-0020 & 26-25-16-0110-00000-0040

PROPERTY OWNER

PELLONI VIRGINIA FAMILY TRUST

PRICE

Lot 2: \$550,000

Lot 4: \$650,000

BROKER CONTACT INFO

Chris Bowers ALC, CCIM

Senior Broker Associate

813.287.8787 x8

chris@thedirtdog.com

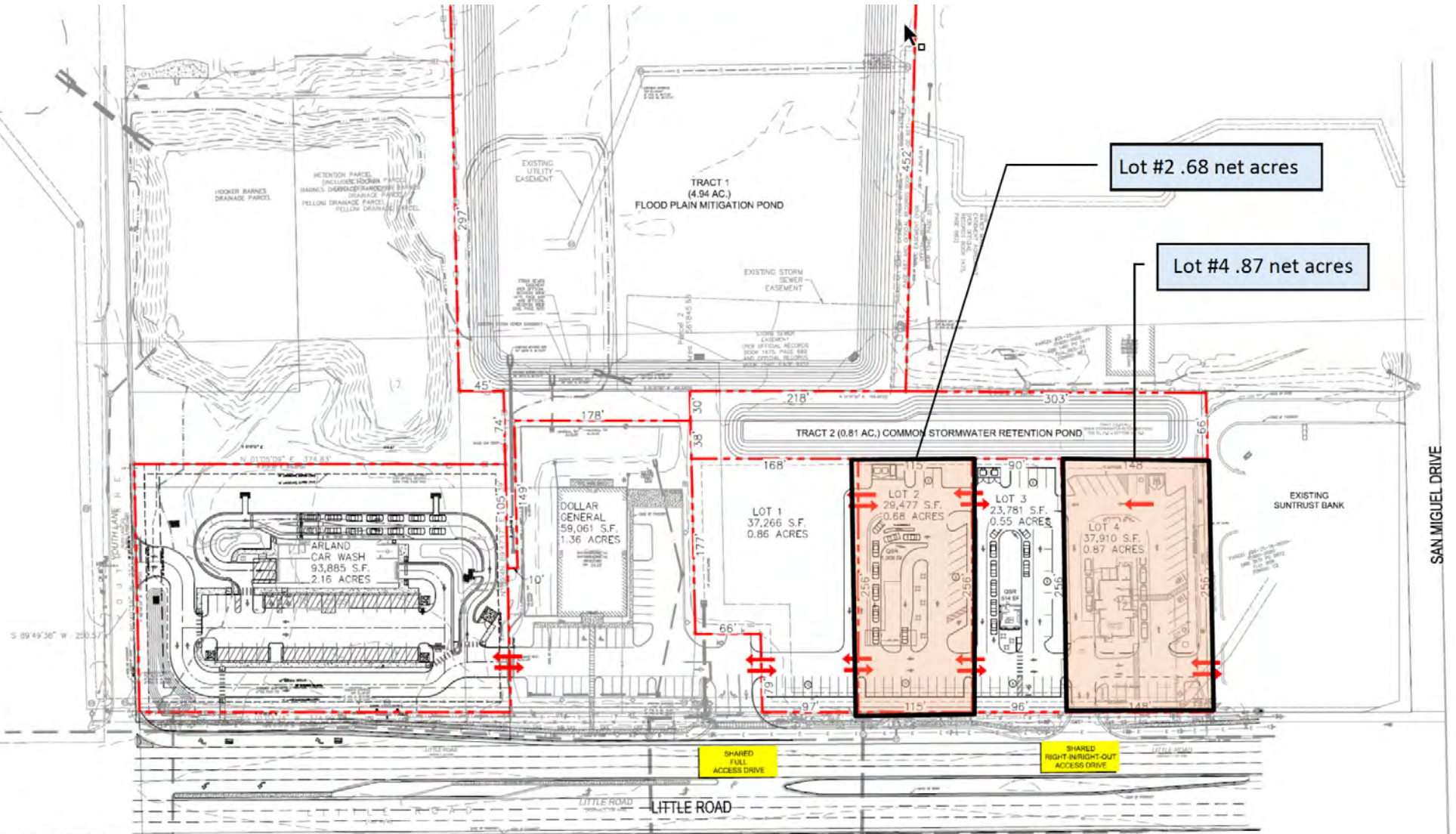
Jack Koehler, CCIM, ALC

Senior Broker Associate

813.287.8787 x9

Jack@thedirtdog.com

Site Plan



Aerials Looking North



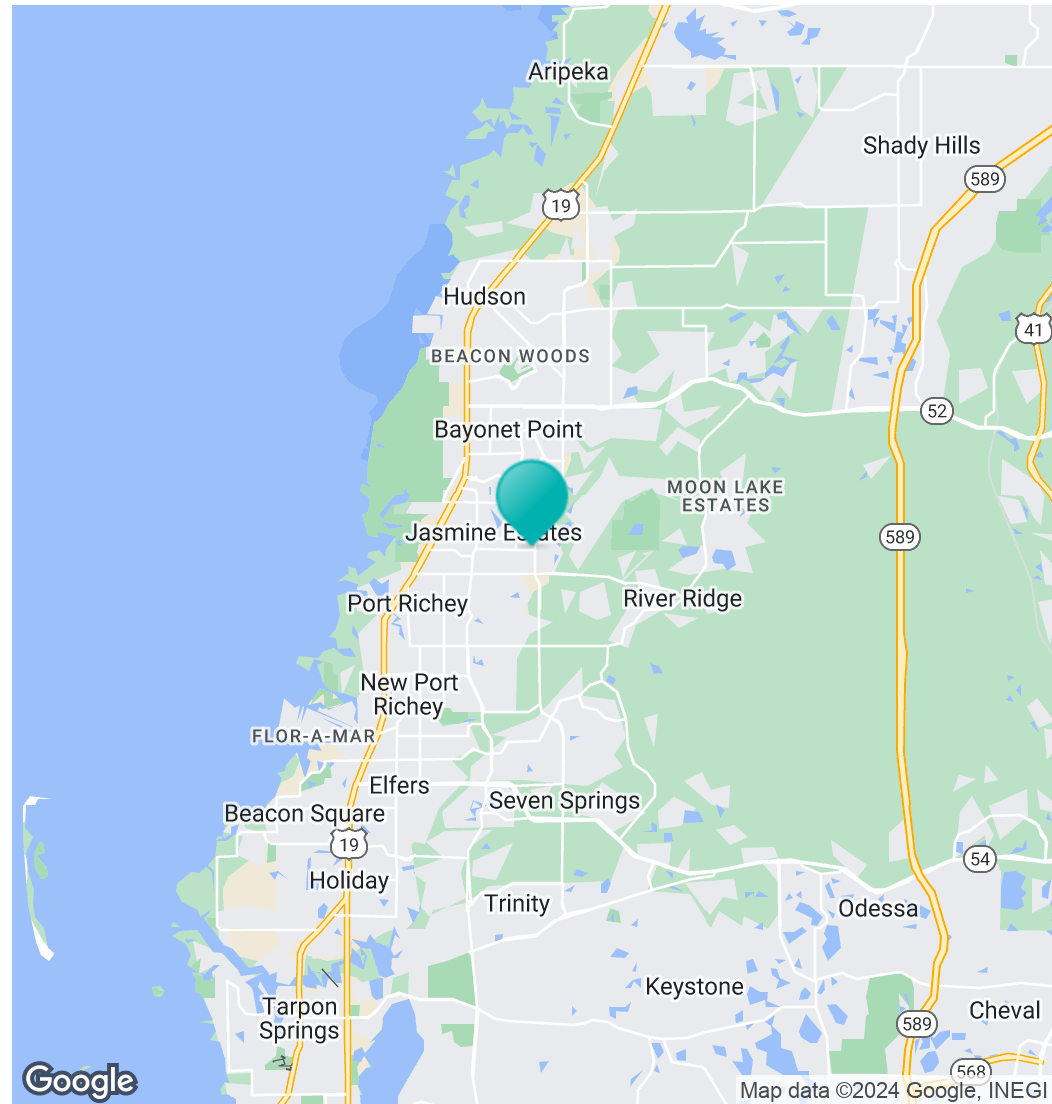
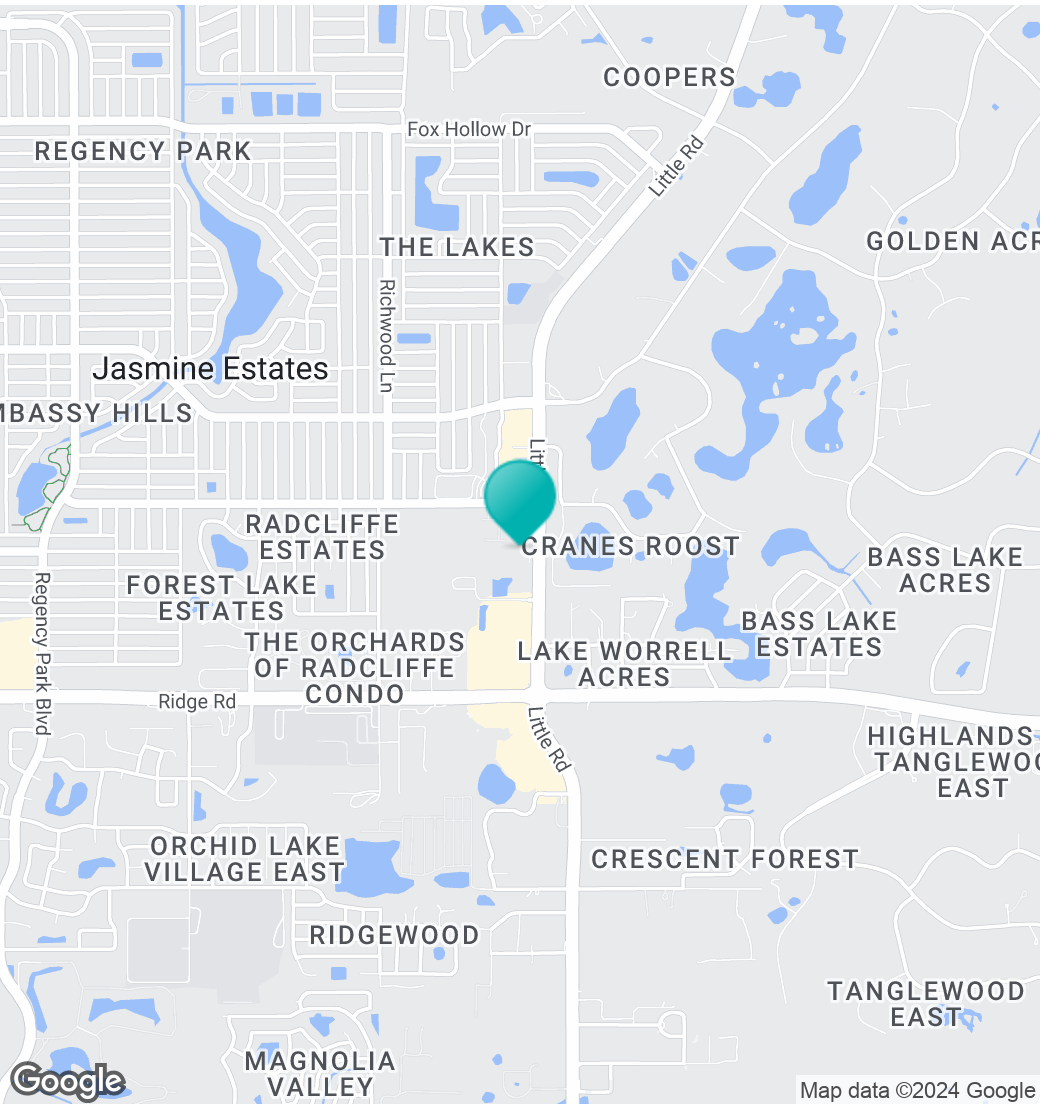
Aerial Looking South



Aerials (cont.)



Location Map



Demographics Map & Report

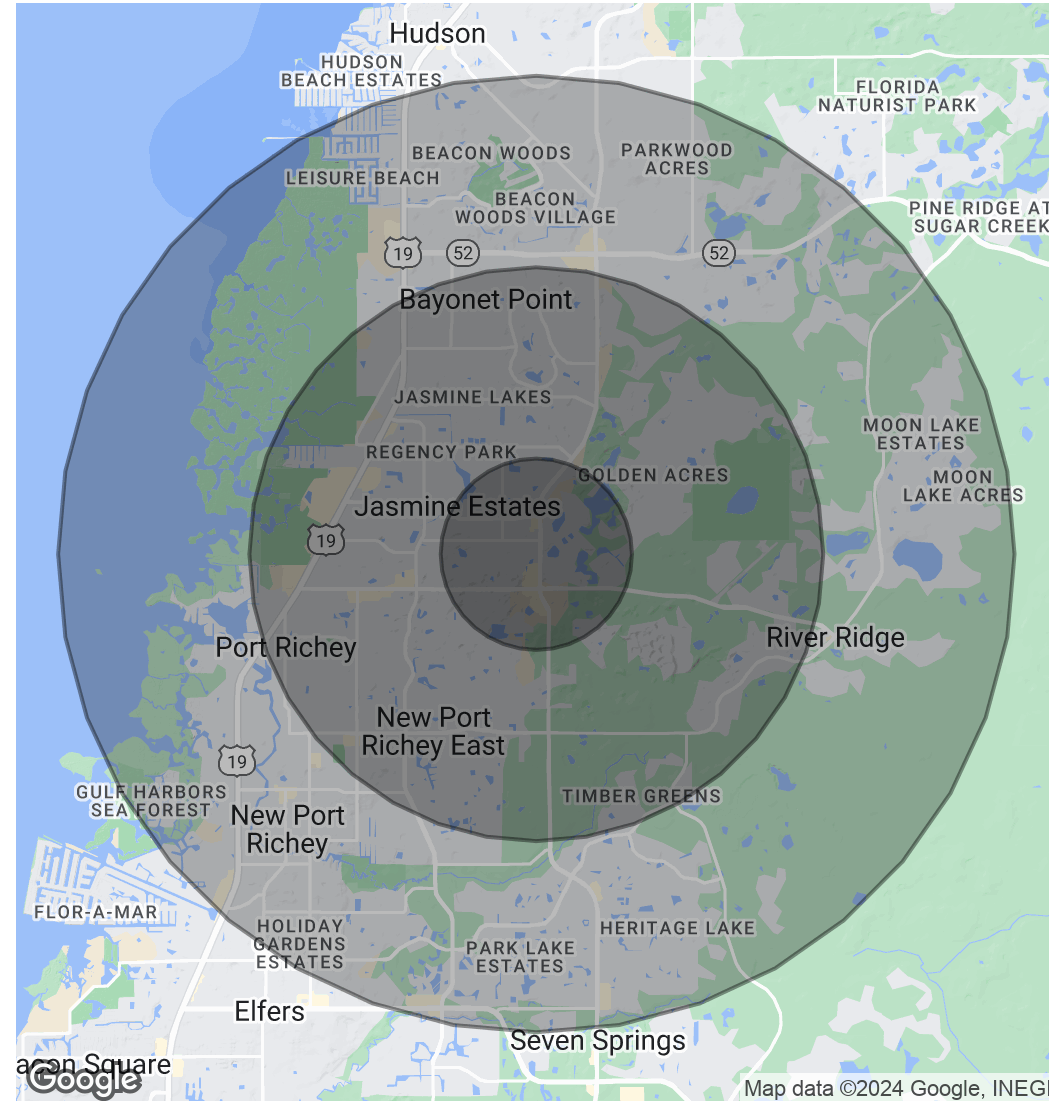
POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	10,265	75,775	153,780
Average Age	43	45	47
Average Age (Male)	41	44	46
Average Age (Female)	44	46	48

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	4,040	32,004	67,069
# of Persons per HH	2.5	2.4	2.3
Average HH Income	\$58,844	\$63,999	\$67,832
Average House Value	\$234,683	\$215,575	\$241,229

Demographics data derived from AlphaMap



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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Eshenbaugh Land Company, LLC in compliance with all applicable fair housing and equal opportunity laws.

Eshenbaugh Land Company is a licensed real estate brokerage firm in Florida and William A. Eshenbaugh is the broker of record.