



KLEIN & HEUCHAN, INC.
REALTORS

Commercial/Investment/Real Estate Services

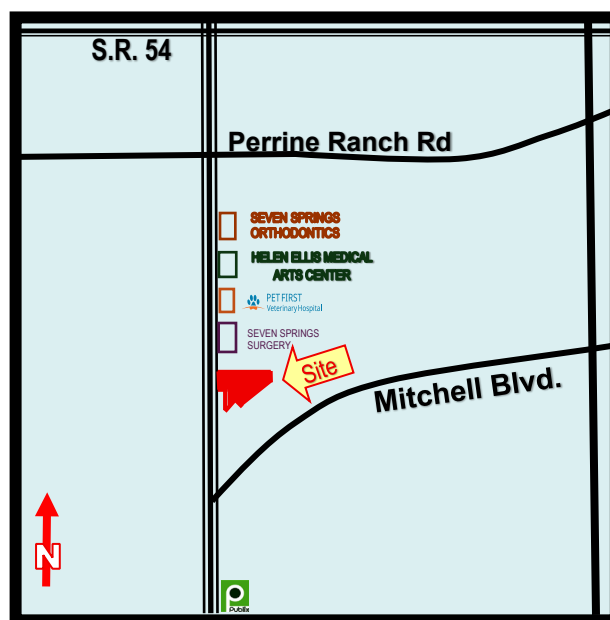
SV-451

VACANT LAND IN PASCO IDEAL FOR FUTURE MEDICAL OFFICE



**0 SEVEN SPRINGS BLVD.
NEW PORT RICHEY, FL 34655**

- LAST & ONLY PIECE OF LAND AVAILABLE IN THIS MEDICAL AREA!
- GREAT VISIBILITY ON SEVEN SPRINGS BLVD.
- NEXT TO MEDICAL ARTS CENTER, SURGEONS, VETERINARIAN & DENTIST
- CLOSE TO TRINITY (MITCHELL BLVD.) SUBMARKET
- SITE PLAN FOR 6,400 SF MEDICAL OFFICE
- **FOR SALE: \$475,000**



1744 N Belcher Rd., Clearwater, FL 33765 ■ Telephone 727-441-1951 ■ Fax 727-449-1724
www.kleinandheuchan.com



ADDRESS: 0 Seven Springs Blvd.
New Port Richey, FL 34655

LOCATION: North on Seven Springs, just passed Mitchell Blvd., next to 2024.

LAND AREA: 1.69 ± Acres
DIMENSIONS: Irregular - trapezoid

ZONING: "PO-2 - Prof. Ofc. District, Pasco County
LAND USE: RES - 3
FLOOD ZONE : X, X500, & AE * See site plan below

IMPROVEMENTS: N/A
YEAR BUILT: N/A

LEGAL DESCRIPTION: Lengthy, in listing file.

PARKING: 40 on concept plan
PRESENT USE: Vacant Land

UTILITIES: Water/Sewer - FGUA, Electric - FPL
Trash - Waste Pro

SALE PRICE: \$475,000

TAXES: \$2,987 (2025)
PARCEL ID #: 34-26-16-0000-00100-0120
TRAFFIC COUNT: 39,500 vpd

TERMS: Cash at closing

NOTES: Beautiful 1.69-acre vacant parcel zoned PO-2 (Professional Office District) in Southwestern Pasco County, next to the Trinity sub-market. Property can be developed for Professional Offices or Services, or Business Services (such as Financial, Accounting or Brokerage services) or Personal Services (hair, dry cleaners, florists), but most importantly in this district for medical offices and hospitals. The area already has specialists such as cosmetic surgeons (next door), orthopaedical offices, a veterinarian clinic, and Helen Ellis Medical Arts Center.

This is a great opportunity as it is the last parcel in the Professional Office District to be offered for sale to developers/investors or to specialist physicians to develop a Medical Arts Building up to 6,400 SF. Concept plan as shown below is presented by Regency Design & Engineering in concert with preliminary pre-development review by Pasco County. Periphery wetlands are being delineated by SWFWMD in AE zone, while building will remain in X and X-500 zones with no flood insurance required. Higher than required parking ratio with 40 spaces. Carpe Diem and contact Philippe Beau or Don Wallace.

KEY HOOK #: None

ASSOCIATE: Philippe Beau & Don Wallace

K&H SIGNAGE: 3' X 4'

LISTING CODE: SV-451-2-18/16

SHOWING INFORMATION: Drive to site.

