

# DEVELOPMENT SITE OPPORTUNITY (2.91 ACRES) PRIME LOCATION

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

2.91 ACRES

TRINITY OAKS BLVD.

MITCHELL BLVD.  
AADT 44,000

KINSMEER DR.

**AGILITY**  
Commercial Real Estate

**DAVID STOCKMAN**  
Vice President  
352.440.9822 • [sales@conceptcompanies.net](mailto:sales@conceptcompanies.net)

**BROKER CONTACT:**  
 **SWIFTCREEK**  
COMMERCIAL

**AMBER CRAWFORD**  
Broker/Contact  
800.833.0499 • [info@swiftcreekrealty.net](mailto:info@swiftcreekrealty.net)



# DEVELOPMENT SITE OPPORTUNITY-PRIME LOCATION

Trinity, FL 34655

## PROPERTY SUMMARY



### PROPERTY DESCRIPTION

Commercial Land For Sale

### PROPERTY HIGHLIGHTS

- This 2.91 acre parcel is now available for sale
- Exceptional strategic location
- Site plan Available
- 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

**AGILITY**  
Commercial Real Estate

DAVID STOCKMAN  
Vice President\Owner Representative  
352.440.9822  
sales@conceptcompanies.net

BROKER CONTACT:

**SWIFTCREEK**  
COMMERCIAL

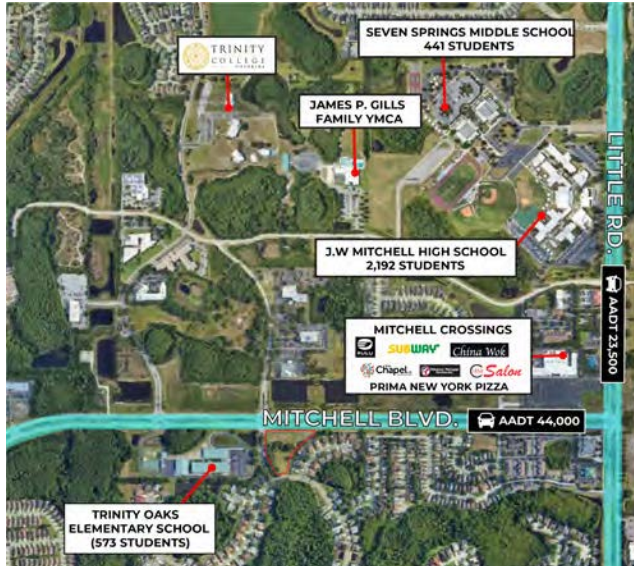
AMBER CRAWFORD  
SWIFT CREEK COMMERCIAL  
800.833.0499  
info@swiftcreekrealty.net



# DEVELOPMENT SITE OPPORTUNITY-PRIME LOCATION

Trinity, FL 34655

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.



**AGILITY**  
Commercial Real Estate

DAVID STOCKMAN  
Vice President\Owner Representative  
352.440.9822  
sales@conceptcompanies.net

BROKER CONTACT:

**SWIFTCREEK**  
COMMERCIAL

AMBER CRAWFORD  
SWIFT CREEK COMMERCIAL  
800.833.0499  
info@swiftcreekrealty.net



# DEVELOPMENT SITE OPPORTUNITY-PRIME LOCATION

Trinity, FL 34655

THE SITE



**AGILITY**  
Commercial Real Estate

DAVID STOCKMAN

Vice President\Owner Representative  
352.440.9822  
sales@conceptcompanies.net

BROKER CONTACT:

**SWIFTCREEK**  
COMMERCIAL

AMBER CRAWFORD

SWIFT CREEK COMMERCIAL  
800.833.0499  
info@swiftcreekrealty.net



# DEVELOPMENT SITE OPPORTUNITY-PRIME LOCATION

Trinity, FL 34655  
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.





# DEVELOPMENT SITE OPPORTUNITY-PRIME LOCATION

Trinity, FL 34655  
THE TRADE AREA

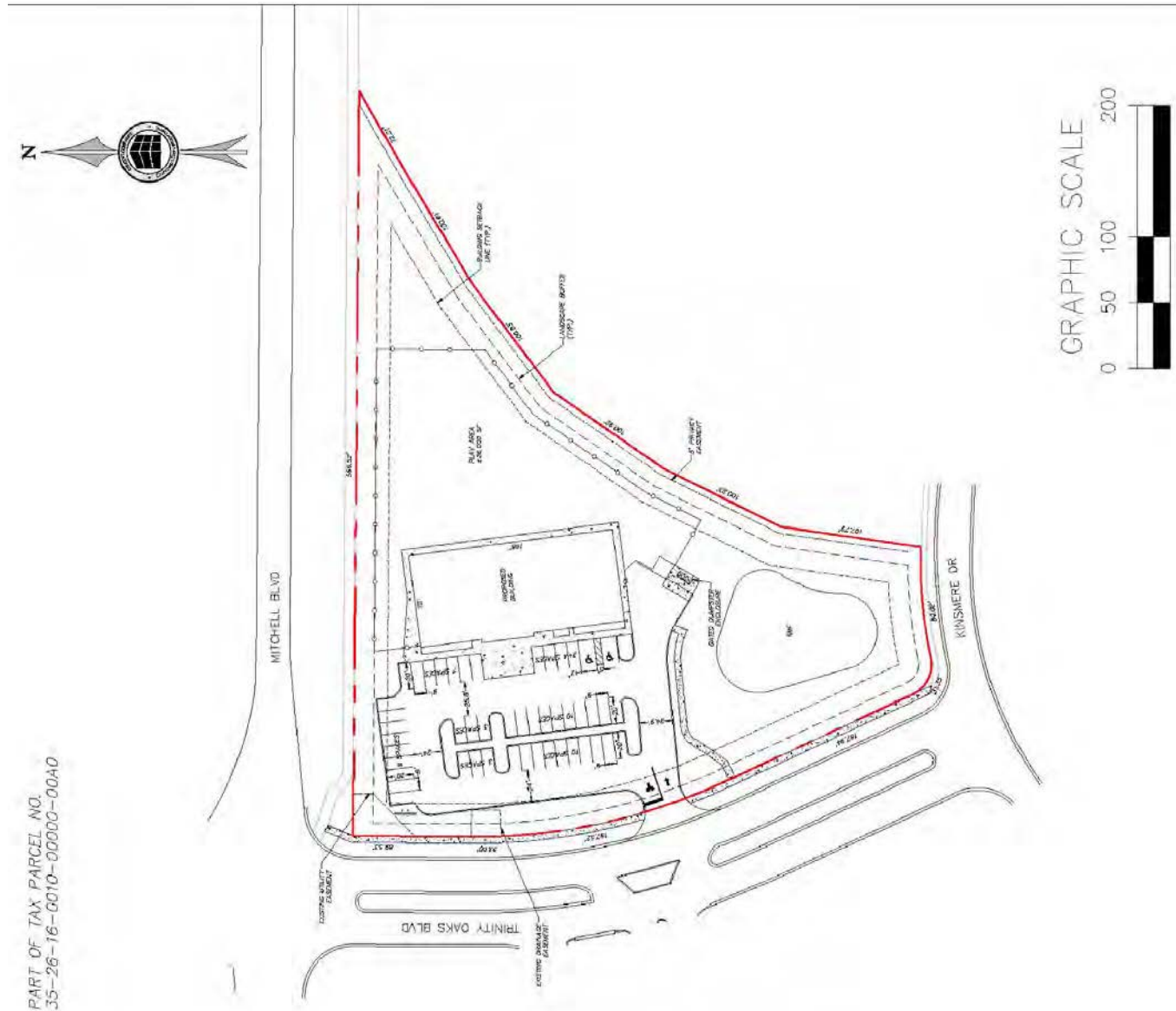




# DEVELOPMENT SITE OPPORTUNITY-PRIME LOCATION

Trinity, FL 34655

SAMPLE SITE PLAN



**AGILITY**  
Commercial Real Estate

DAVID STOCKMAN  
Vice President\Owner Representative  
352.440.9822  
sales@conceptcompanies.net

BROKER CONTACT:

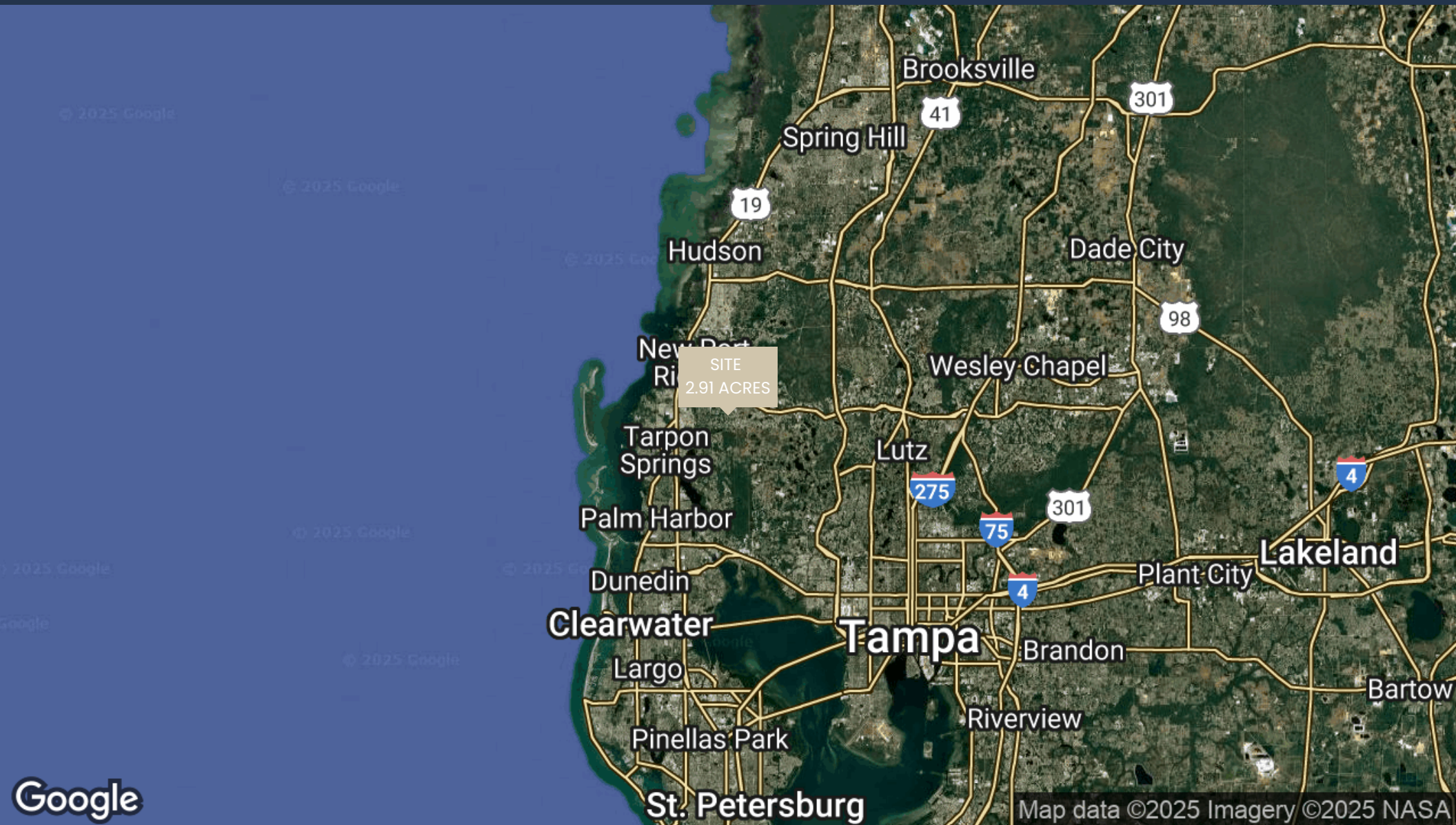
 **SWIFTCREEK**  
COMMERCIAL

AMBER CRAWFORD  
SWIFT CREEK COMMERCIAL  
800.833.0499  
info@swiftcreekrealty.net

# DEVELOPMENT SITE OPPORTUNITY-PRIME LOCATION

Trinity, FL 34655

THE REGION



**AGILITY**  
Commercial Real Estate

DAVID STOCKMAN  
Vice President\Owner Representative  
352.440.9822  
sales@conceptcompanies.net

BROKER CONTACT:

 **SWIFTCREEK**  
COMMERCIAL

AMBER CRAWFORD  
SWIFT CREEK COMMERCIAL  
800.833.0499  
info@swiftcreekrealty.net



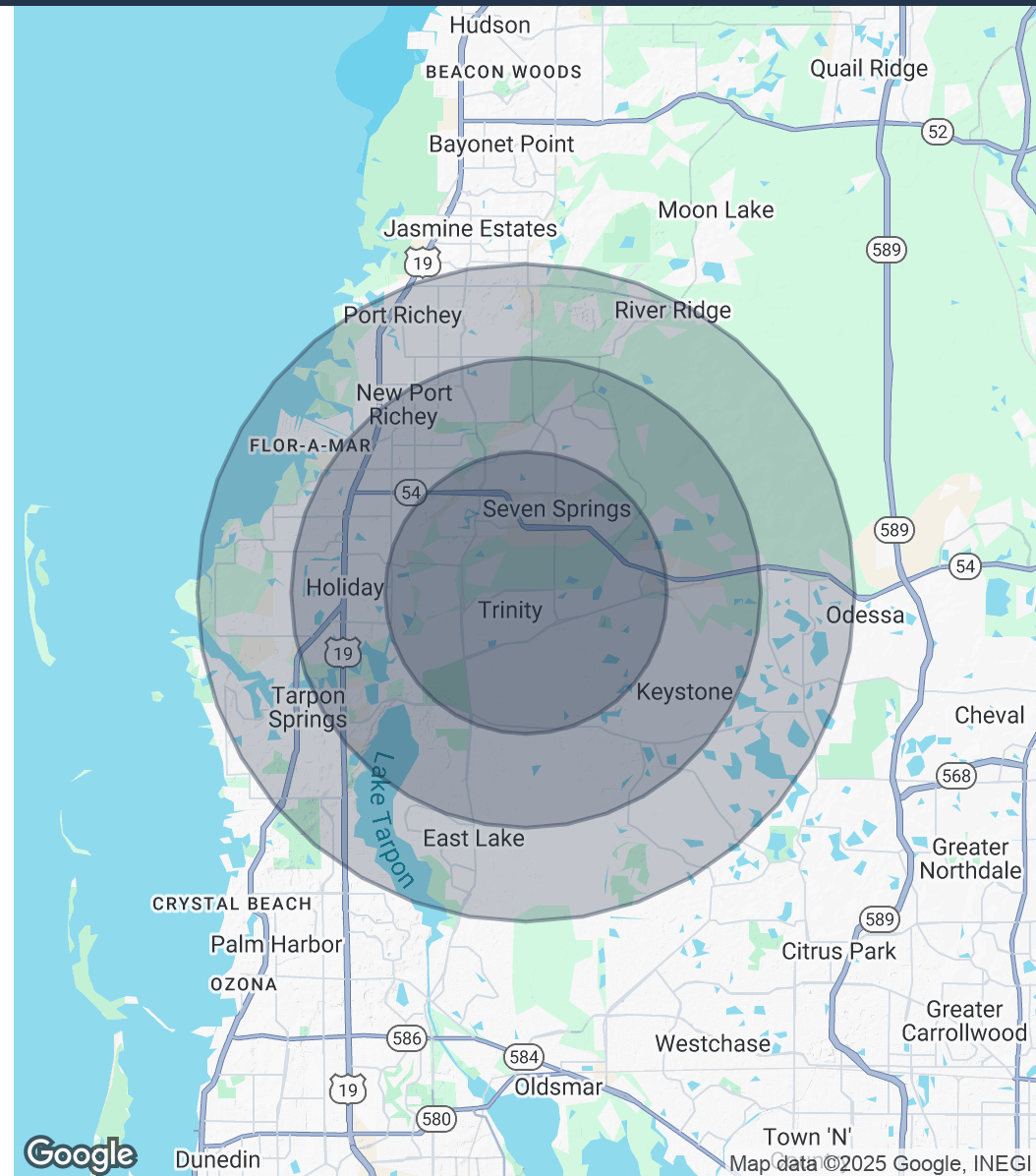
# DEVELOPMENT SITE OPPORTUNITY-PRIME LOCATION

Trinity, FL 34655  
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*



**AGILITY**  
Commercial Real Estate

DAVID STOCKMAN  
Vice President\Owner Representative  
352.440.9822  
sales@conceptcompanies.net

BROKER CONTACT:

**SWIFTCREEK**  
COMMERCIAL

AMBER CRAWFORD  
SWIFT CREEK COMMERCIAL  
800.833.0499  
info@swiftcreekrealty.net



# DEVELOPMENT SITE OPPORTUNITY-PRIME LOCATION

Trinity, FL 34655

## CONFIDENTIALITY & DISCLAIMER

### Confidentiality & Disclaimer:

This is a confidential offering package and is intended solely for your limited use and benefit in determining whether you desire to express any interest in an investment in this vacant parcel (the "Property"). This offering package has been reviewed by the property owner and/or Concept Companies and/or their representatives and affiliates ("Concept") and contains selected information pertaining to the Property and does not purport to be all-inclusive or to contain all the information that a prospective buyer may desire. Additional information and an opportunity to inspect the Property will be made available to interested and qualified buyers. Neither Concept nor any of its respective officers nor employees has made any representation or warranty, expressed or implied, as to the accuracy or completeness of this presentation or any of its contents, and no legal commitments or obligations shall arise by reason of this memorandum or any of its contents.

Concept expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property and/or to terminate discussions with any entity at any time with or without notice. Concept shall have no legal commitment or obligation to any entity reviewing this package or making an offer to purchase the Property unless and until a written agreement satisfactory to Concept has been fully executed, delivered, and approved by Concept and any conditions to Concept's obligations thereunder have been satisfied or waived. By receipt of this offering package, you agree that this offering package and its contents are of a confidential nature, that you hold and treat it in the strictest confidence, and that you will not disclose this offering package or any of its contents to any other entity without the prior written authorization of Concept, nor will you use this offering package or any of its contents in any fashion or manner detrimental to the interest of Concept.

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.

No representation or warranty is being made by Concept with respect to the Property's compliance with any applicable statutes, laws, ordinances, rules, regulations, requirements, and/or codes (collectively, the "Laws"). It is expressly understood that it is the responsibility of any prospective lender to investigate whether or not the Property is in compliance with the Laws and such prospective investor will be relying strictly and solely upon its own inspections and examinations and the advice and counsel of its own consultants, agents, legal counsel, and officers with respect to the condition of the Property and to its compliance with the Laws.

### DAVID STOCKMAN

Vice President\Owner Representative  
352.440.9822  
sales@conceptcompanies.net

### BROKER CONTACT:



### AMBER CRAWFORD

SWIFT CREEK COMMERCIAL  
800.833.0499  
info@swiftcreekrealty.net