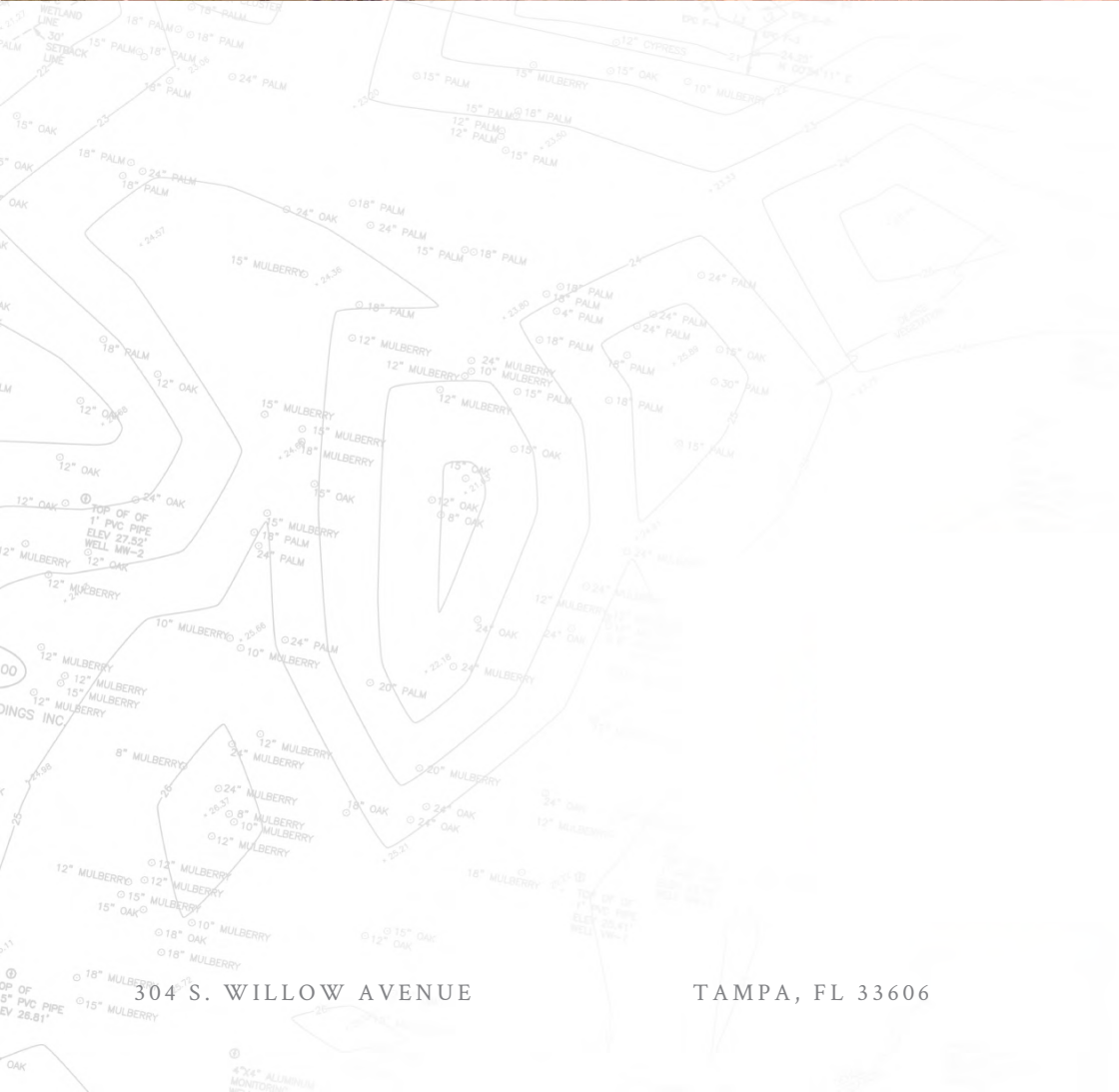
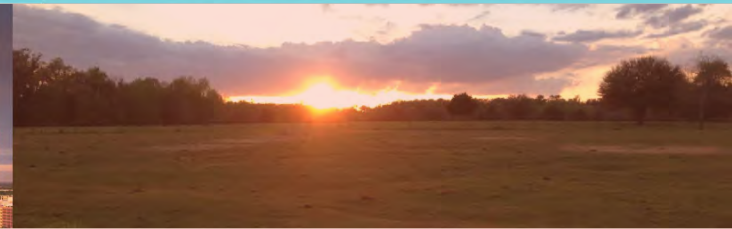
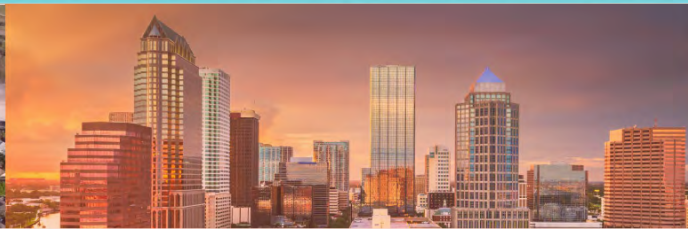


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LAND COMPANY



The Dirt Dog

304 S. WILLOW AVENUE

TAMPA, FL 33606

813.287.8787

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Aerial



Property Description

PROPERTY DESCRIPTION

This 4.3± acre site located in New Port Richey is ideal for a senior housing and memory care facility. The property is fully entitled and planned for 127 unit assisted living facility (ALF) under the MPUD zoning. Additionally, the site has a full set of architectural and engineering plans ready to submit for permit, which could drastically speed up the development cycle for the buyer.

LOCATION DESCRIPTION

The site is located between the highly desirable Odessa and Trinity communities at 10653 Marsha Drive near Trinity, Florida. It is conveniently located near major highways, medical facilities, and shopping centers such as Publix, Target, Walmart, and it is less than two miles east of HCA Florida Trinity Hospital.

PROPERTY SIZE

4.3 Acres

ZONING

MPUD

PARCEL ID

19-26-17-0060-03900-0000

PROPERTY OWNER

Legacy Lifestyles Longleaf Property, LLC

PRICE

\$3,000,000

BROKER CONTACT INFO

Chase Collier, CCIM

Sales Associate

813.287.8787 x3

chase@thedirtdog.com

Mark Kercher

Broker-Associate

941.748.1000

mark@thedirtdog.com

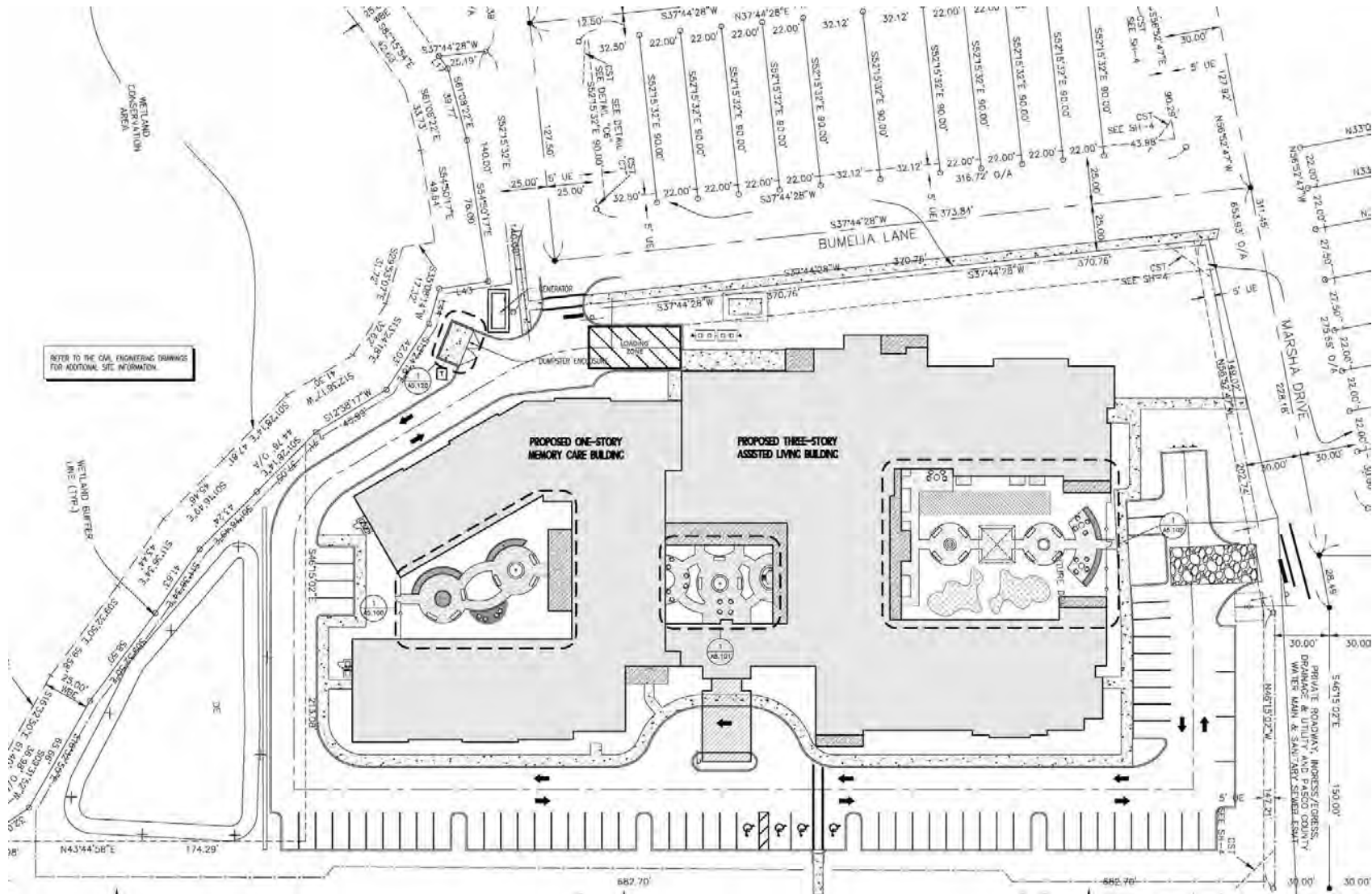
Aerials (cont.)



Aerials (cont.)



Site Plans



Demographics Map & Report

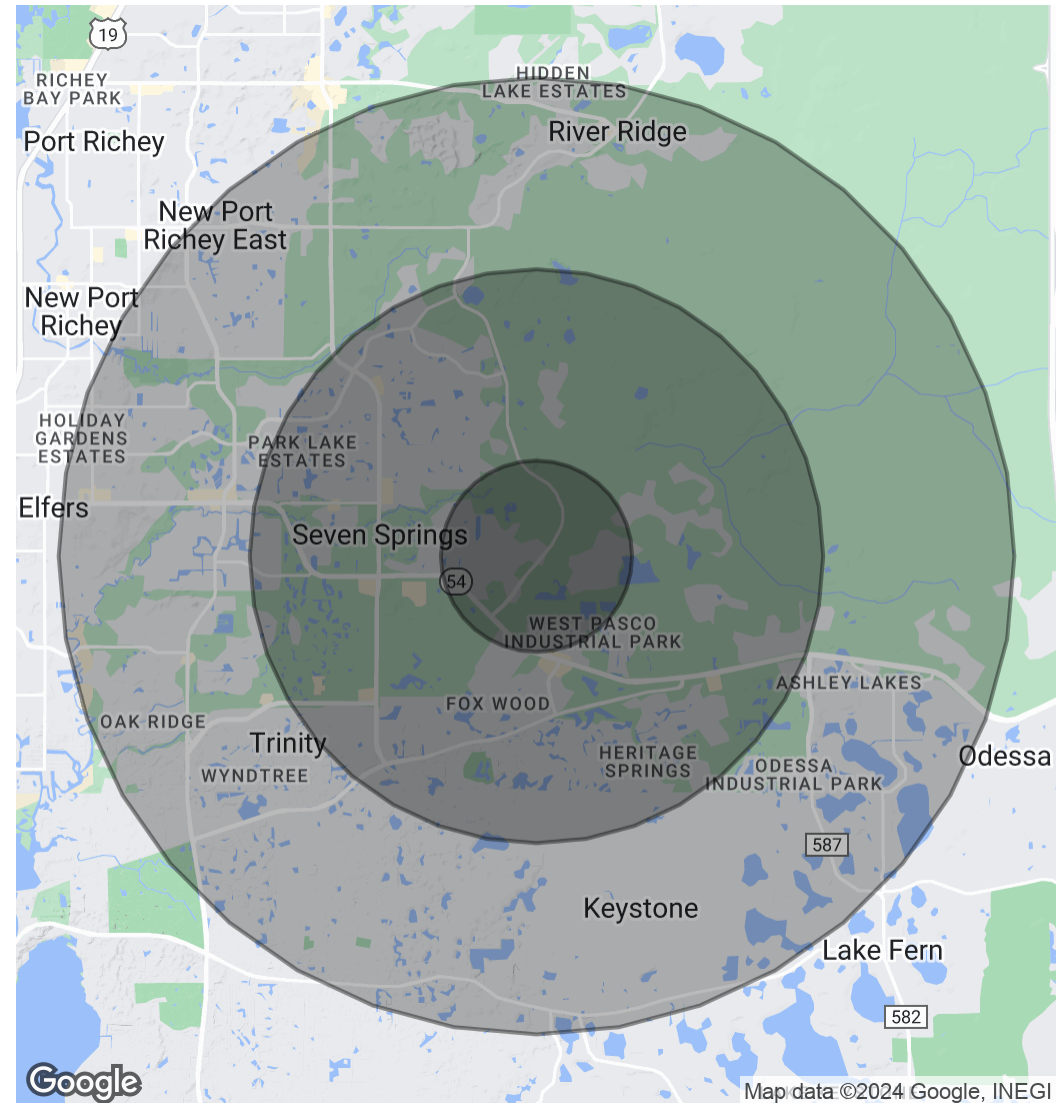
POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	2,603	34,242	87,677
Average Age	45.2	46.7	45.8
Average Age (Male)	46.9	46.2	45.0
Average Age (Female)	44.0	46.8	46.8

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,218	15,805	38,737
# of Persons per HH	2.1	2.2	2.3
Average HH Income	\$85,563	\$77,620	\$72,899
Average House Value	\$241,731	\$242,515	\$212,753

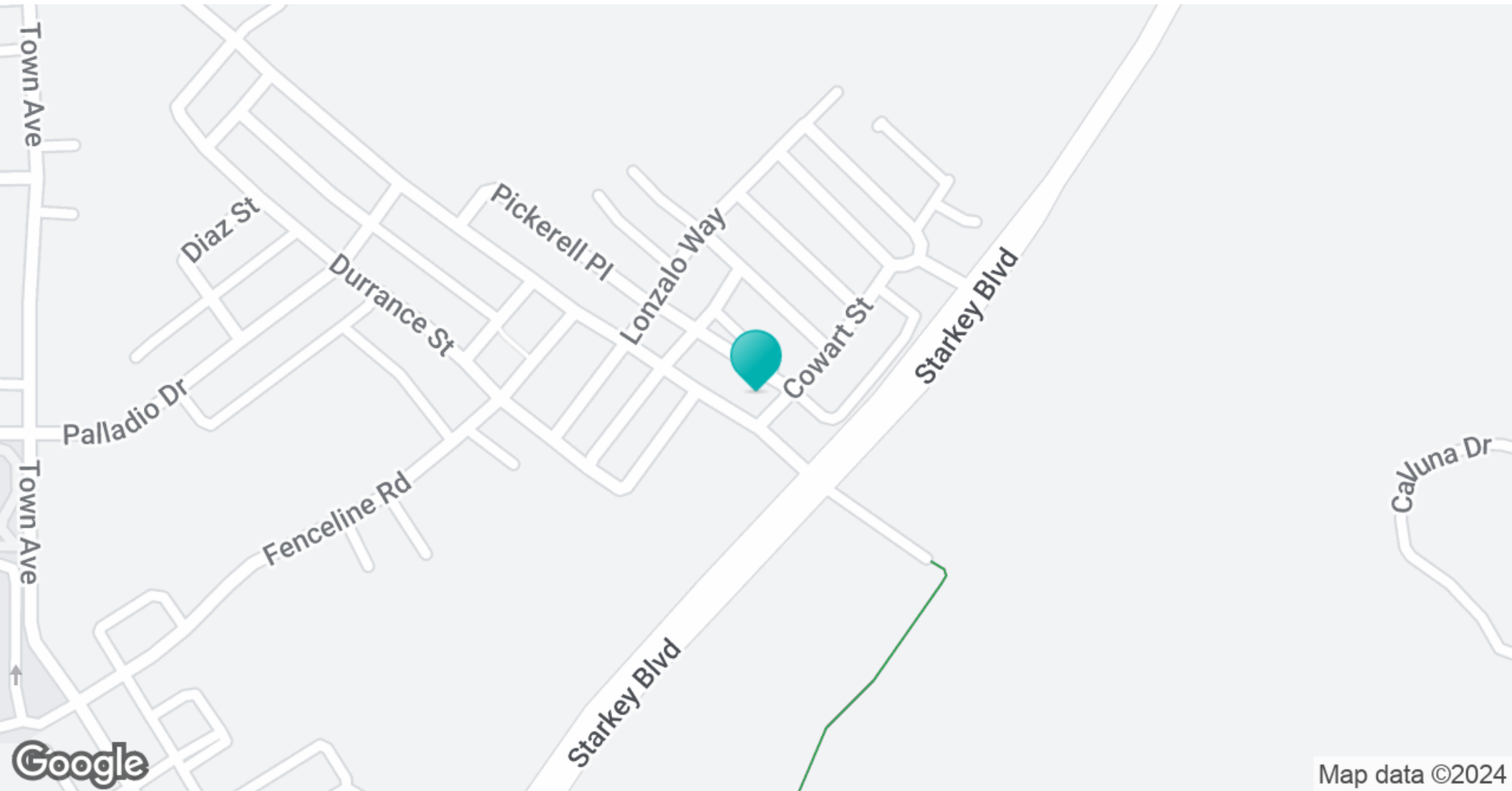
* Demographic data derived from 2020 ACS - US Census



Regional Map



Location Map



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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.

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