

We know this land.



**Eshenbaugh**  
LAND COMPANY



The Dirt Dog

304 S. WILLOW AVENUE

TAMPA, FL 33606

813.287.8787

[www.thedirtdog.com](http://www.thedirtdog.com)

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

# Property Description

## PROPERTY DESCRIPTION

Deer Park Commercial has 1.17 acres remaining that is mass graded with drainage plans permitted and constructed offsite. Water and sewer are available to all parcel and all association documents are complete. Join 7-11, a chicken concept and medical users in the great location. Carwash is not allowed.

## LOCATION DESCRIPTION

The parcel is located along Little Road with access from Deer Park Dr. The property is south of Trouble Creek Road and north of Heritage Lake Blvd in New Port Richey, FL.

## MUNICIPALITY

Pasco County

## PROPERTY SIZE

1.18 Acres

## ZONING

C2

## TRAFFIC COUNTS

41,000

## PARCEL ID

11-26-16-0020-04000-0000

## PROPERTY OWNER

Orsi Development

## PRICE

\$1,250,000

## BROKER CONTACT INFO

**Ryan Sampson, CCIM, ALC**

Principal

813.287.8787 x4

[Ryan@TheDirtDog.com](mailto:Ryan@TheDirtDog.com)

# Additional Photos



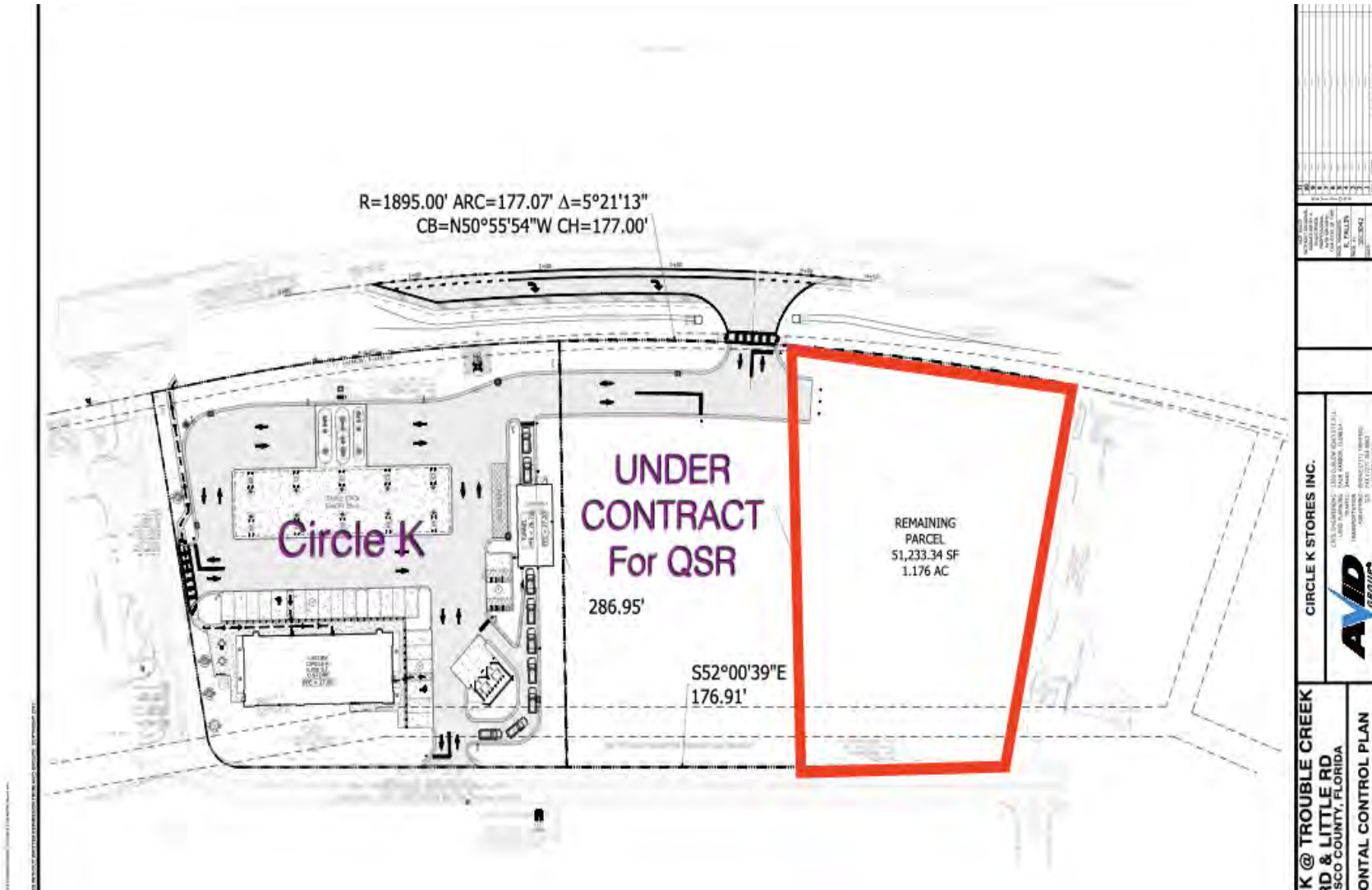
# Additional Photos



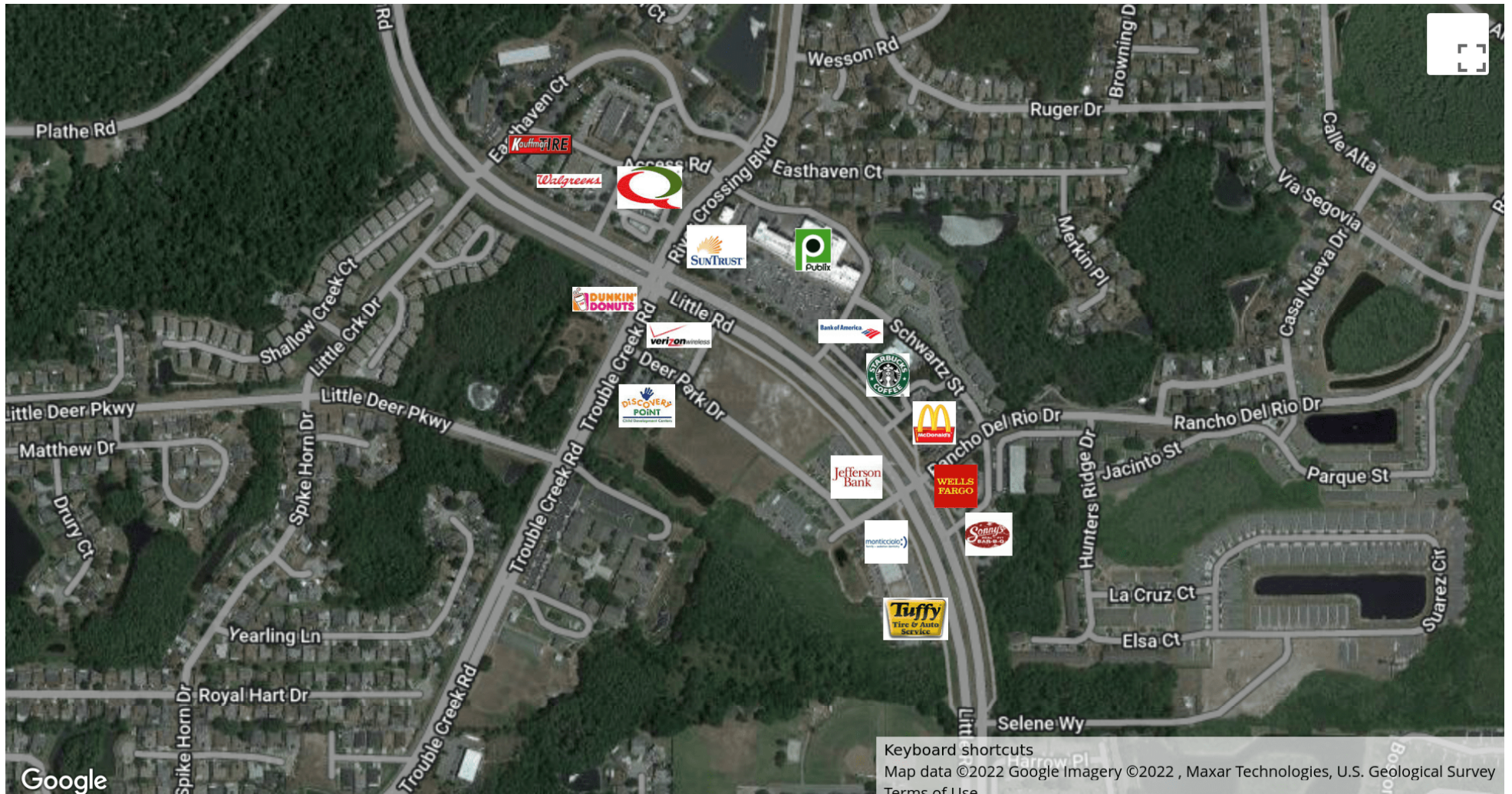
# Additional Photos



# Site Plan

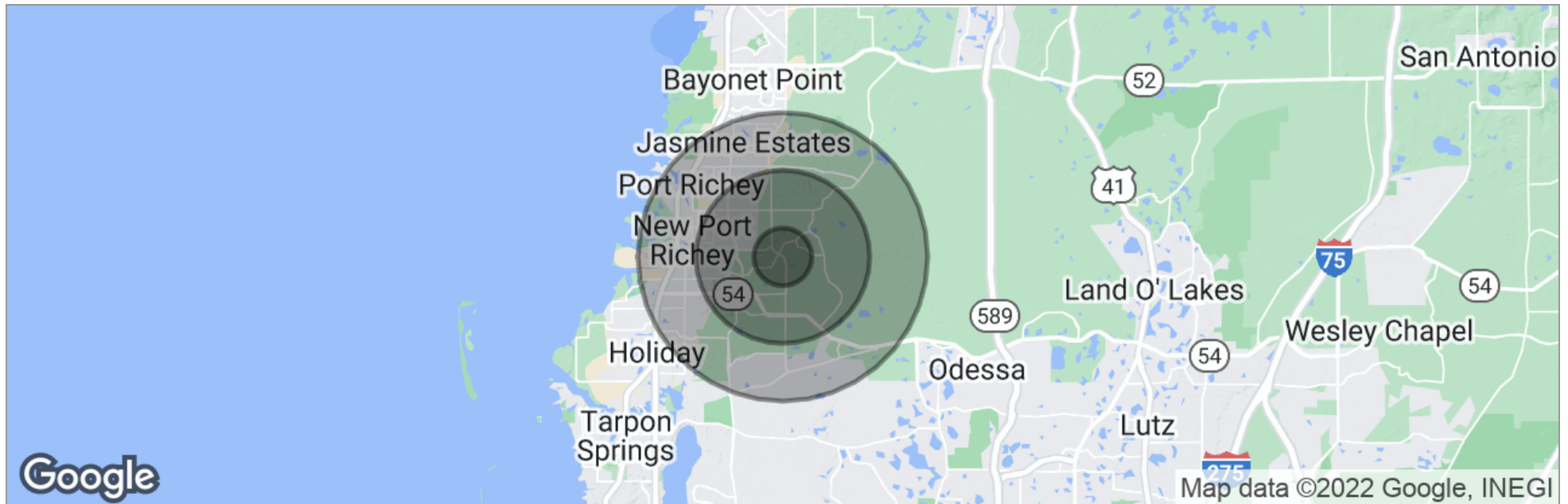


# Retailer Map





# Demographics Map



	1 Mile	3 Miles	5 Miles
Total Population	7,473	52,378	135,092
Population Density	2,379	1,852	1,720
Median Age	50.5	48.0	44.4
Median Age (Male)	50.0	46.2	42.7
Median Age (Female)	50.5	49.3	45.6
Total Households	3,277	22,607	57,069
# of Persons Per HH	2.3	2.3	2.4
Average HH Income	\$56,682	\$55,258	\$54,372
Average House Value	\$195,177	\$205,568	\$205,995

\* Demographic data derived from 2020 ACS - US Census

# Location Maps

