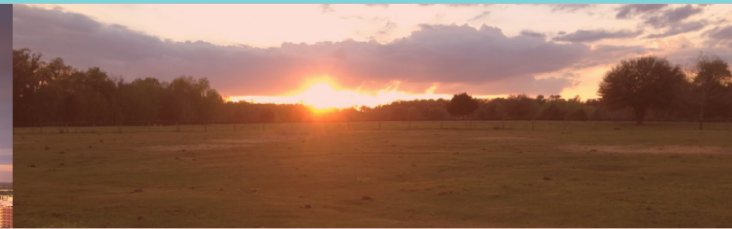
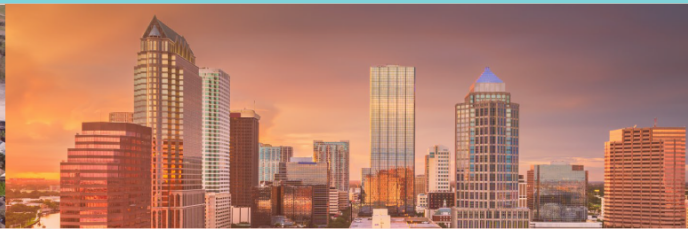


# We know this land.



## Longwater Bay

# Eshenbaugh

LAND COMPANY



The Dirt Dog

304 S. WILLOW AVENUE

TAMPA, FL 33606

813.287.8787

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

# Property Description

## PROPERTY DESCRIPTION

The opportunity is a unique waterfront urban infill opportunity to develop 60± acres as the next mixed-use residential neighborhood in New Port Richey, FL. The property is currently zoned for agricultural single family on 9± acres and multifamily uses on the remaining 50± acres which allows up to 12 residential units per acre to be built on the property. There is an opportunity to be annexed into the City of New Port Richey to save on Impact Fees.

Pasco County and the City of New Port Richey have expressed interest in developing a bike trail system through the adjacent City-owned property and this site.

## LOCATION DESCRIPTION

The site is located on the north side of Trouble Creek Road, just west of U.S. Highway 19 in incorporated Pasco County. The site is accessible from both Barbara Street and Trouble Creek Road, also known as County Road 595A, which is an east west road on US Highway 19.

## PROPERTY SIZE

60± Acres

## UTILITIES

Water and sewer are located on US 19

## ZONING

AC, MF1

## PARCEL ID

18-26-16-0000-01200-0000, 18-26-16-0000-00900-0000, 18-26-16-0000-01100-0000

## PROPERTY OWNER

Schickedanz Trouble Creek LLLP

## PRICE

Please Contact Broker for Pricing Guidance, Call for Offers Due August 30th at 5pm.

## BROKER CONTACT INFO

**Bill Eshenbaugh, ALC,CCIM**

Senior Advisor/President

813.287.8787 x1

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

**Tyler Woody**

Advisor

813.287.8787 x11

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



# Aerial





# Waterfront Views





# Property Renderings





# Site Plan



## Preliminary Site Plan

### Site Data

Alley Load Town Homes	115
Front Load Town Homes	35
Condominium Units	126
Single Family	26
<b>Total Units</b>	<b>302</b>

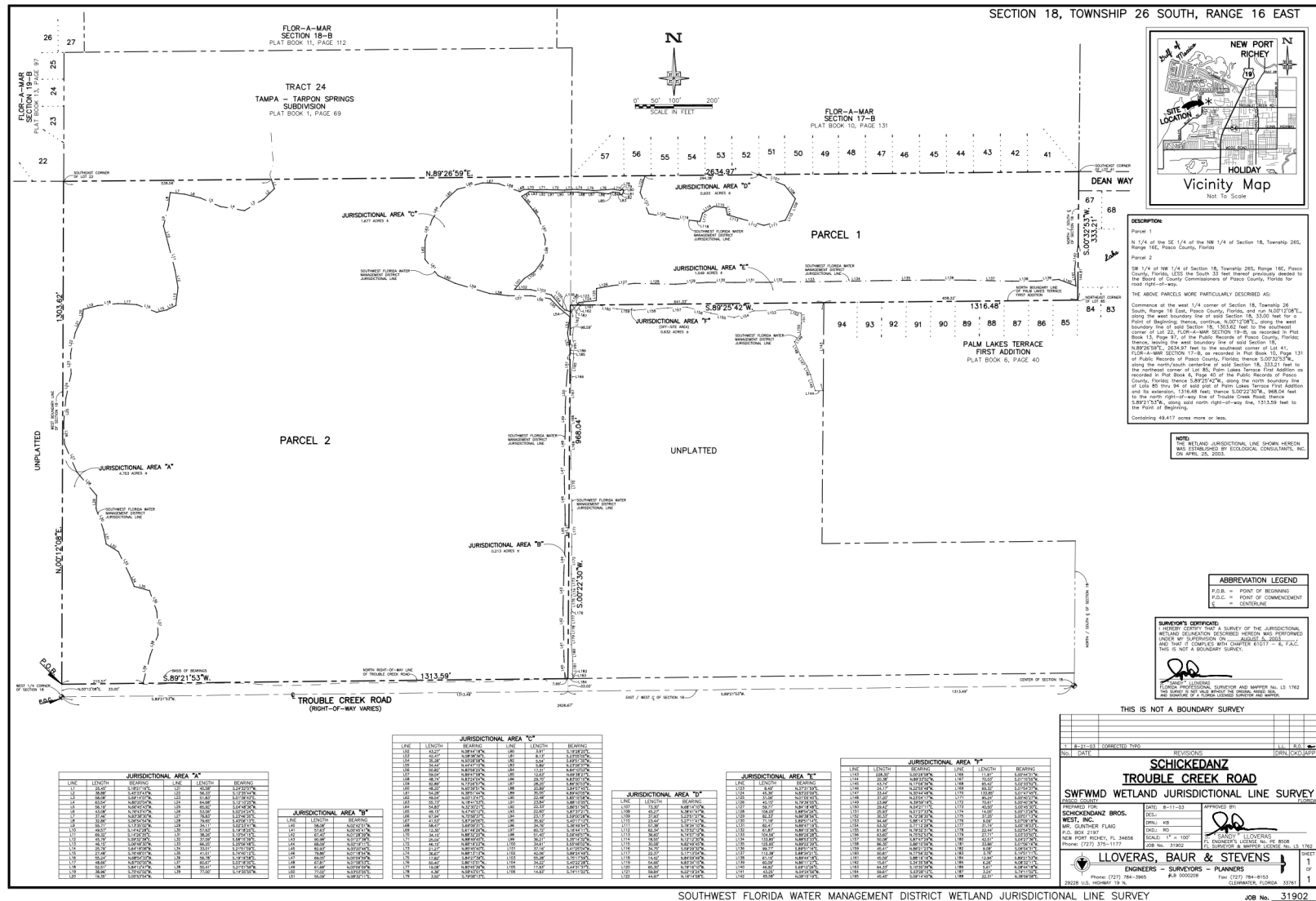
## Longwater Bay

SCHICKEDANZ BROS. WEST INC.  
BLOODGOOD SHARP BUSTER  
ARCHITECTS AND PLANNERS



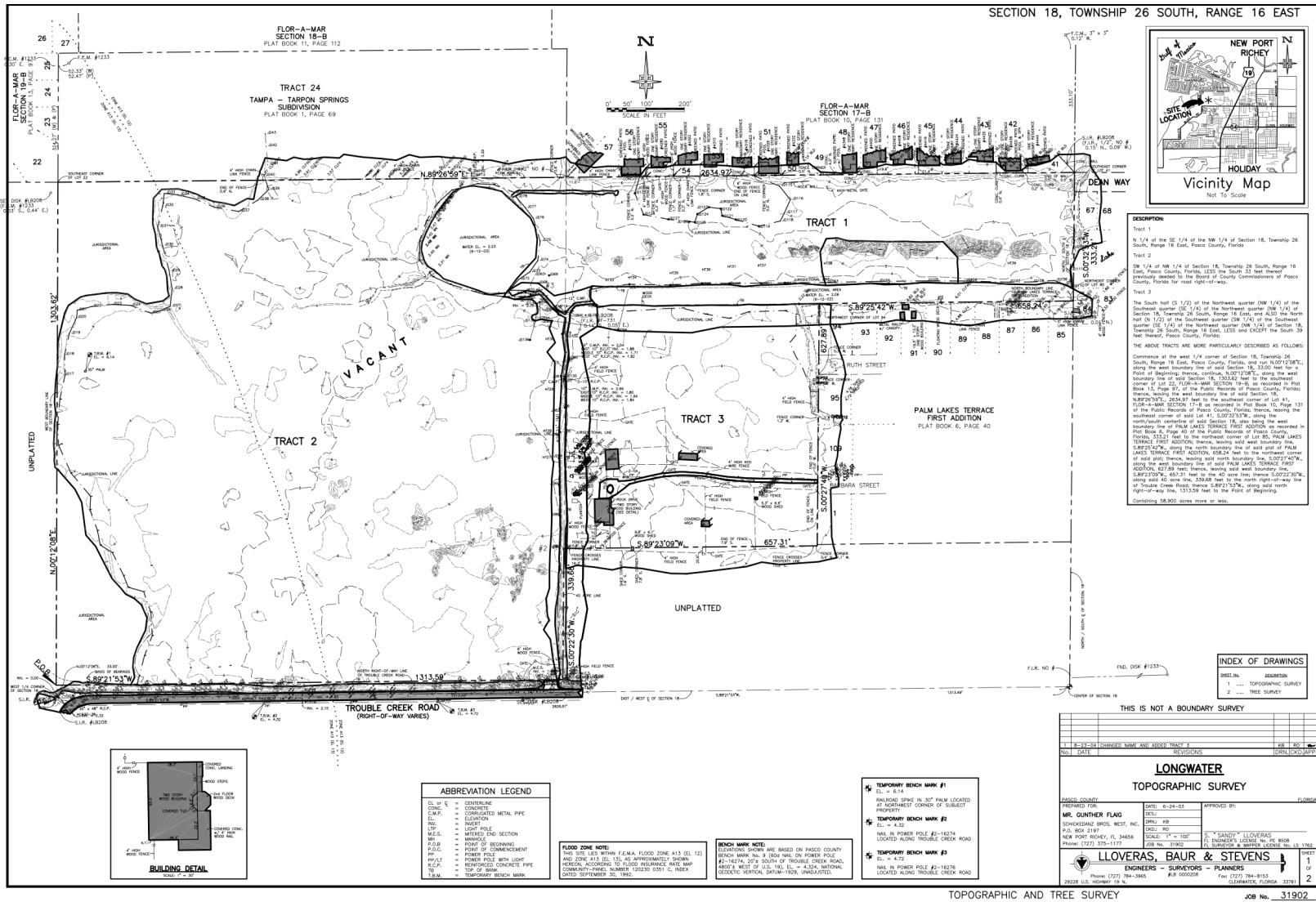


# SWFWMD Wetland Jurisdictional Line Survey





# Topographic Survey











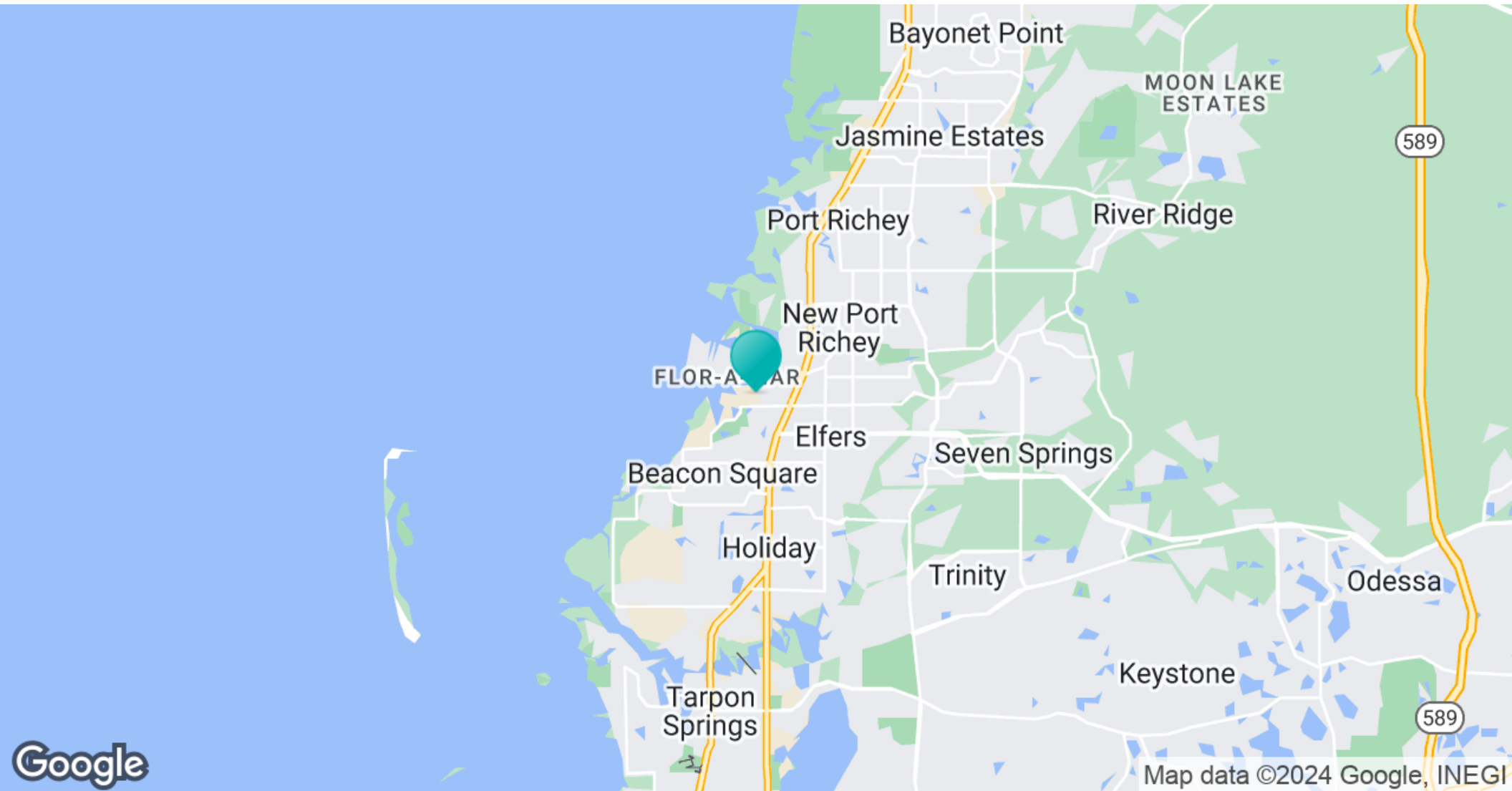








# Location Map





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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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