



# OFFERING MEMORANDUM

## DEVELOPMENT LAND

8615 State Road 54  
New Port Richey, FL 34655

### PRESENTED BY

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GROUP

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# DEVELOPMENT LAND

8615 State Road 54 | New Port Richey, FL 34655

## Sale Price Subject to Offer

This information is from sources deemed to be reliable. We are not responsible for misstatements of facts, errors or omissions, prior sale, change of price, and/or terms or withdrawal from the market without notice. Buyer should verify all information with its' own representatives as well as state and local agencies. Brokers, please note that a variable rate commission may exist on this offering that might result in a lower commission cost to the Seller if a Buyer's broker is not involved in the transaction. ©2021 BHH Affiliates, LLC. An independently owned and operated franchisee of BHH Affiliates, LLC. Berkshire Hathaway HomeServices and the Berkshire Hathaway HomeServices symbol are registered service marks of Columbia Insurance Company, a Berkshire Hathaway affiliate. Equal Housing Opportunity.



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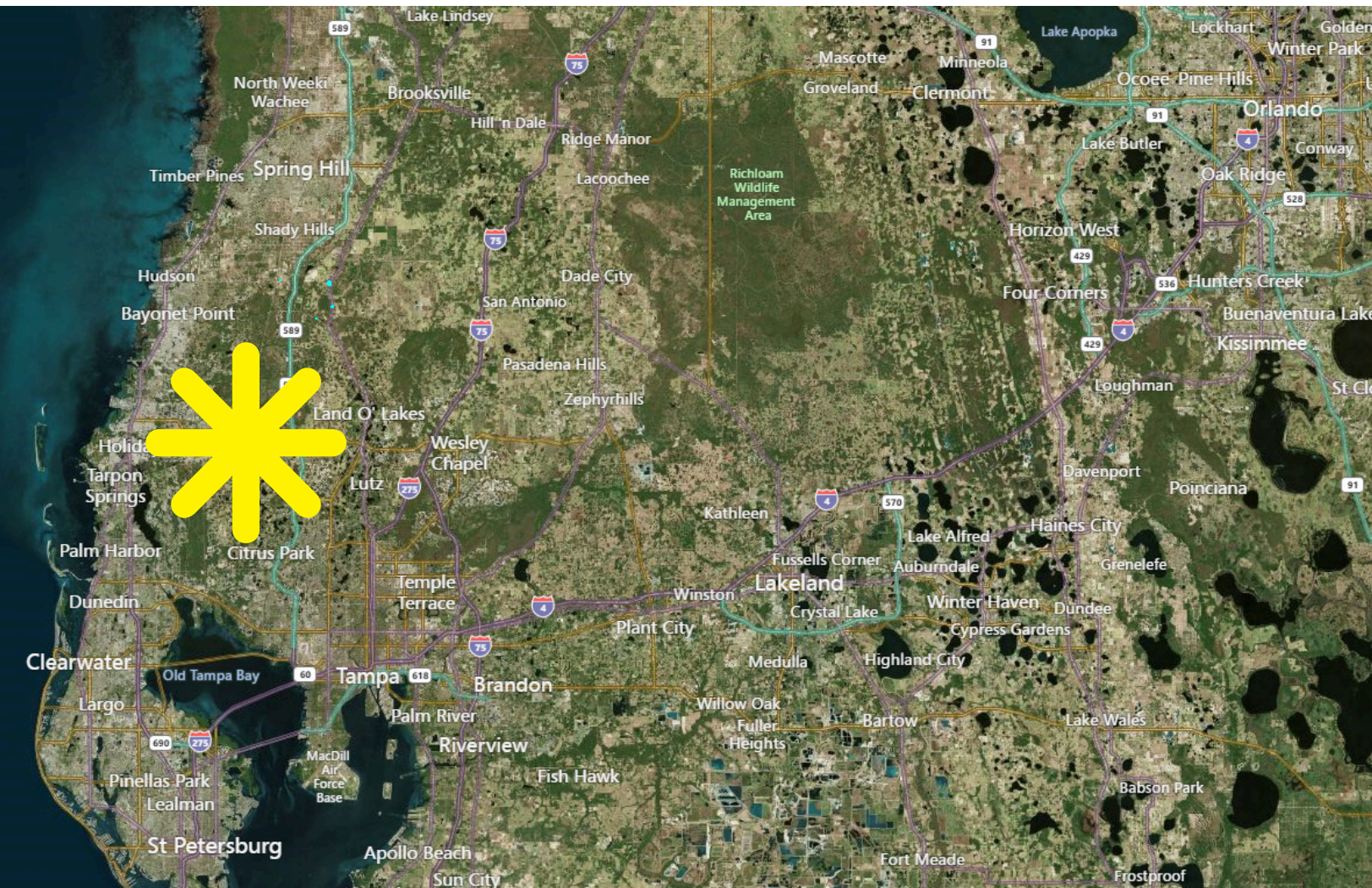
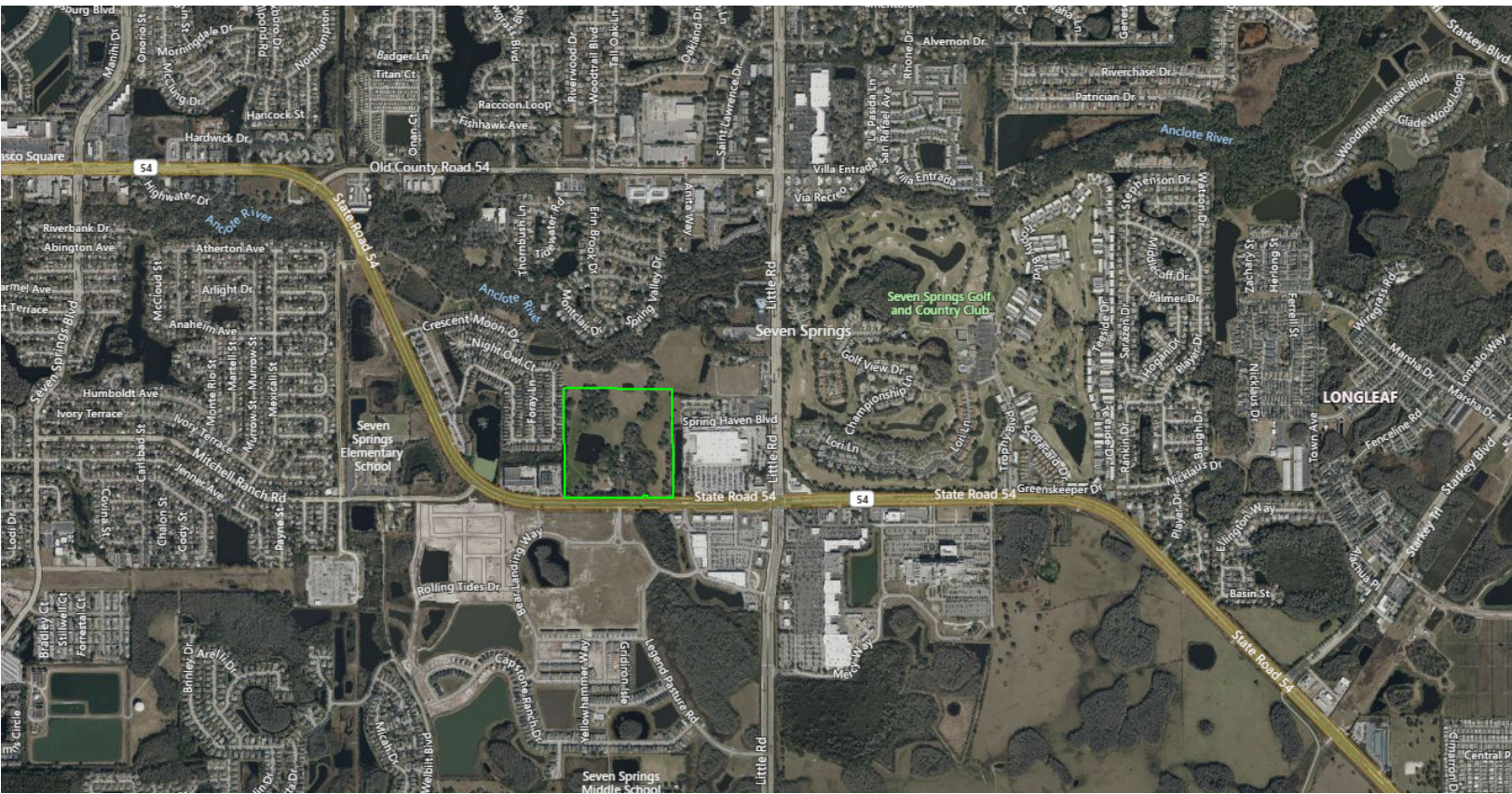
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# EXECUTIVE SUMMARY

|                   |                                               |
|-------------------|-----------------------------------------------|
| SITE ADDRESS      | 8615 State Road 54, New Port Richey, FL 34655 |
| PARCEL NO. (APN)  | 36-26-20-0010-00900-0000                      |
| LAND SIZE (TOTAL) | 40± Acres                                     |
| PROPERTY USE      | Vacant Land / Residential                     |
| PROPOSED USE      | Multifamily, Retail, Medical                  |
| FUTURE LAND USE   | Residential (Res-6)                           |
| ZONING            | AR                                            |
| UTILITIES         | Water & Sewer Along State Road 54             |
| FEMA ZONE         | Various                                       |
| FRONTAGE          | 1,325± FT on State Road 54                    |
| LOT DIMESNIONS    | 1,320± X 1,325± Sqft                          |



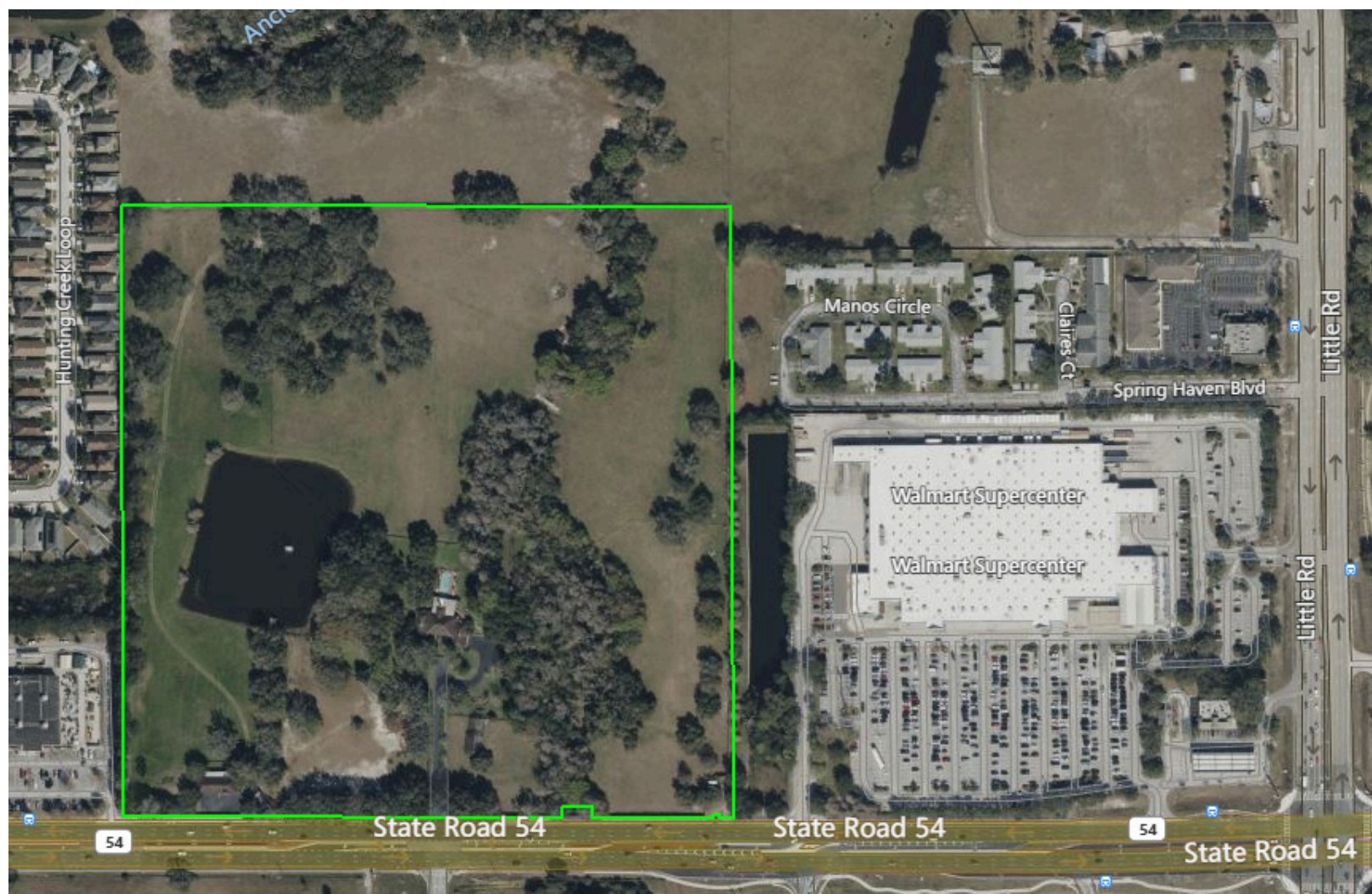
# LOCATION OVERVIEW





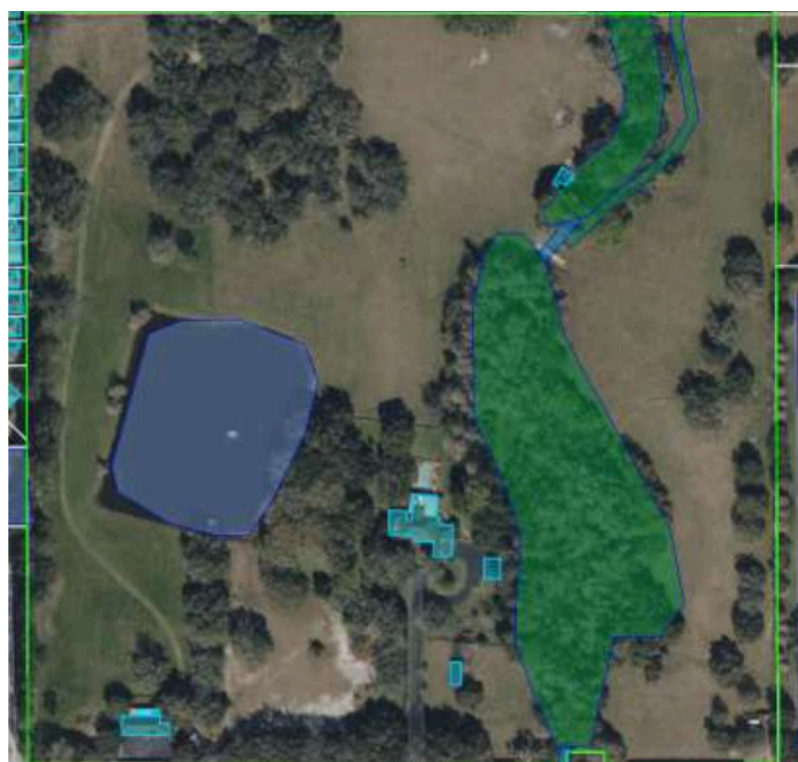
# PARCEL OVERVIEW

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# LANDSCAPE MAPS



WETLANDS  
MAP



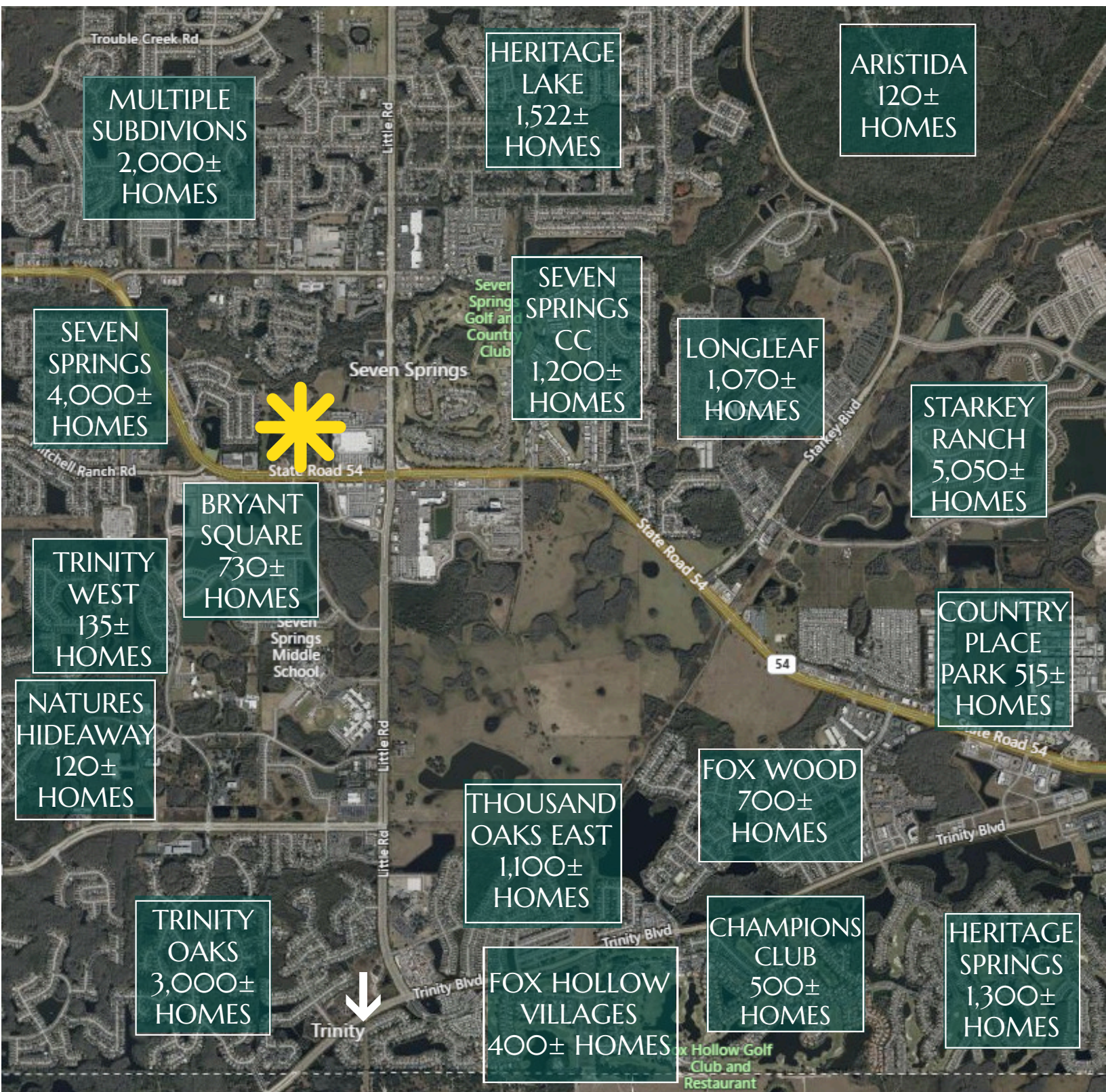
FLOOD PLAIN  
MAP



CONTOUR MAP



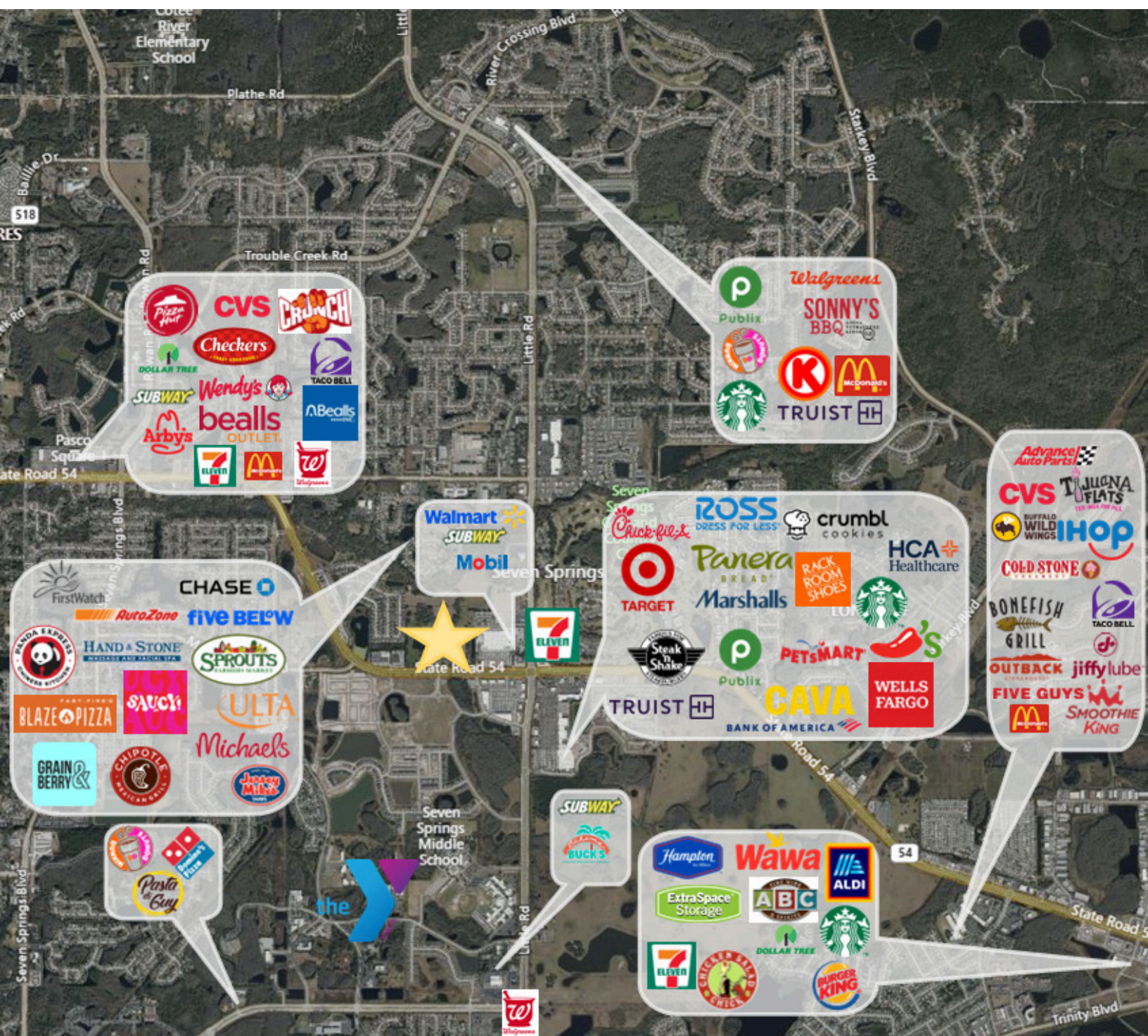
# NEARBY DEVELOPMENTS





# MAJOR BRANDS

## POINTS OF INTEREST MAP



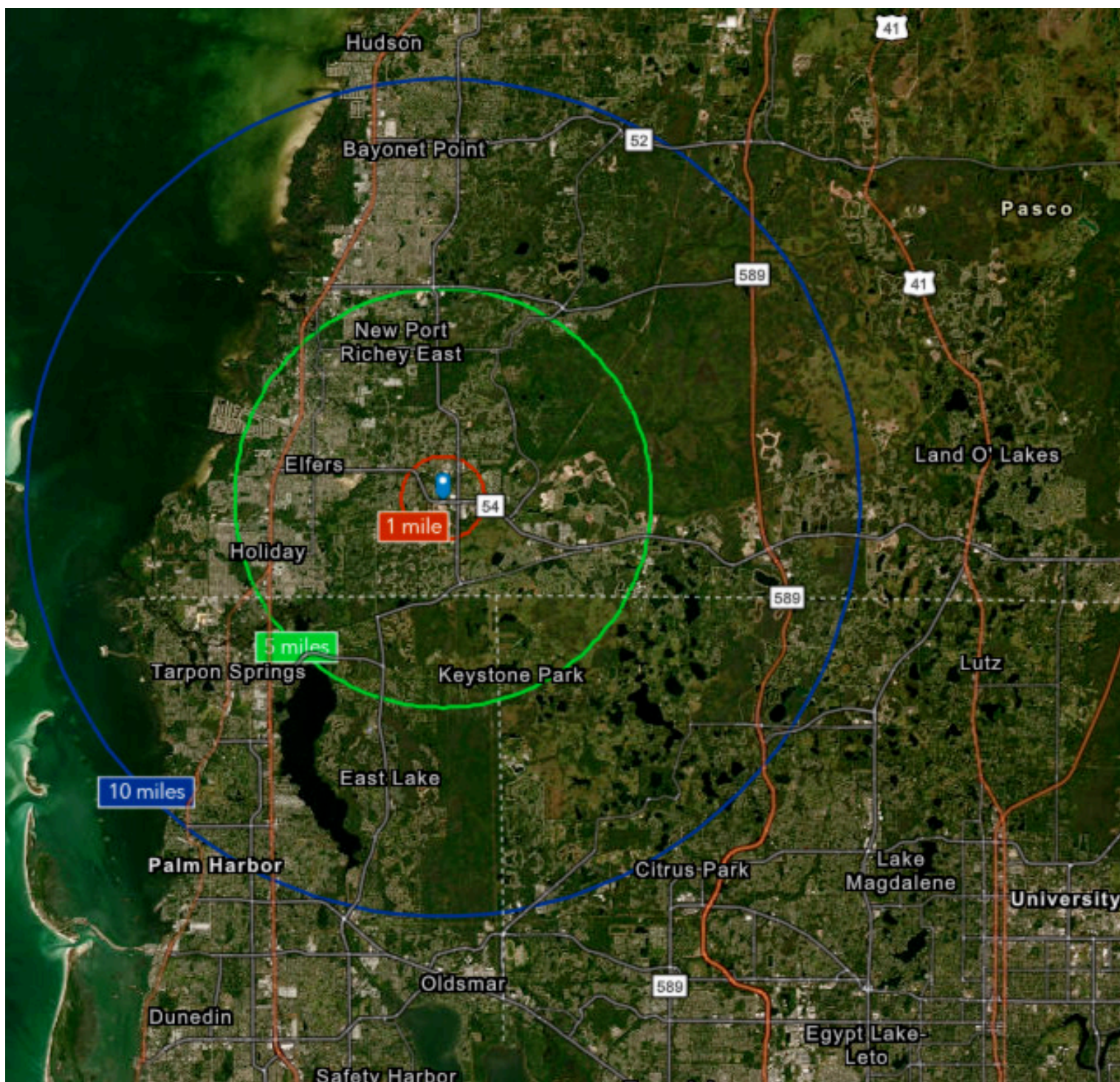


# DEMOGRAPHICS BY MILE

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## DEMOGRAPHICS BY MILE

|                  | 1 MILE   | 5 MILES  | 10 MILES |
|------------------|----------|----------|----------|
| Total Population | 7,001    | 148,081  | 402,338  |
| Avg. HH Income   | \$77,016 | \$67,231 | \$75,969 |
| Median Age       | 43.3     | 47.5     | 47.5     |
| Total Households | 3,006    | 64,363   | 171,959  |



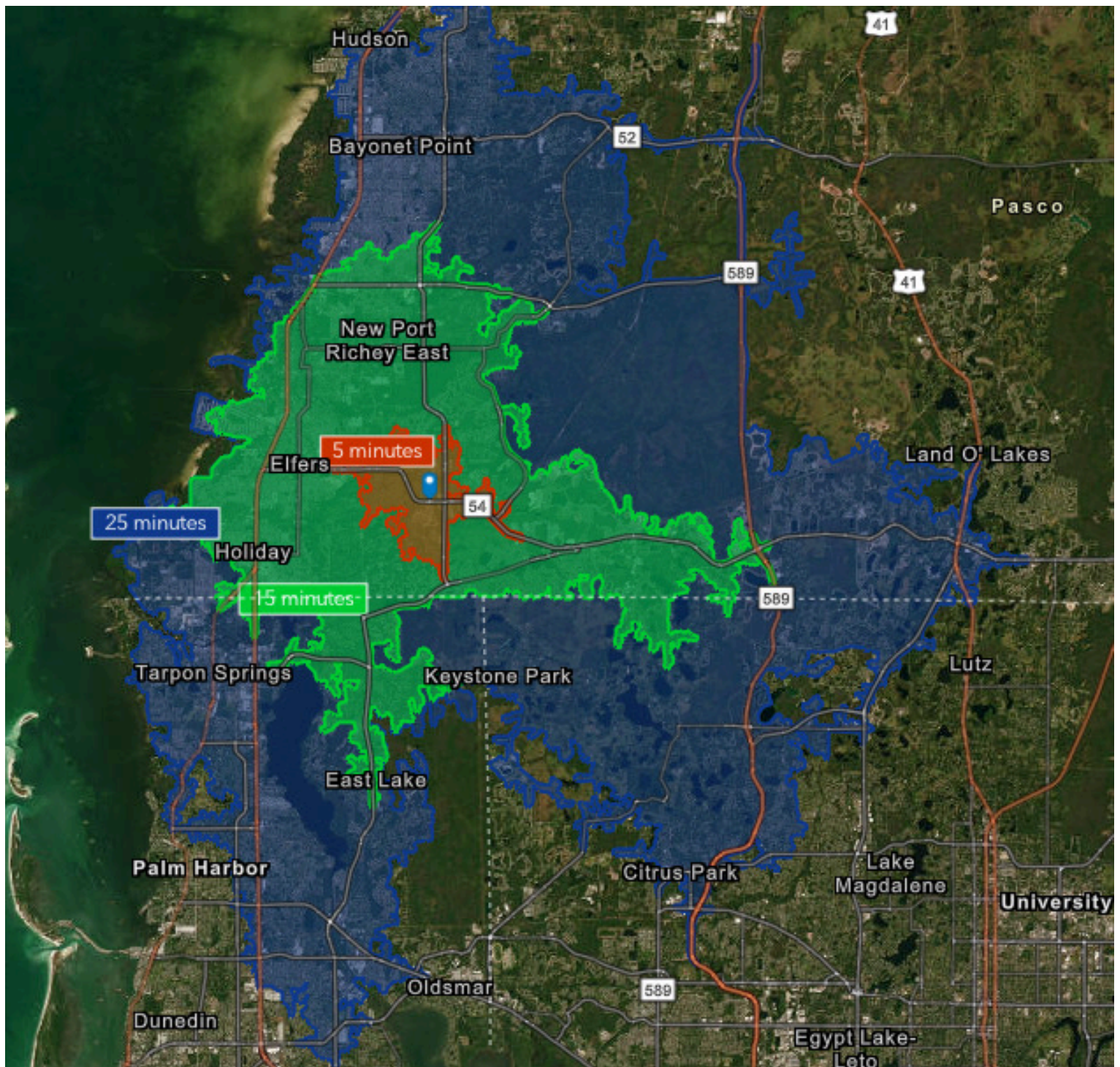


# DEMOGRAPHICS BY DRIVE TIME

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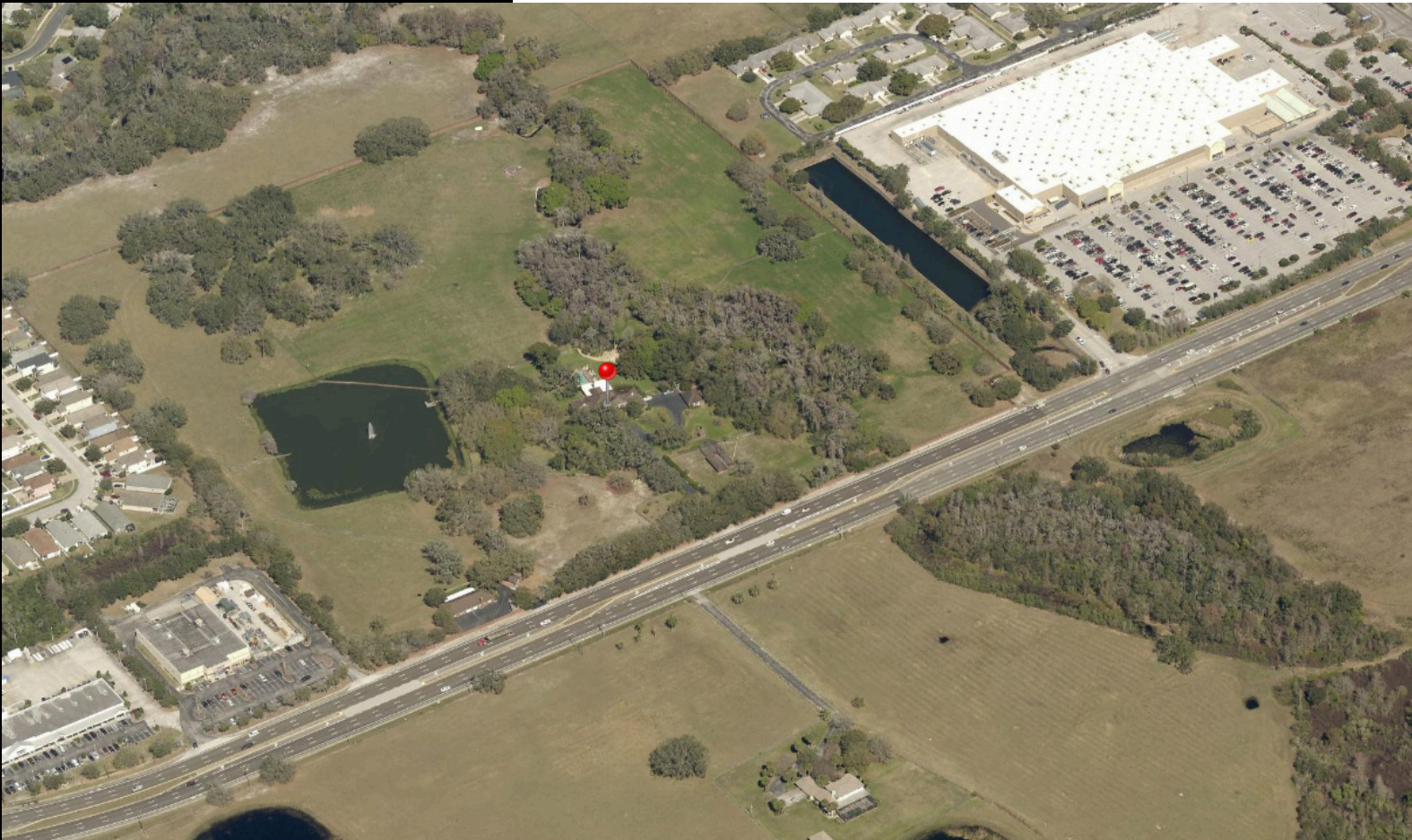
## DEMOGRAPHICS BY DRIVE TIME

|                  | 5 MIN    | 15 MIN   | 25 MIN   |
|------------------|----------|----------|----------|
| Total Population | 13,756   | 175,886  | 443,680  |
| Avg. HH Income   | \$72,621 | \$67,237 | \$75,975 |
| Median Age       | 43       | 46.7     | 57.5     |
| Total Households | 5,588    | 75,912   | 190,122  |





# PROPERTY PHOTOS





# PROPERTY PHOTOS





# PROPERTY PHOTOS







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