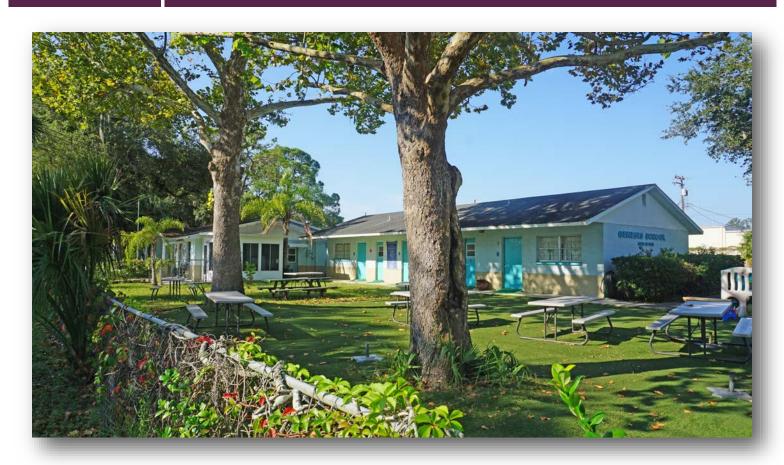


### Offering Memorandum



### 6609 River Road, New Port Richey, FL 34652

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### **Executive Summary**

#### **Property Description:**

Genesis Elementary School has been close to local hearts since the 1970's. Recently, the school has made a successful move to Trinity, FL and is continuing to grow! The original property, known as the West Campus, is offering a unique opportunity to establish a new life on its grounds. It is located just north of New Port Richey's booming downtown and just West of the Cottee River. The property features mature, park-like landscaping, fenced and shaded outdoor areas, convenient parking, and a location that is convenient, yet also quiet.

The entire offering includes 4 parcels totaling 2.04± commercially zoned acres and 4 buildings totaling 7,768± RSF, laid out for primary education use, and 3 small parking lots. The property boasts exceptional access with frontage on 3 sides and siting 1 block east of US Hwy 19.

Ideal for continued use as a school, this property could potentially also serve as a day care center, bed and breakfast, nursing home or faith campus with use approvals.

### **Highlights:**

- 4 individual buildings built-out for primary education
- Buildings totaling 7,768± SF
- Over an acre of greenspace (complete with one of the largest oak trees in West Pasco)
- Playground equipment, small soccer field and basketball court
- Total of 13 classrooms and 11 restrooms
- Parking capacity for roughly 20-24 cars
- Fencing around the whole property

**Sale Price:** \$600,000.00

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. ©2020 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. EHO.



### **Executive Summary**

Parcel ID: 05-26-16-0030-20200-0130 (Middle Parcel)

Land AC/SF size: 0.17 acres; 7,405 SF Road Frontage: 70' on River Rd Zoning: R/O (NPR)

Future Land Use: Residential & Office (mix use)

Flood Zone: AE

Building #1 - The Hilton

Size: 905 RSF; 1,285 GSF

Year Built: 1961

Parcel ID: 05-26-16-0030-20200-0131 (North Parcel)

Land AC/SF size: 0.44 acres; 19,166 SF

Road Frontage: 286.3' on River Rd & Legion Pl.

Zoning: R/O (NPR)

Future Land Use: Residential & Office (mix use)

Flood Zone: AE

Building #1 - The Office

Size: 2,759 RSF; 2,953 GSF

Year Built: 1969

Building #2 - The Wing

Size: 1,440 GSF & RSF

Year Built: 1985

Parcel ID: 05-26-16-0030-20200-0135

Land AC/SF size: 0.36 acres; 15,682 SF

Road Frontage: 150' on River, 94.61' on Green Key

Zoning: R/O (NPR)

Future Land Use: Residential & Office (mix use)

Flood Zone: AE

Building - Preschool (yellow)

Building Size: 2,664 RSF; 2,980 GSF

Year Built: 1978

Parcel ID: 05-26-16-0030-20200-0141

Land AC/SF size: 1.07 acres; 46,609 SF

Road Frontage: 100' on Legion PI, 100' on Green Key

Zoning: HWY/Comm (NPR)

Future Land Use: Low-Medium Density Residential

Flood Zone: AE





### Demographics

Demographics are based on a 5 mile radius from subject property.

#### **KEY FACTS**

301,697

Population



Average Household Size

Median Age

Median Household Income

#### **EDUCATION**



No High School Diploma



High School Graduate



Some College



Bachelor's/Grad/ Prof Degree

#### **BUSINESS**



12,269

**Total Businesses** 



146,376

**Total Employees** 

#### **EMPLOYMENT**



62% White Collar



19% Services



Blue Collar



**Unemployment Rate** 

#### INCOME



Median Household Income



\$25,826

Per Capita Income



Median Net Worth



\$1,671 Apparel & Services



Computers Hardware

ANNUAL HOUSEHOLD SPENDING

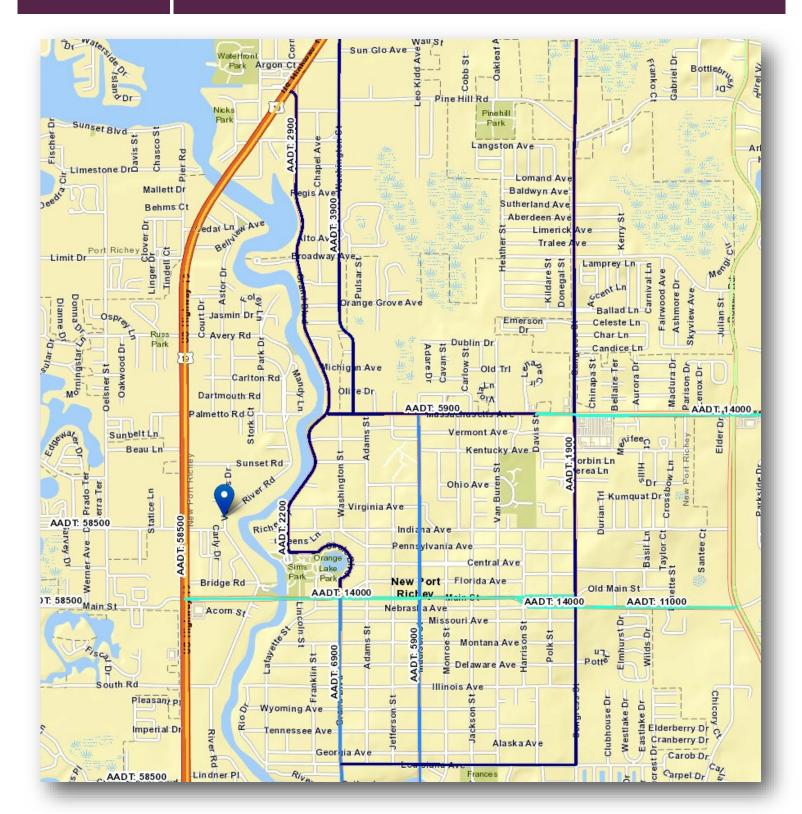


\$2,850 **Eating Out** 

Care



### **Traffic Counts**







### Map Locator









### Parcel Locator









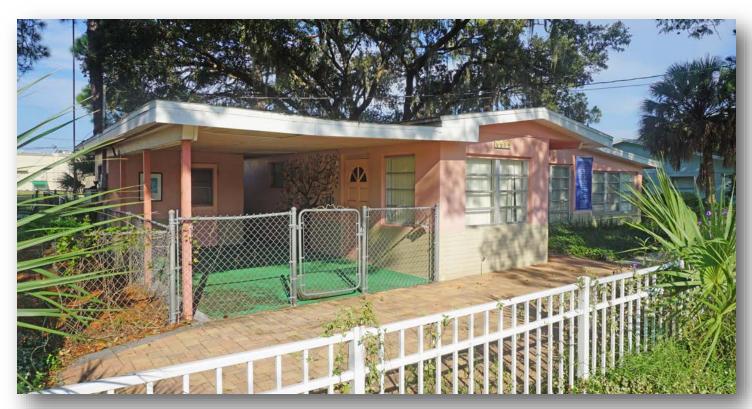
# Subject Photos







# Subject Photos







# **Subject Photos**



