



OFFERING MEMORANDUM

11.8 ACRES PERRINE RANCH ROAD
NEW PORT RICHEY, FL 34655

PREPARED BY

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BERKSHIRE HATHAWAY
HomeServices

Florida Properties Group

COMMERCIAL DIVISION

11.8 ACRES PERRINE RANCH RD

NEW PORT RICHEY, FL

SALE PRICE : \$1,800,000

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PROPERTY DESCRIPTION

Ready for development, 11.8 acres (10 acres buildable) on Perrine Ranch Road in the rapidly growing Trinity area of West Pasco County. Approved for the development of 120 multi-family units, community pool, recreation room and 2 spaces per unit parking area. The property is zoned MF1 - Multi-Family Medium Density, allowing 12 units per acre.

The parcel is one lot east of Seven Springs Boulevard, which transitions into East Lake Boulevard - McMullen Booth Road, a highly traveled north-south commuter route through Pinellas County to the city of St. Petersburg. This is a highly desirable location for commuters and travel to regional attractions.

The New Port Richey-Trinity area offers a variety of amenities including shopping, dining, services, numerous natural attractions and parks. The property is located near several public and private elementary, middle and high schools, as well as day care options.

Features

11.8-acre Development Parcel - 10 acres buildable

Zoned MF1 - Multi-Family Medium Density

Site Plan available - 120 MF units

Great location 1 lot from commuter roadway

Utility Providers - FGUA & Duke Energy

EXECUTIVE SUMMARY

SITE ADDRESS	Perrine Ranch Road, New Port Richey, FL 34655
PARCEL NO. (APN)	27-26-16-0000-00100-0061
PROPERTY USE	Timber
USE CODE	01A-1
LAND SIZE (TOTAL)	514,008 SF (11.8 ACRES)
PARCEL DIMESIONS	1141' X 388.1' X 1156' X 674'
ZONING	MF-1 Multi-Family Medium Density District; AR Agricultural-Residential District
FUTURE LAND USE	ROR Retail/Office/Residential
LOCATION	1 lot east of Seven Springs Boulevard
TOTAL ASSESSED VALUE	\$2,714
TAXES & ASSESSMENTS	\$43.78
FEMA ZONE	A - 1% annual chance of flooding (primarily)
LEGAL DESCRIPTION	COM NW COR SEC TH S0DG 36'25"W 2006.28 FT TH S89DG 31'33"E 863.13 FT FOR POB TH S89DG 31' 33"E 1150 FT TH S08DG 04' 32"W 379.46 FT TH N88DG 30'00"W 399.29 FT TH CV SELY ARC 210.27 FT RAD 395 FT CHD S76DG 15'00"W 207.79 FT TH S61DG 00' 00"W 563.02 FT TH N0DG 28'27"E 701.67 FT TO POB OR 1161 PG 870 OR 4352 PG 1440

DEMOGRAPHICS

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

11.8 ACRES PERRINE RANCH RD KEY FACTS

153,225 Population	49.5 Median Age	2.3 Average Household Size	\$47,300 Median Household Income
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ANNUAL HOUSEHOLD SPENDING



\$1,572
Apparel &
Services



\$4,100
Groceries



\$2,793
Dining Out



\$119
Computers



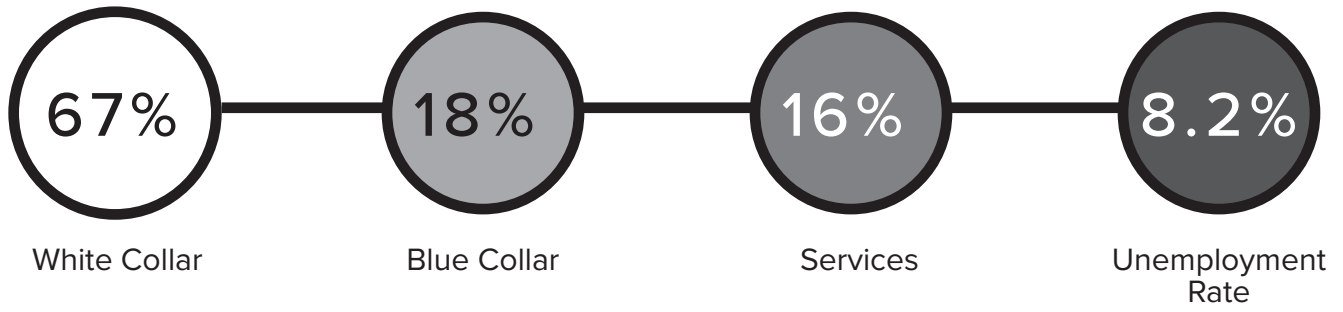
\$4,646
Health Care

BUSINESS & INCOME

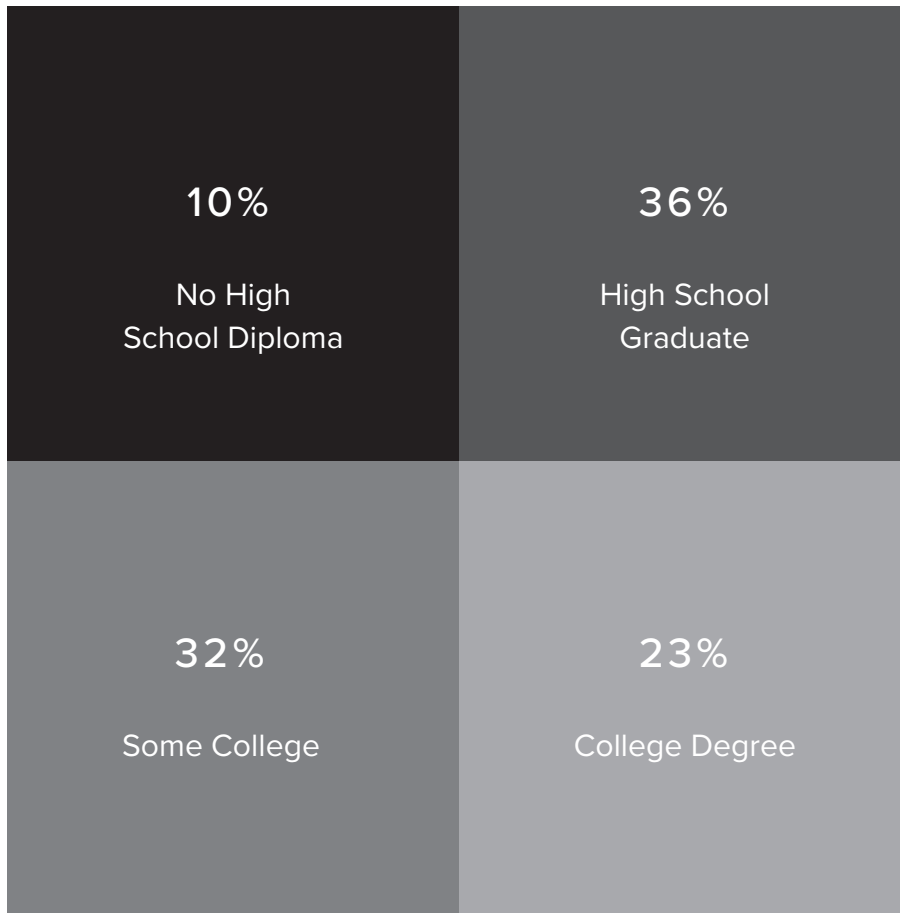
5,286 Total Businesses	42,518 Total Employees
\$28,860 Per Capita Income	\$80,470 Median Net Worth



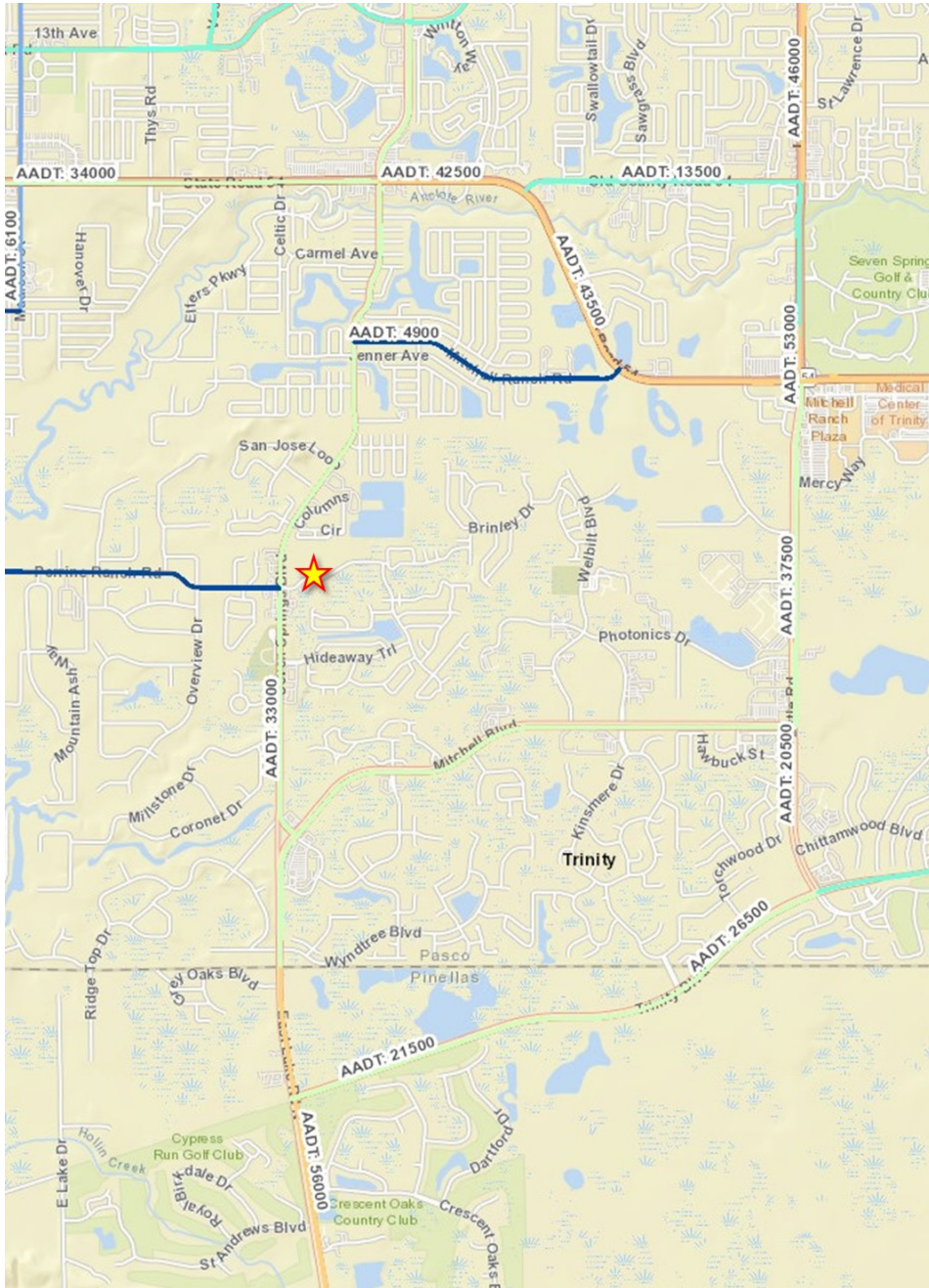
EMPLOYMENT



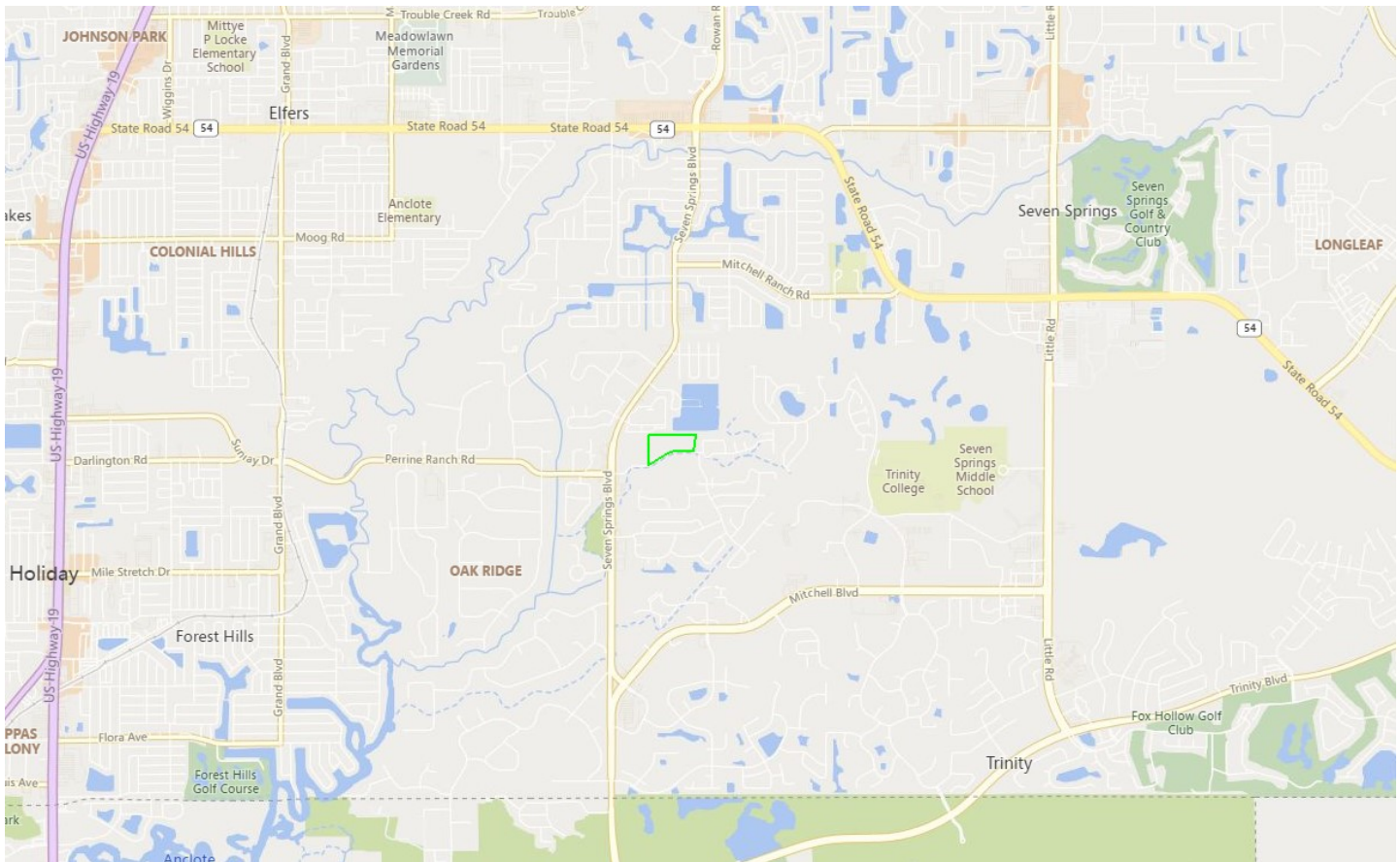
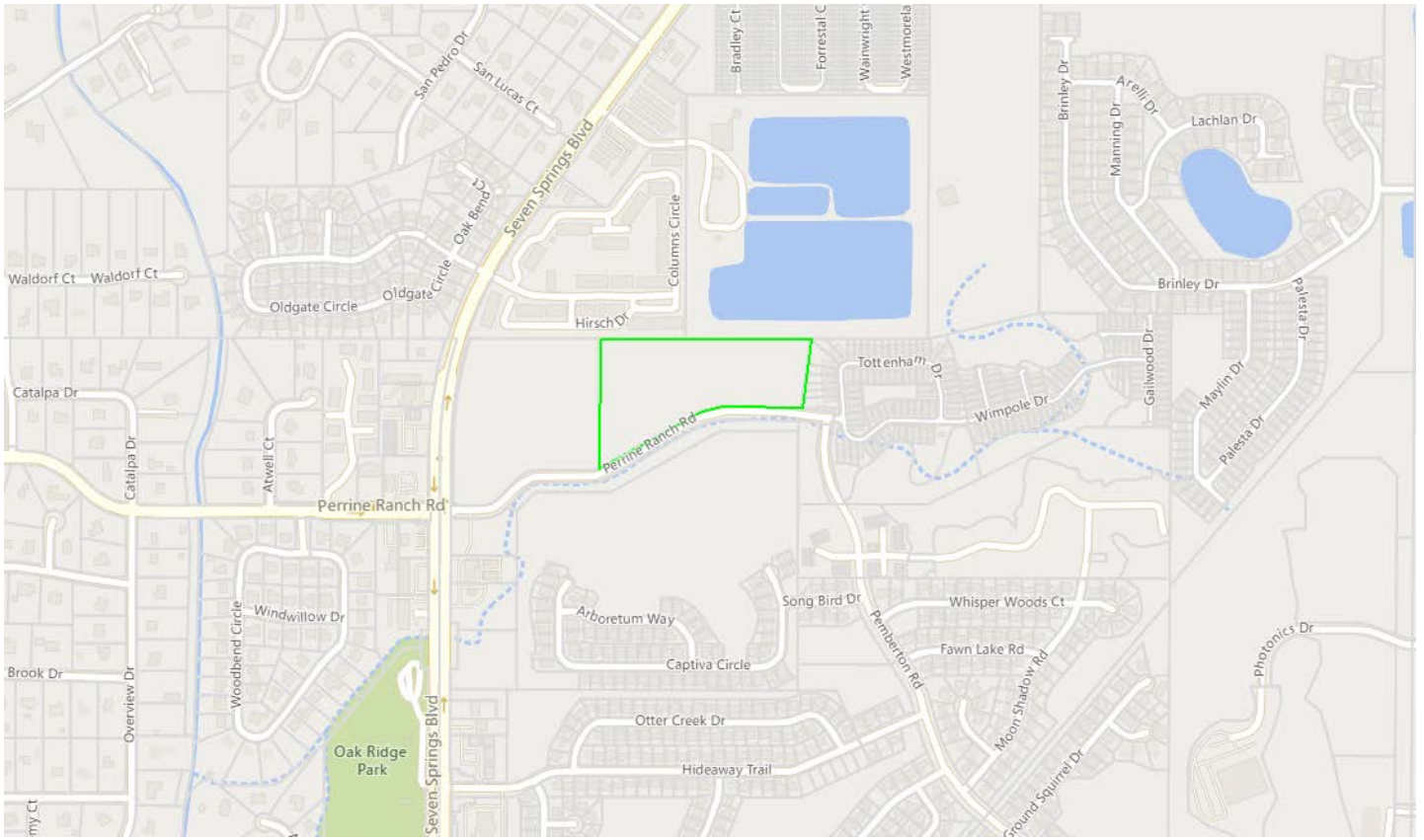
EDUCATION



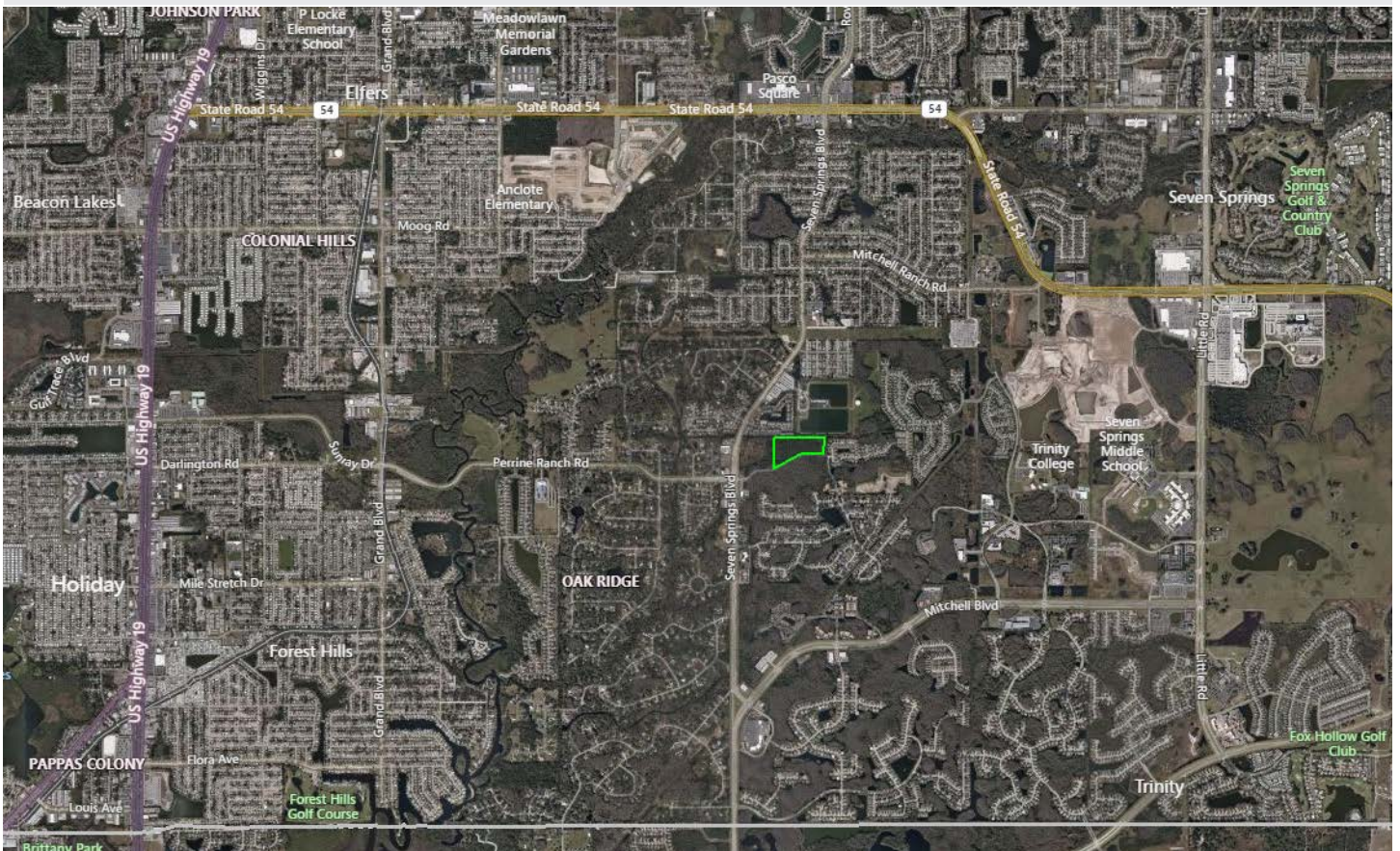
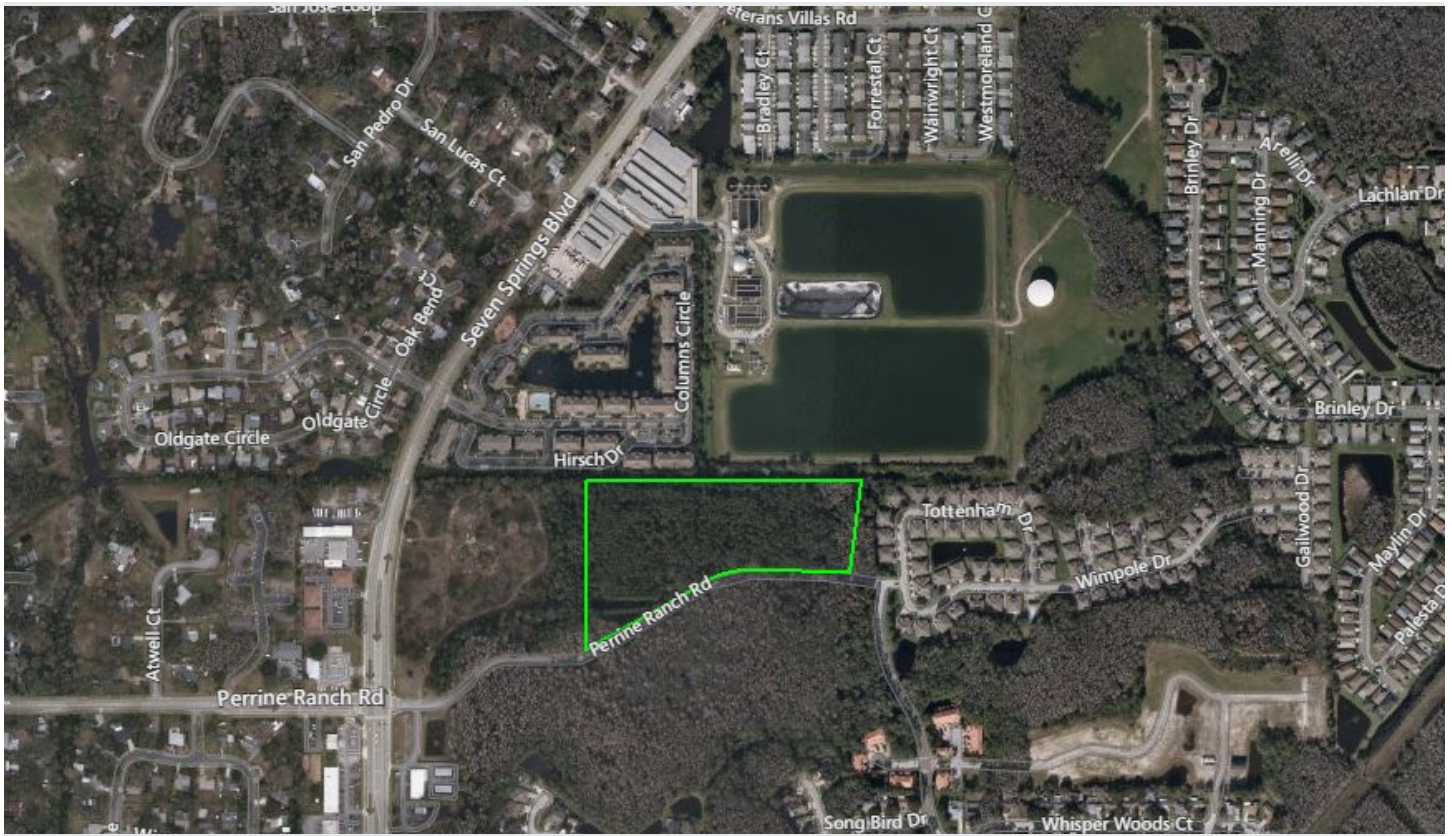
TRAFFIC COUNTS



MAP LOCATOR



PARCEL LOCATOR



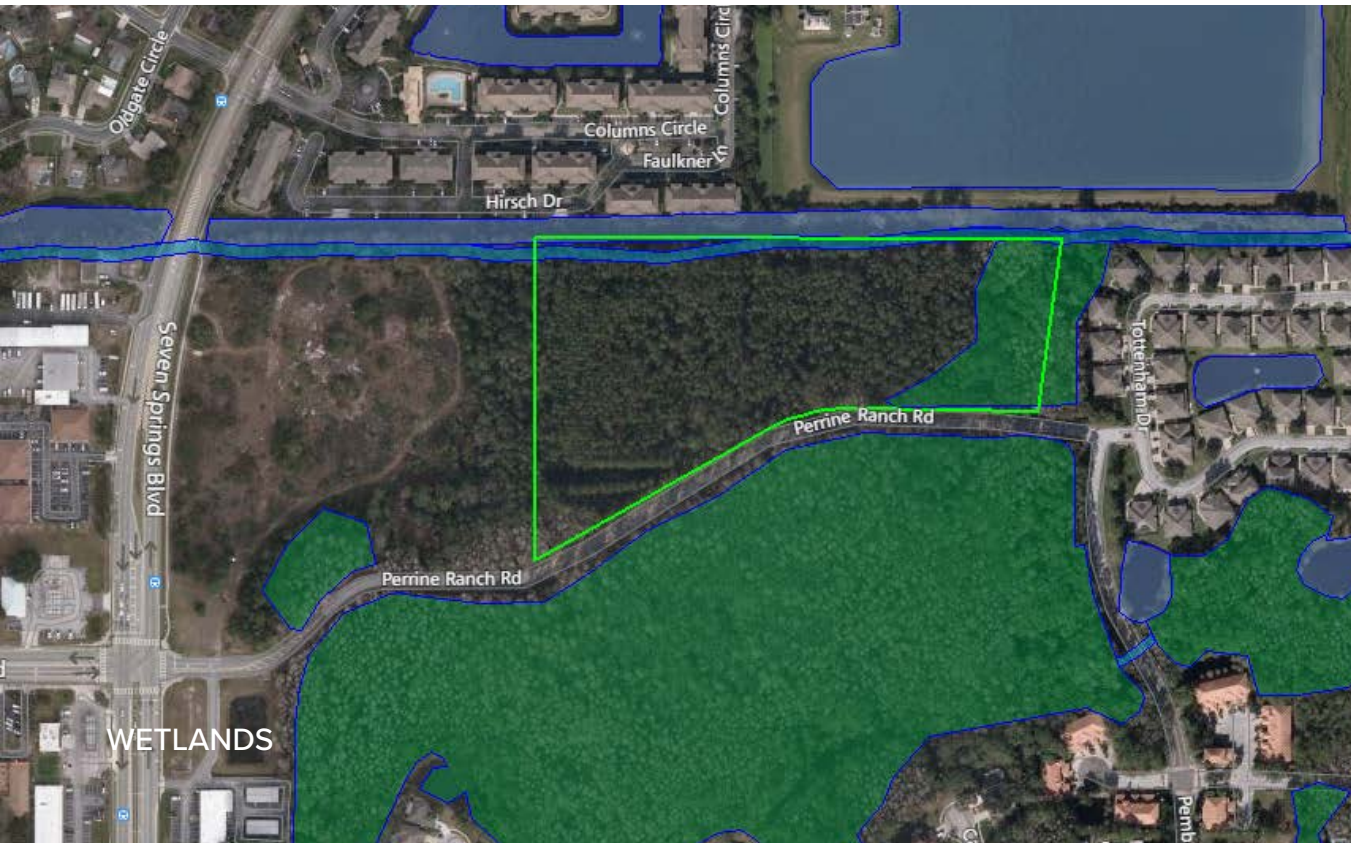
SUBJECT
PHOTOS



POINTS OF INTEREST



NATURAL FEATURES



AGENT PROFILE



ALANA CRUMBLEY

SALES ASSOCIATE

Alana Crumbley's background consists of interior and architectural design as well as sales and hospitality experience. By working for a variety of design firms, she has an understanding of engaging with architects, engineers, general contractors and other commercial professionals. Her design portfolio is made up of senior living complexes, retail, restaurants, and other commercial projects. She worked as a 3D architectural designer and has proficient skills in programs such as AutoCAD, Revit, and other design tools and techniques. While a portion of her sales, hospitality, and design experience took place in Chicago, the majority of her involvement and relationships are present in the Tampa Bay area.

SPECIALTIES

Business Brokerage

Industrial

Investment

Office

Multi-Family

Retail

Crumbley's goal, as a commercial agent for Berkshire Hathaway HomeServices Florida Properties Group, is to help people make the best decisions for their business and investment needs, in addition to becoming more involved with the community. She focuses on commercial real estate in the Tampa Bay area and can provide interior and architectural design consulting to help maximize the highest and best use of a property.

Alana is proud to call Florida home. She enjoys spending as much time as possible in nature as well as with her family. In Crumbley's downtime, she is an abstract painter and loves to visit design centers and art galleries, surrounding herself by others' creativity.



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