

OFFERING MEMORANDUM

GATOR CROSSING PLACE

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BERKSHIRE HATHAWAY
HomeServices
Florida Properties Group

COMMERCIAL DIVISION

GATOR CROSSING PLACE

12 DEVELOPMENT LOTS | NEW PORT RICHEY, FL

SALE PRICE: \$800,000

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PROPERTY DESCRIPTION

Gator Crossing Place, New Port Richey, FL

Twelve shovel-ready residential lots available for purchase. Lot sizes range from .21± acres to 1.54± acres, totaling 7.68± acres. Zoned for single family homes, the well-planned lots range in width from 80' to 120'. All utilities are to the site, a paved roadway in place, and a site development plan is available. The property is located west of Seven Springs Boulevard in a quiet residential neighborhood.

Features

12 shovel-ready residential lots

7.68± acres zoned R2 Low Density Residential

Utilities, paved roadway and site plan in place

Quiet limited access residential location

Convenient to area amenities and travel routes

EXECUTIVE SUMMARY

| | |
|----------------------|--|
| SITE ADDRESS | Gator Crossing Place, New Port Richey, FL 34655 |
| PARCEL NO. (APN) | 21-26-16-0150-00000-0010 - 21-26-16-0150-00000-0120 |
| PROPERTY USE | Single Family Residential |
| # LOTS: | 12 parcels |
| LAND SIZE (TOTAL) | 7.68± acres |
| PARCEL SIZE RANGE | 0.21± acres - 1.54± acres |
| ZONING | R2 Low Density Residential District |
| FUTURE LAND USE B | RES-3; RES-6 |
| TOTAL ASSESSED VALUE | \$278,759 |
| TAXES & ASSESSMENTS | |
| FEMA ZONE | X |
| LEGAL DESCRIPTION | PLANTATION PHASE 3 PB 65 PG 81 LOT 1 TO 12 OR 3482 PG 1890 |
| WATER SERVICE AREA | FGUA (Seven Springs/Aloha Utilities) |

DEMOGRAPHICS

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

KEY FACTS

| | | | |
|------------------------------|---------------------------|--|---|
| 159,922 Population | 48.7 Median Age | 2.31 Average Household Size | \$46,758 Median Household Income |
|------------------------------|---------------------------|--|---|

ANNUAL HOUSEHOLD SPENDING

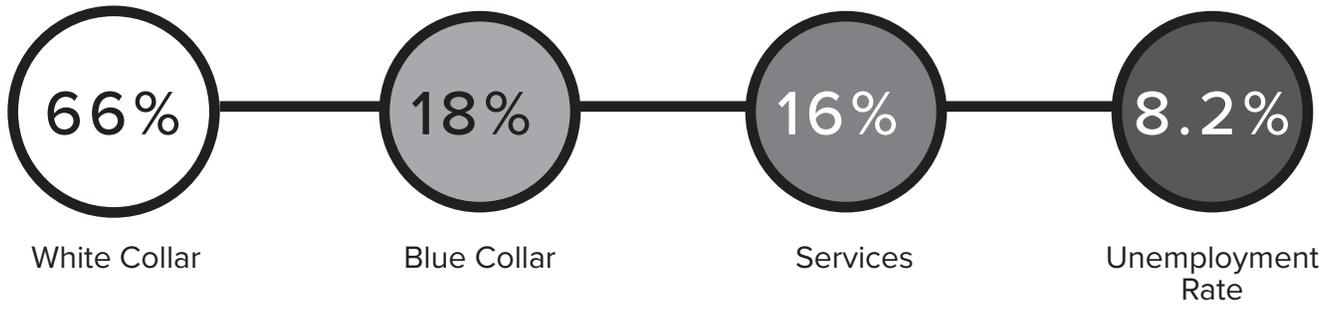
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|---|
|  \$1,556 Apparel & Services |
|  \$4,059 Groceries |
|  2,763 Dining Out |
|  \$117 Computers |
|  \$4,587 Health Care |

BUSINESS & INCOME

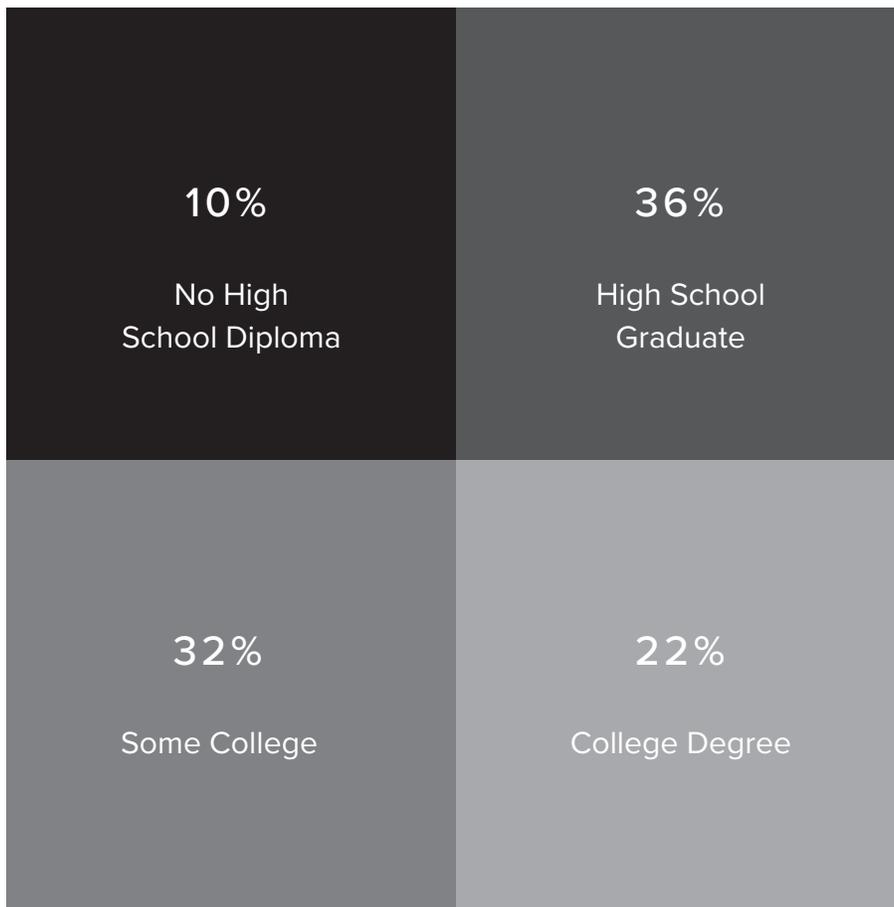
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|--------------------------------------|-------------------------------------|
| 5,409 Total Businesses | 43,022 Total Employees |
| \$28,378 Per Capita Income | \$74,208 Median Net Worth |



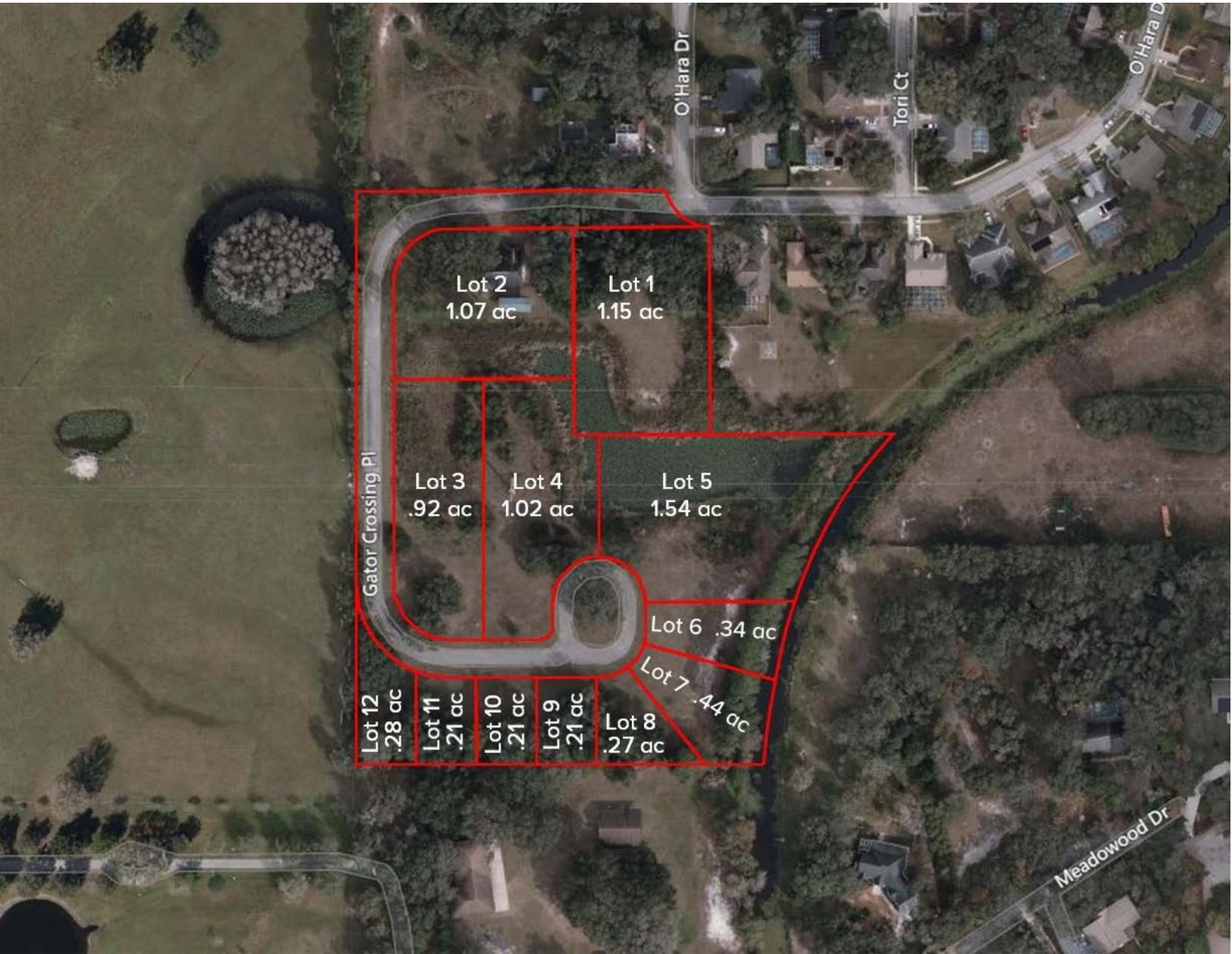
EMPLOYMENT



EDUCATION



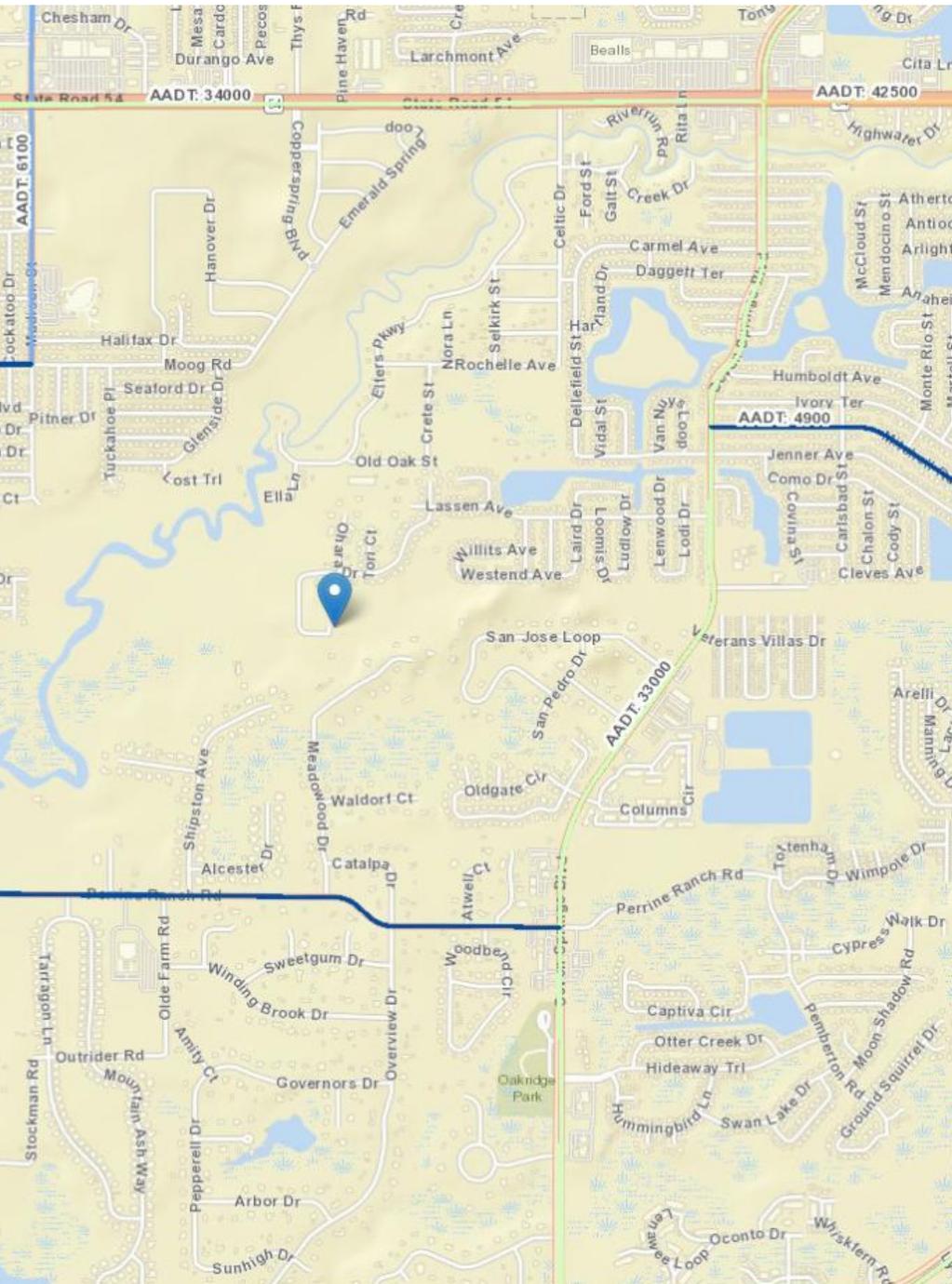
PARCEL SIZES



POINTS OF INTEREST



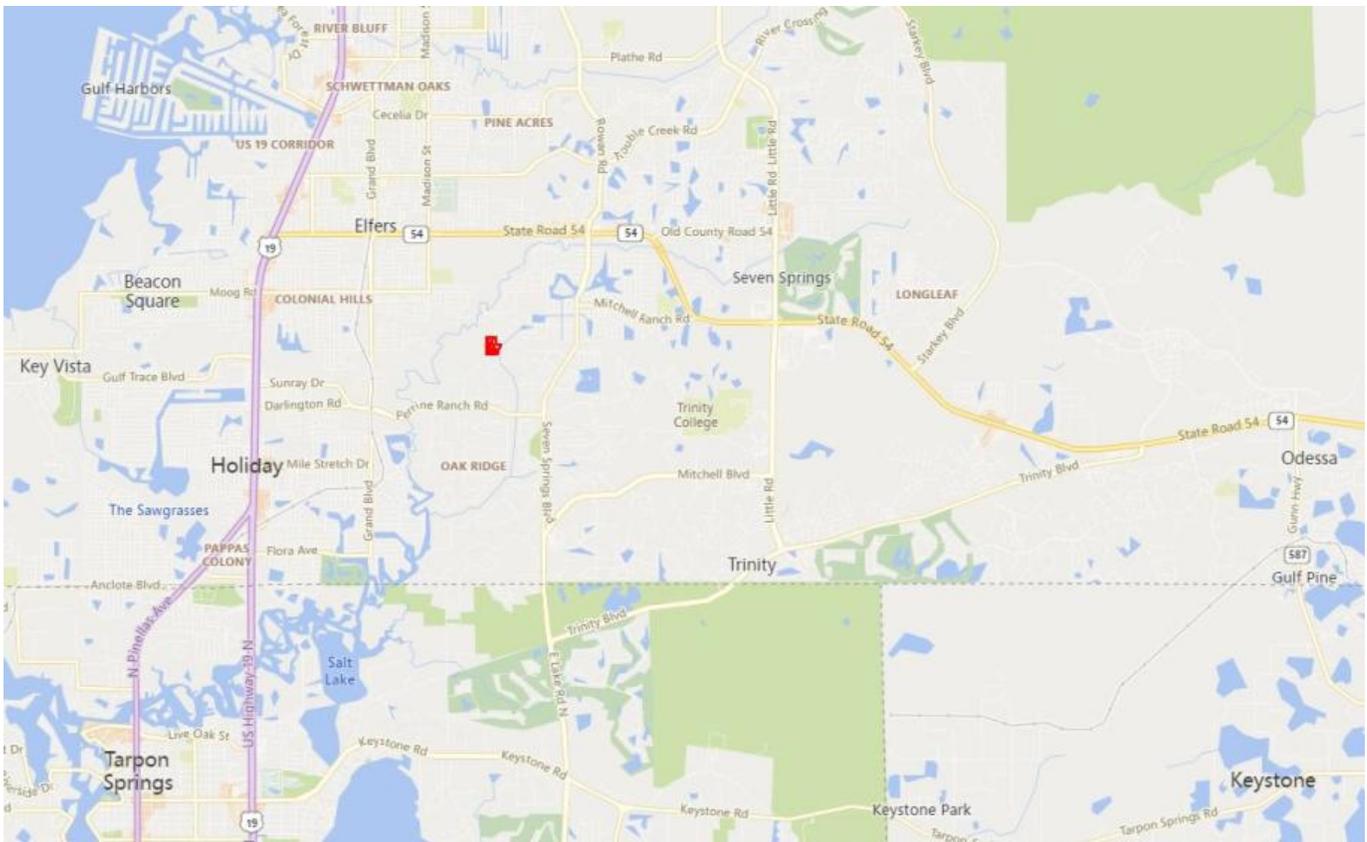
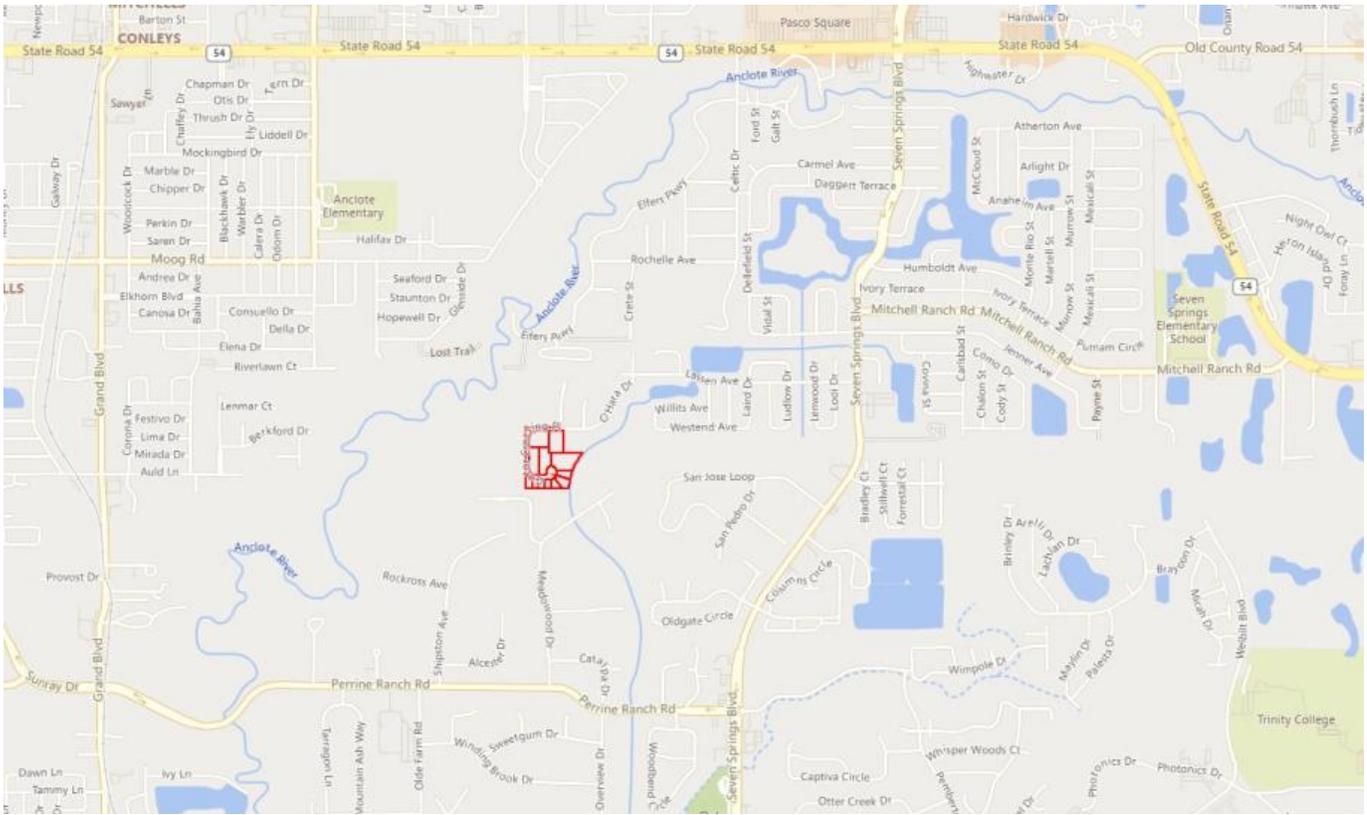
TRAFFIC COUNTS



HEADING

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MAP LOCATOR



NATURAL FEATURES



SUBJECT PHOTOS



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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