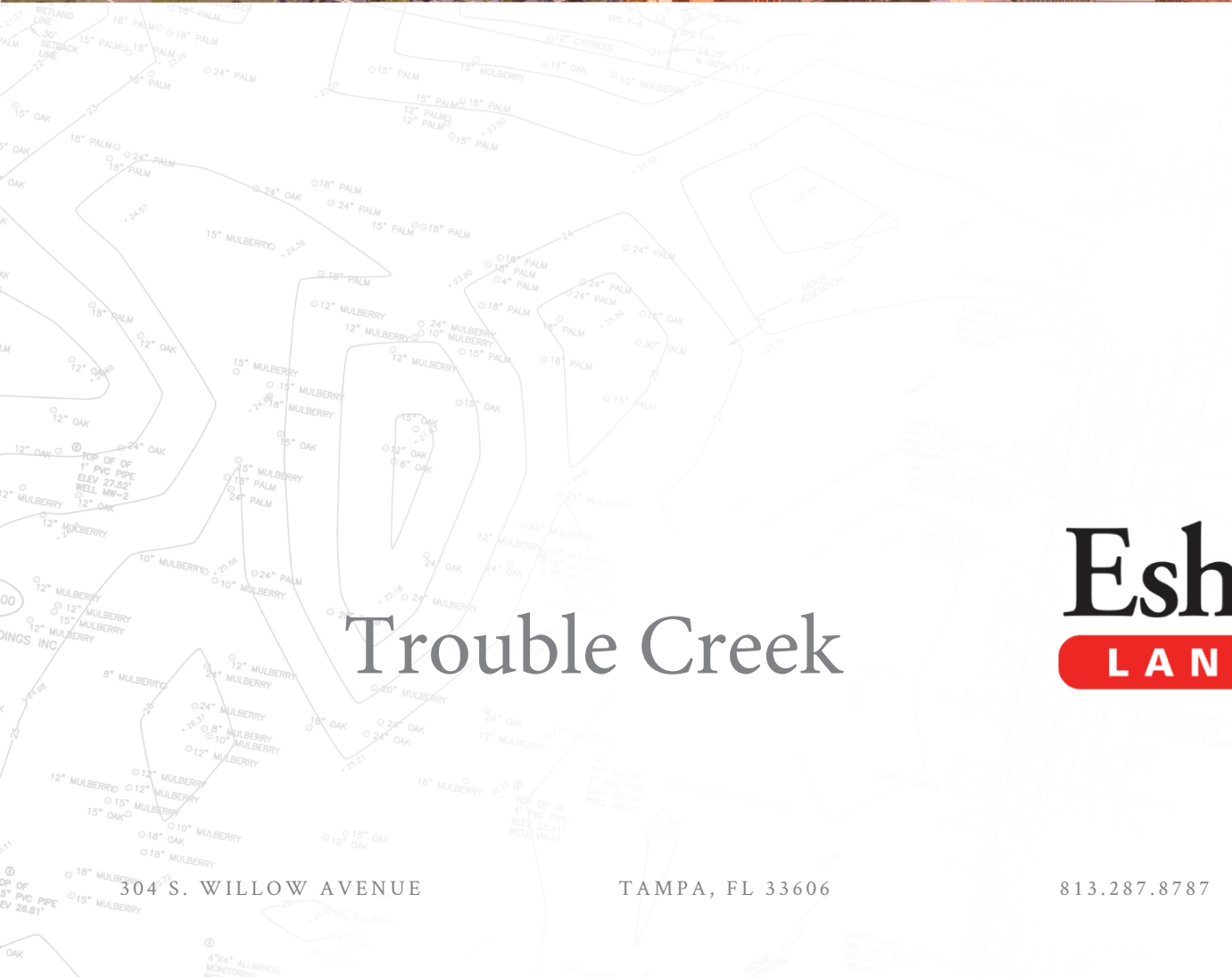
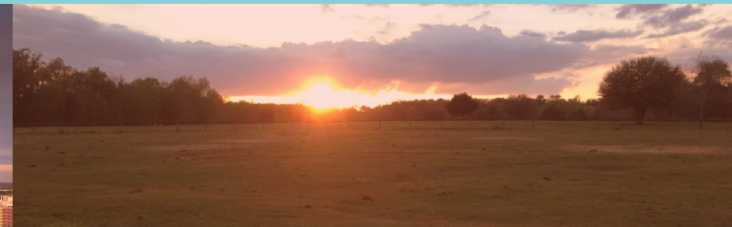
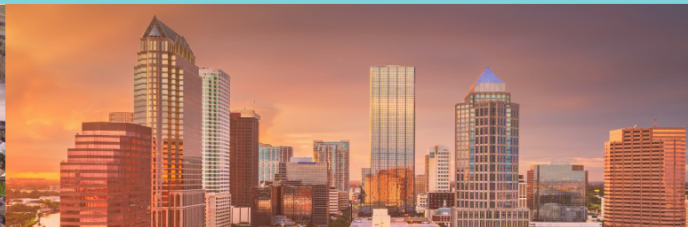


We know this land.



Trouble Creek

Eshenbaugh
LAND COMPANY



The Dirt Dog

304 S. WILLOW AVENUE

TAMPA, FL 33606

813.287.8787

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

Call Broker for Pricing

BROKER CONTACT INFO

Bill Eshenbaugh, CCIM, ALC
President, Lic. Real Estate Broker
813.287.8787 x1
Bill@TheDirtDog.com

Ryan Sampson, CCIM, ALC
Principal
813.287.8787 x4
Ryan@TheDirtDog.com

Tyler Woody
Sales Associate
813.287.8787 x11
tyler@thedirtdog.com



Aerial



Waterfront Views



Property Renderings



Site Plan



Preliminary Site Plan

Site Data

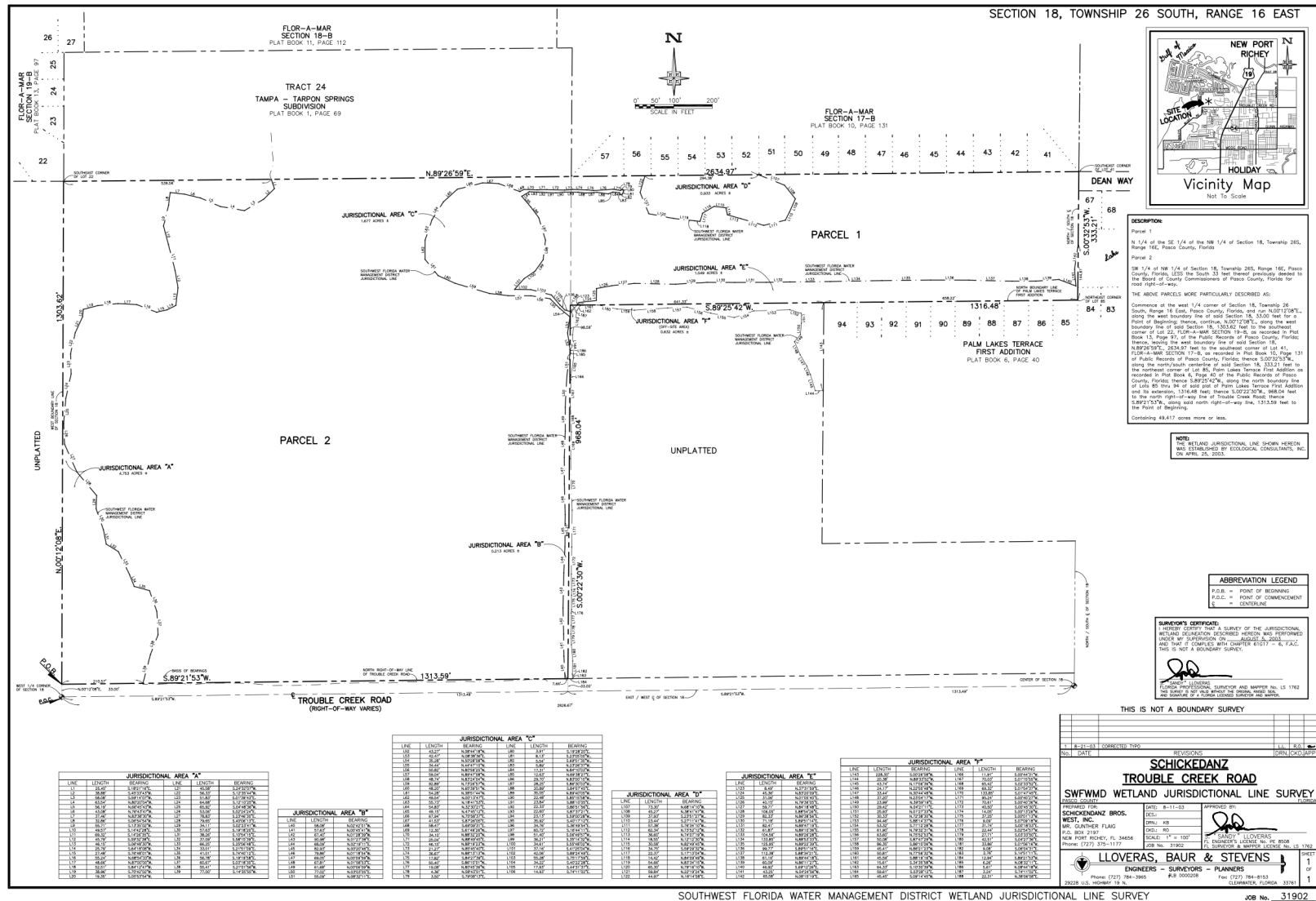
Alley Load Town Homes	115
Front Load Town Homes	35
Condominium Units	126
Single Family	26
Total Units	302

Longwater Bay

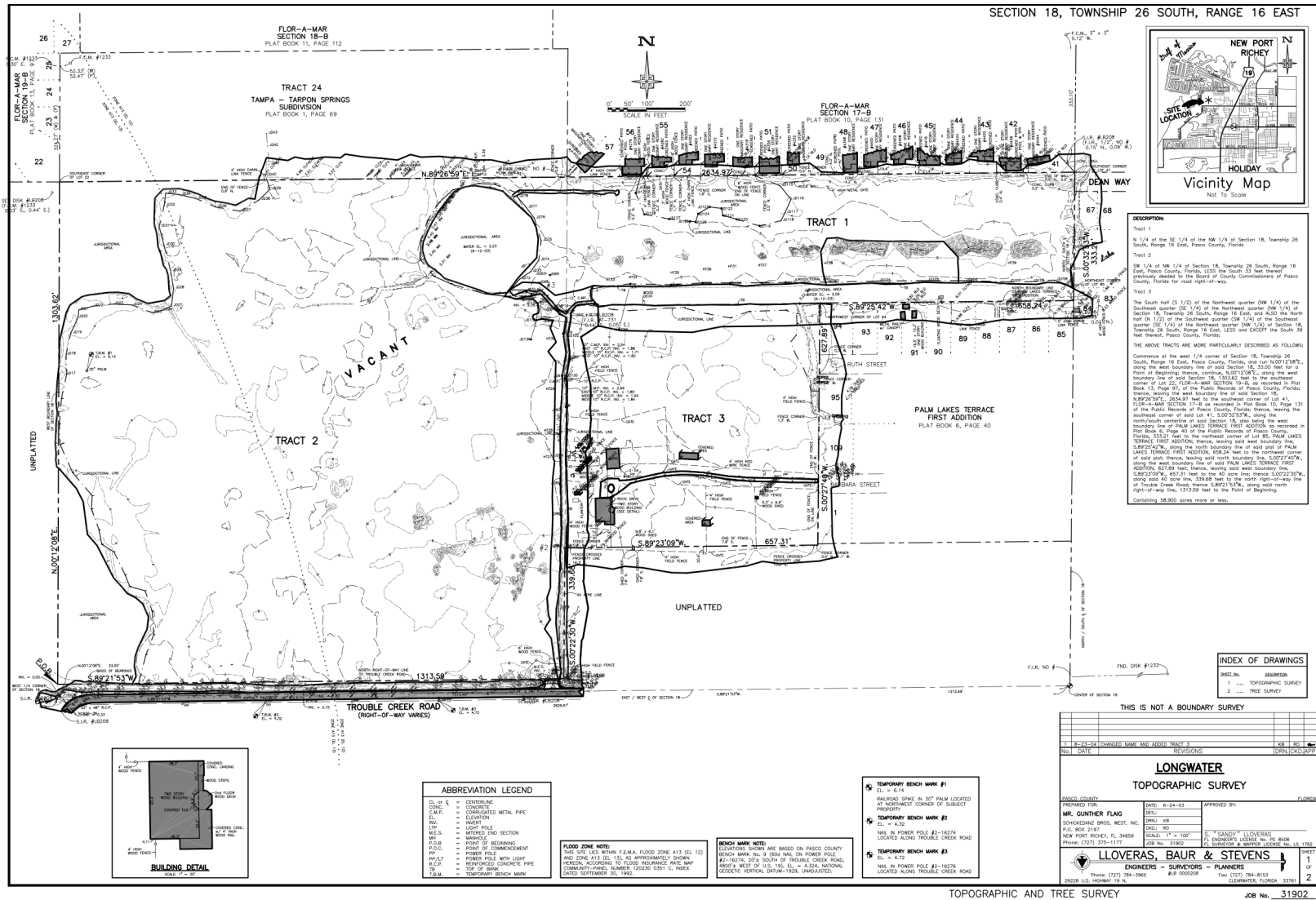
SCHICKEDANZ BROS. WEST INC.
BLOODGOOD SHARP BUSTER
ARCHITECTS AND PLANNERS



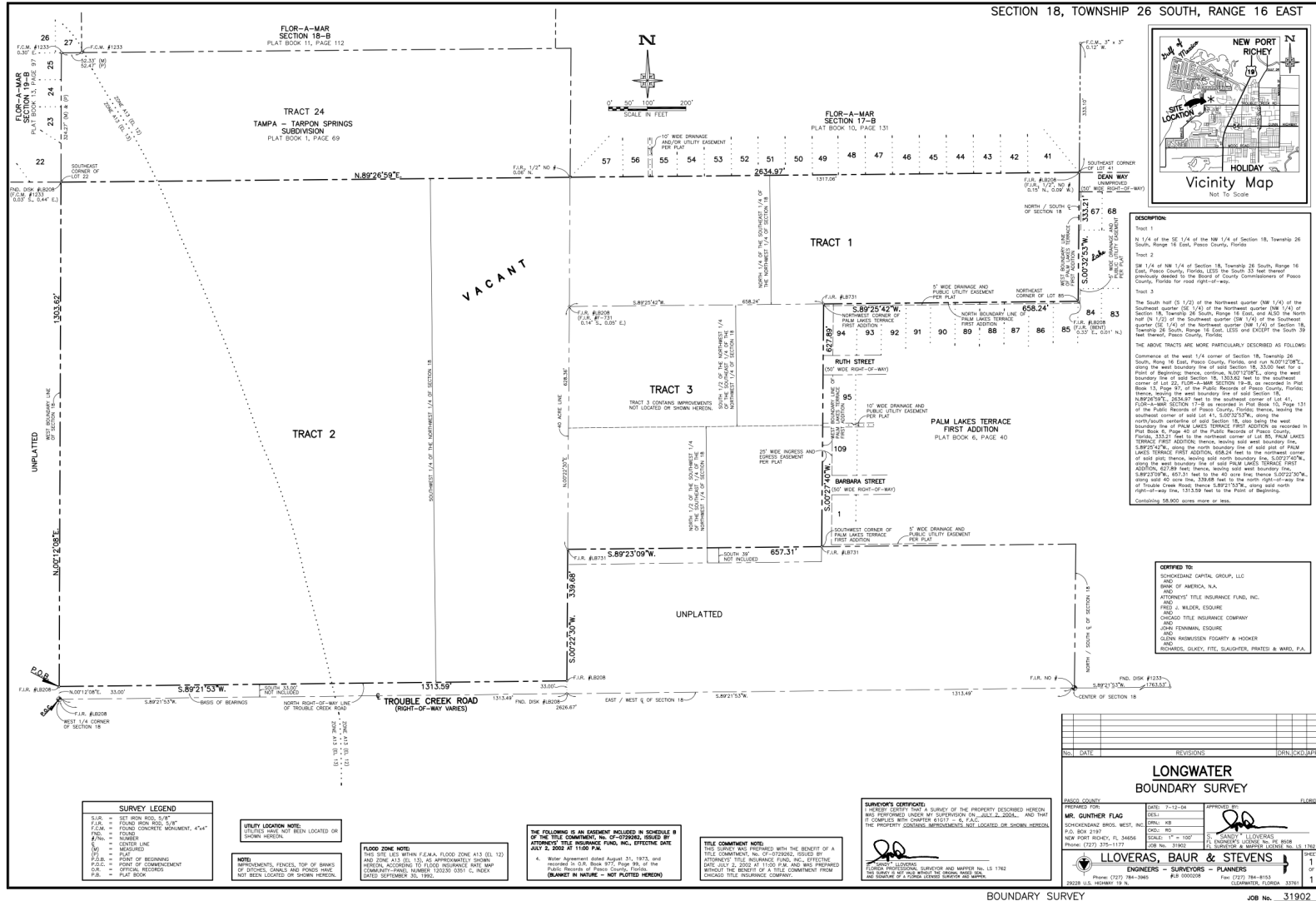
SWFWMD Wetland Jurisdictional Line Survey



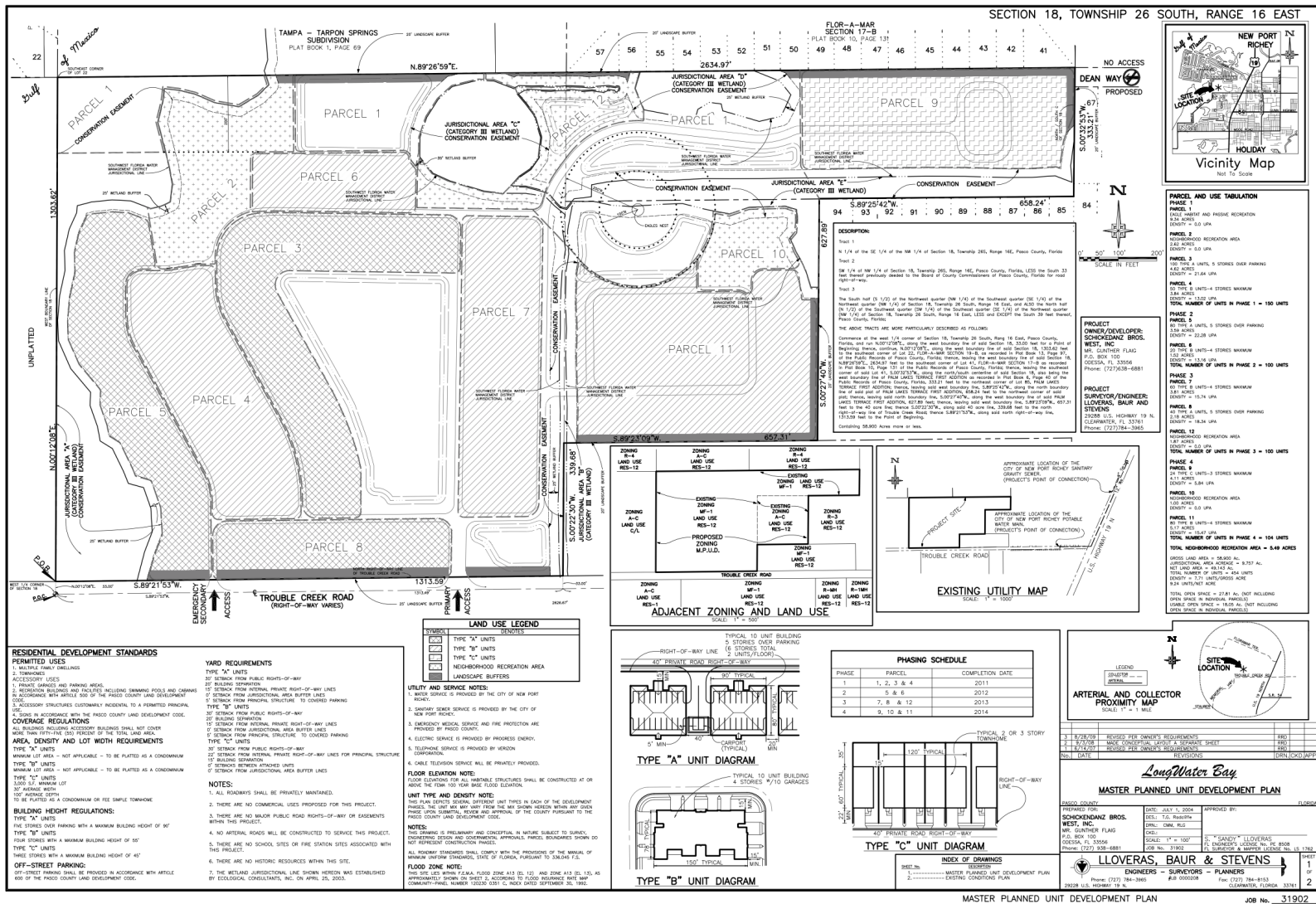
Topographic Survey



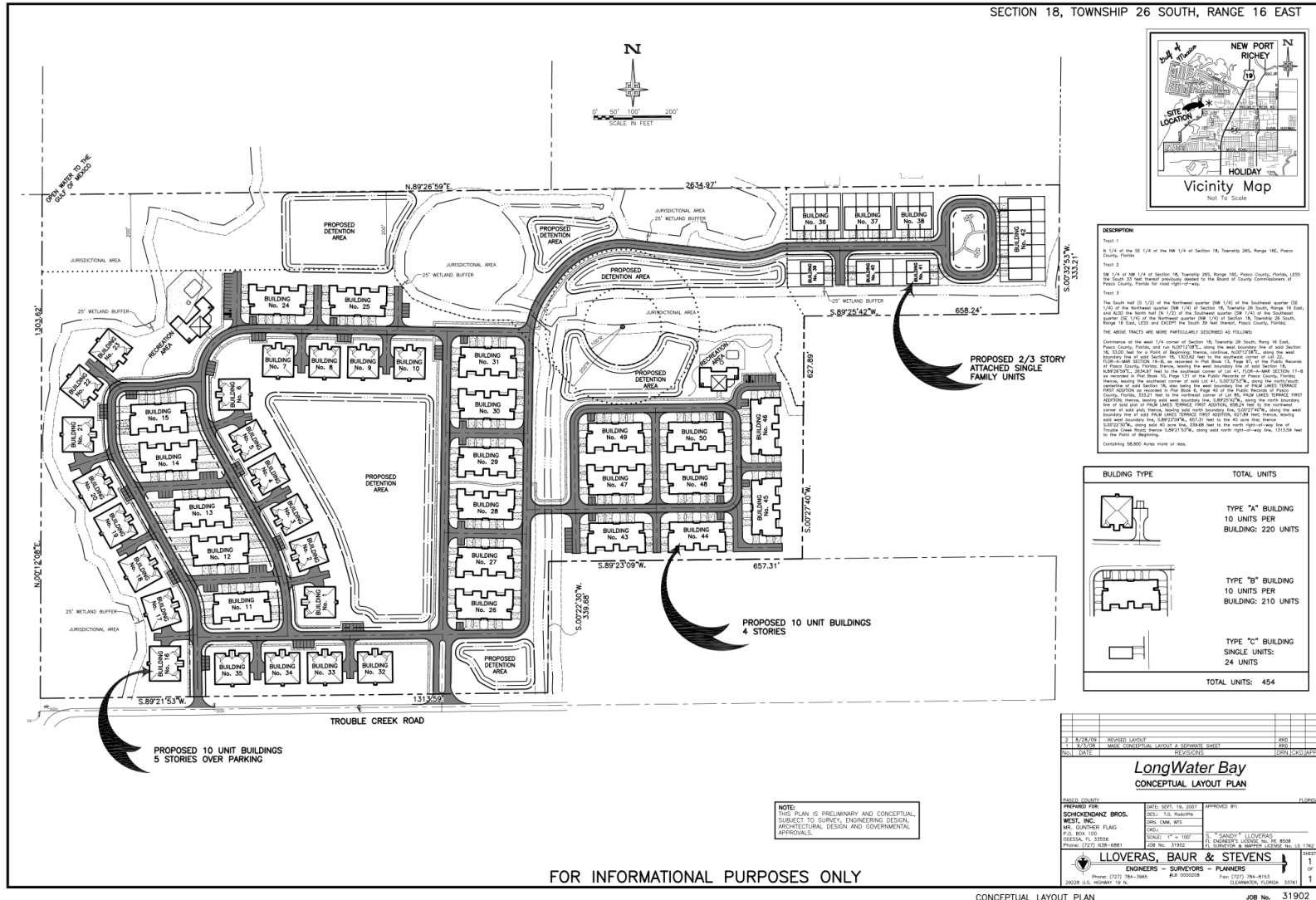
Boundary Survey



Master Planned Unit Development Plan



Conceptual Layout Plan



Demographics Map & Report

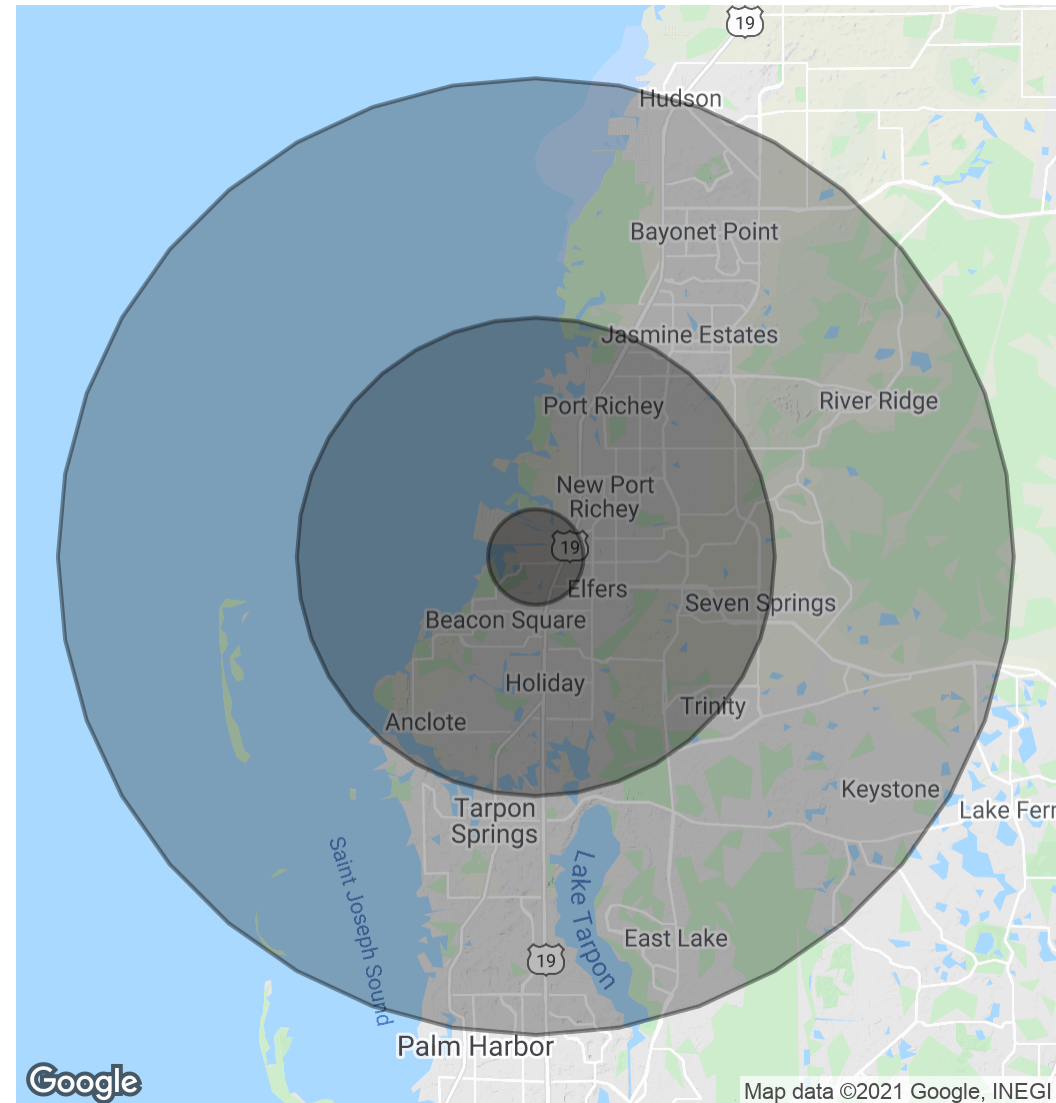
POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	6,864	122,502	283,084
Average age	49.6	44.5	45.9
Average age (Male)	43.5	42.5	44.7
Average age (Female)	52.8	45.8	46.9

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	3,315	53,554	121,729
# of persons per HH	2.1	2.3	2.3
Average HH income	\$49,834	\$48,638	\$57,379
Average house value	\$322,120	\$187,548	\$206,230

* Demographic data derived from 2010 US Census

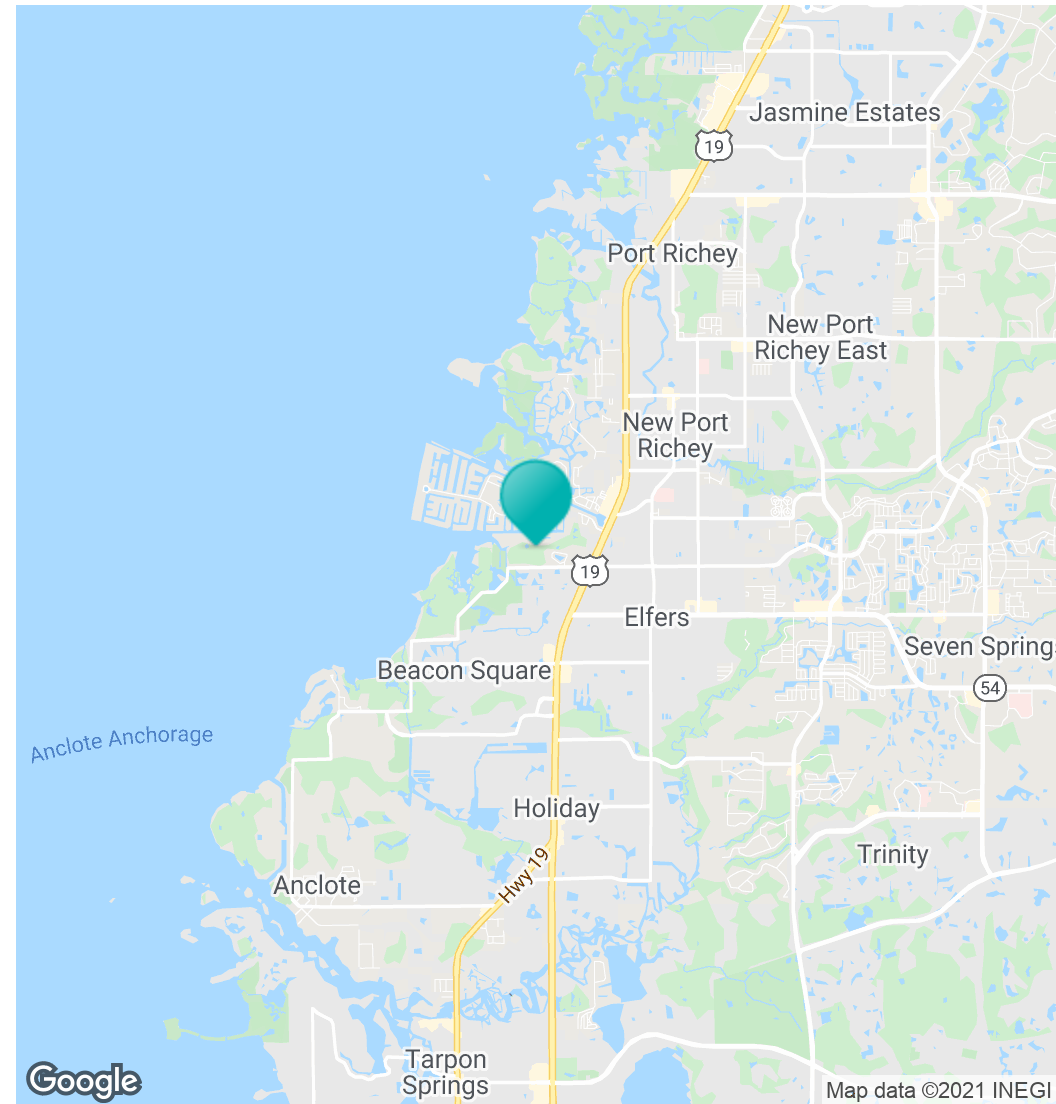


Eshenbaugh
LAND COMPANY



The Dirt Dog
thedirtdog.com

Location Maps



Confidentiality & Disclaimer

All materials and information received or derived from Eshenbaugh Land Company, LLC its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Eshenbaugh Land Company, LLC its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Eshenbaugh Land Company, LLC will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing. EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Eshenbaugh Land Company, LLC makes no warranties and/or representations

regarding the veracity, completeness, or relevance of any financial data or assumptions. Eshenbaugh Land Company, LLC does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

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.

Eshenbaugh Land Company is a licensed real estate brokerage firm in Florida and William A. Eshenbaugh is the broker of record.