



OFFERING MEMORANDUM

# DEER PARK COMMERCIAL OUTPARCELS

5161 DEER PARK DRIVE, NEW PORT RICHEY, FL 34655

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**Eshenbaugh**  
**LAND COMPANY**  
Celebrating 25 Years

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

## PROPERTY DESCRIPTION

Deer Park Commercial offers multiple out parcels available for development ranging from 1.43 acres to 4.36 acres in size. All parcels are mass graded with drainage plans permitted and constructed offsite. Water and sewer are available to all parcels and all association documents are complete. Each site offers cross access with the other and are ready to be taken vertical by a user or developer.

## LOCATION DESCRIPTION

The parcels are all located along Little Road with access from Deer Park Dr. The property is south of Trouble Creek Road and north of Heritage Lake Blvd in New Port Richey, FL.

## MUNICIPALITY

Pasco County

## PROPERTY SIZE

Parcels range from 1.43 acres to 4.36 acres

## ZONING

C2

## TRAFFIC COUNTS

44,000 AADT on Little Rd.

## PARCEL ID

11-26-16-0020-04000-0000

## PROPERTY OWNER

Orsi Development

## PRICE

Developed Pads starting at \$11.41 per SF

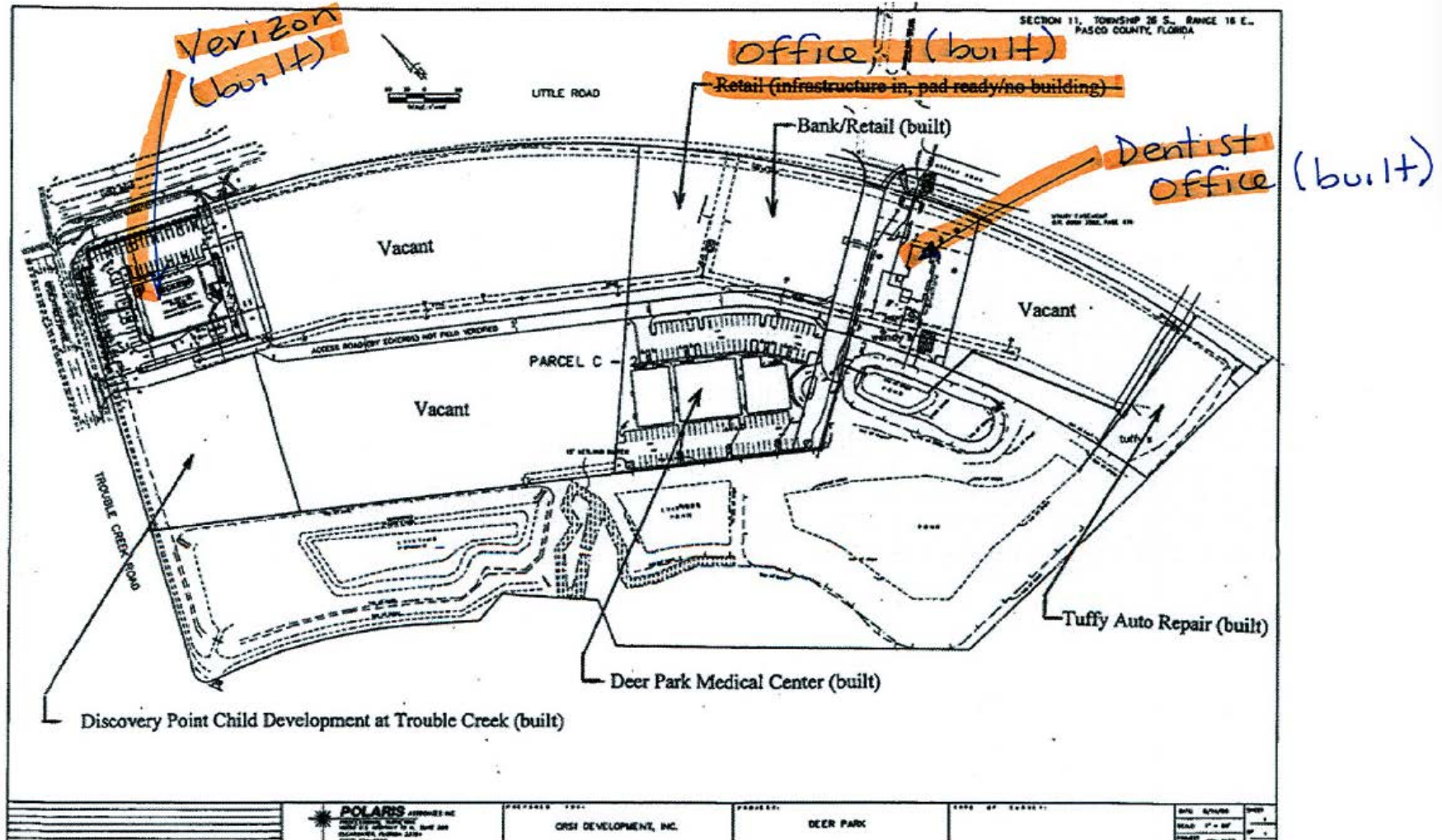
## BROKER CONTACT INFO

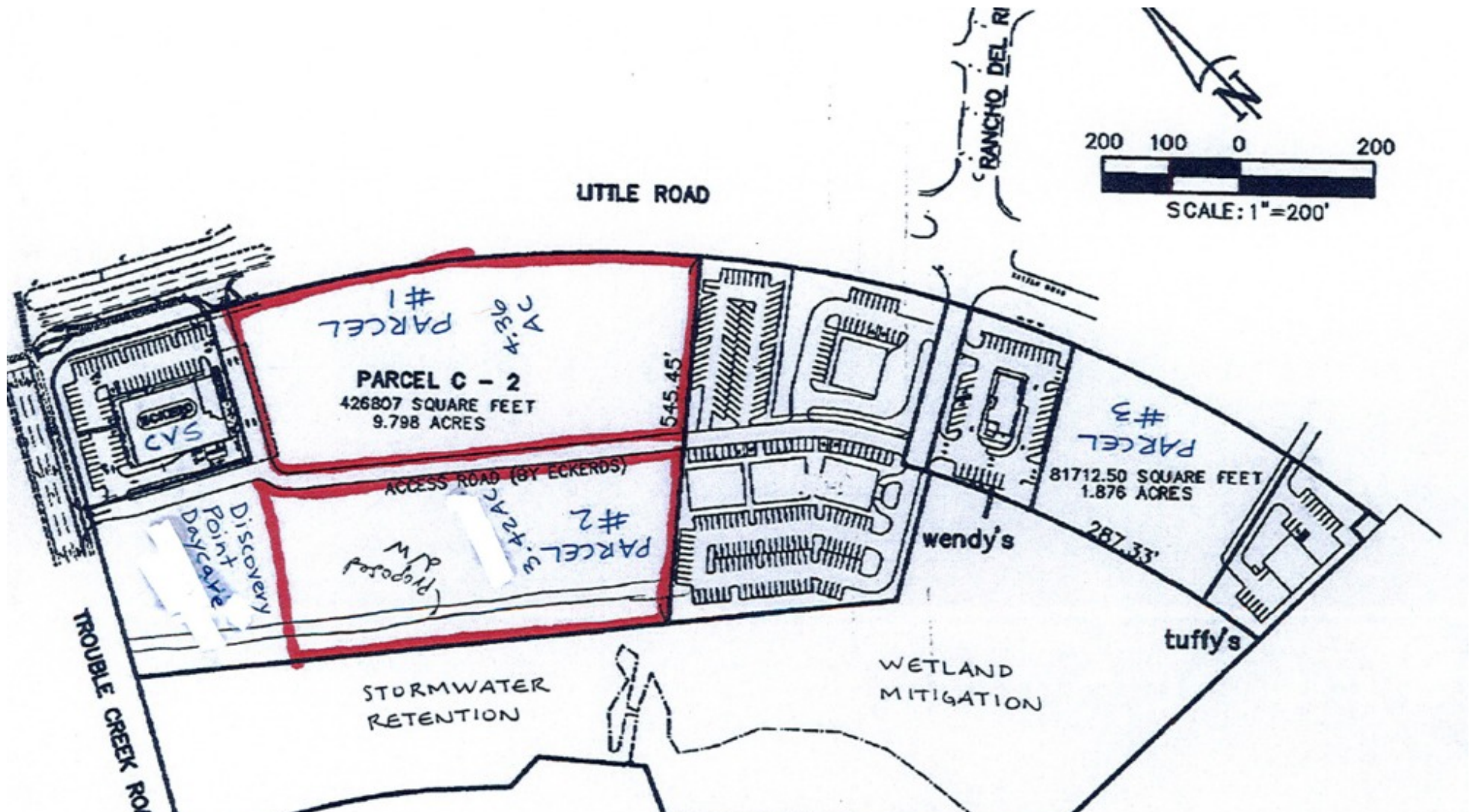
**Ryan Sampson, CCIM, ALC**  
Principal  
813.287.8787 x4  
[Ryan@TheDirtDog.com](mailto:Ryan@TheDirtDog.com)



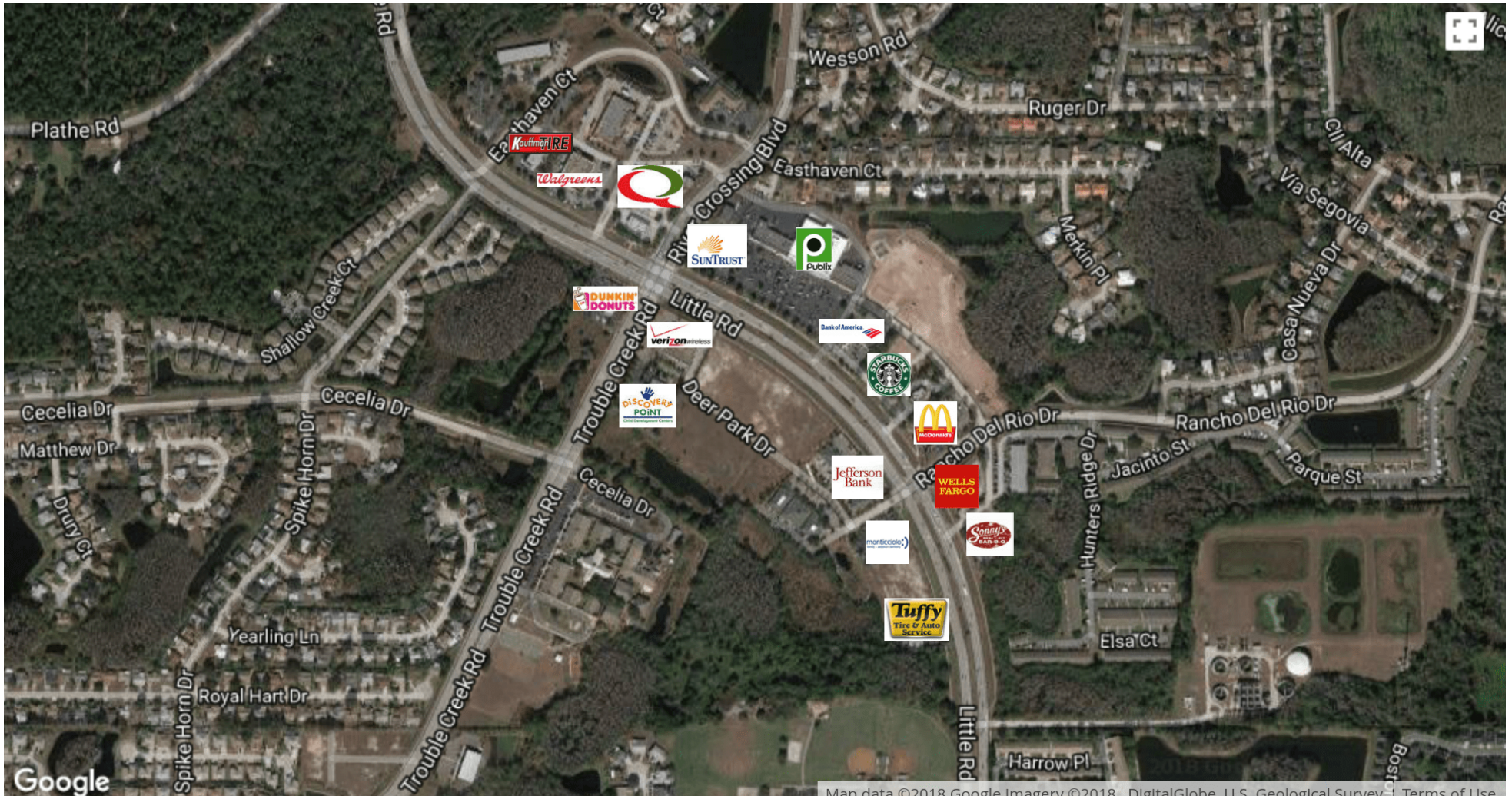


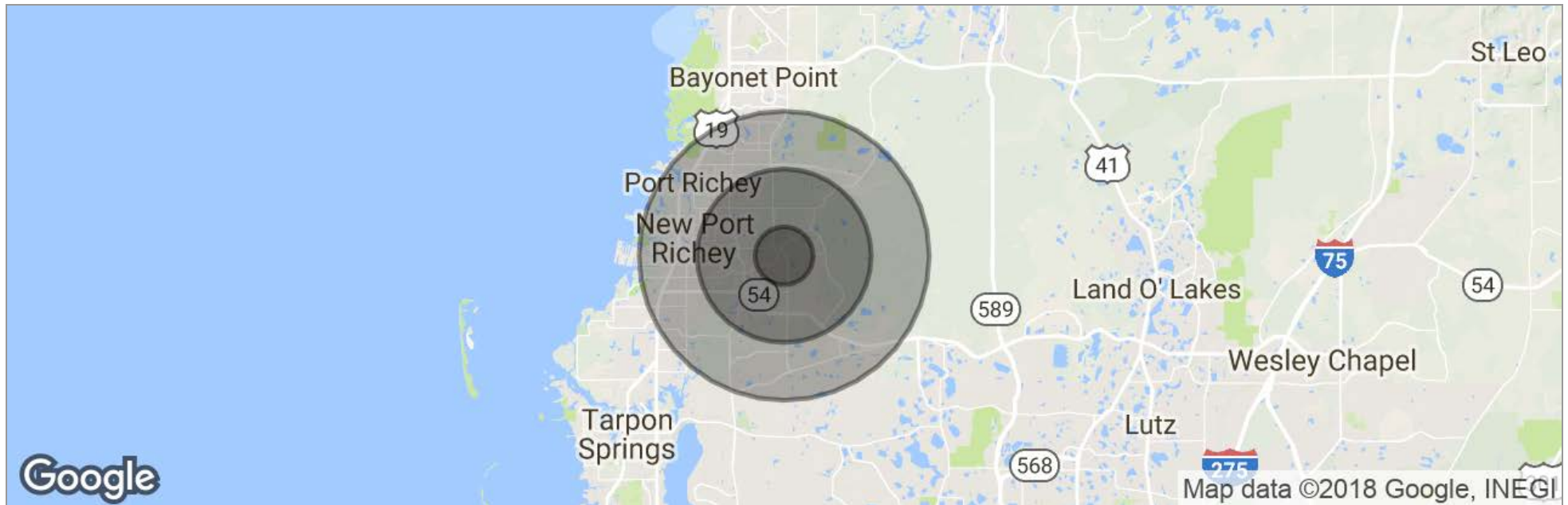












	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
Total Population	7,473	52,378	135,092
Population Density	2,379	1,852	1,720
Median Age	50.5	48.0	44.4
Median Age (Male)	50.0	46.2	42.7
Median Age (Female)	50.5	49.3	45.6
Total Households	3,277	22,607	57,069
# of Persons Per HH	2.3	2.3	2.4
Average HH Income	\$56,682	\$55,258	\$54,372
Average House Value	\$195,177	\$205,568	\$205,995

\* Demographic data derived from 2010 US Census

