



OFFERING MEMORANDUM

1.5 acres± \$1,125,000	1.43 acres± \$1,000,000	1.43 acres± \$900,000
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1.71 acres± \$775,000	1.71 acres± \$775,000
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DEER PARK COMMERCIAL OUTPARCELS

5161 DEER PARK DRIVE, NEW PORT RICHEY, FL 34655

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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.

PROPERTY DESCRIPTION

Deer Park Commercial offers multiple out parcels available for development ranging from 1.43 acres to 1.71 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

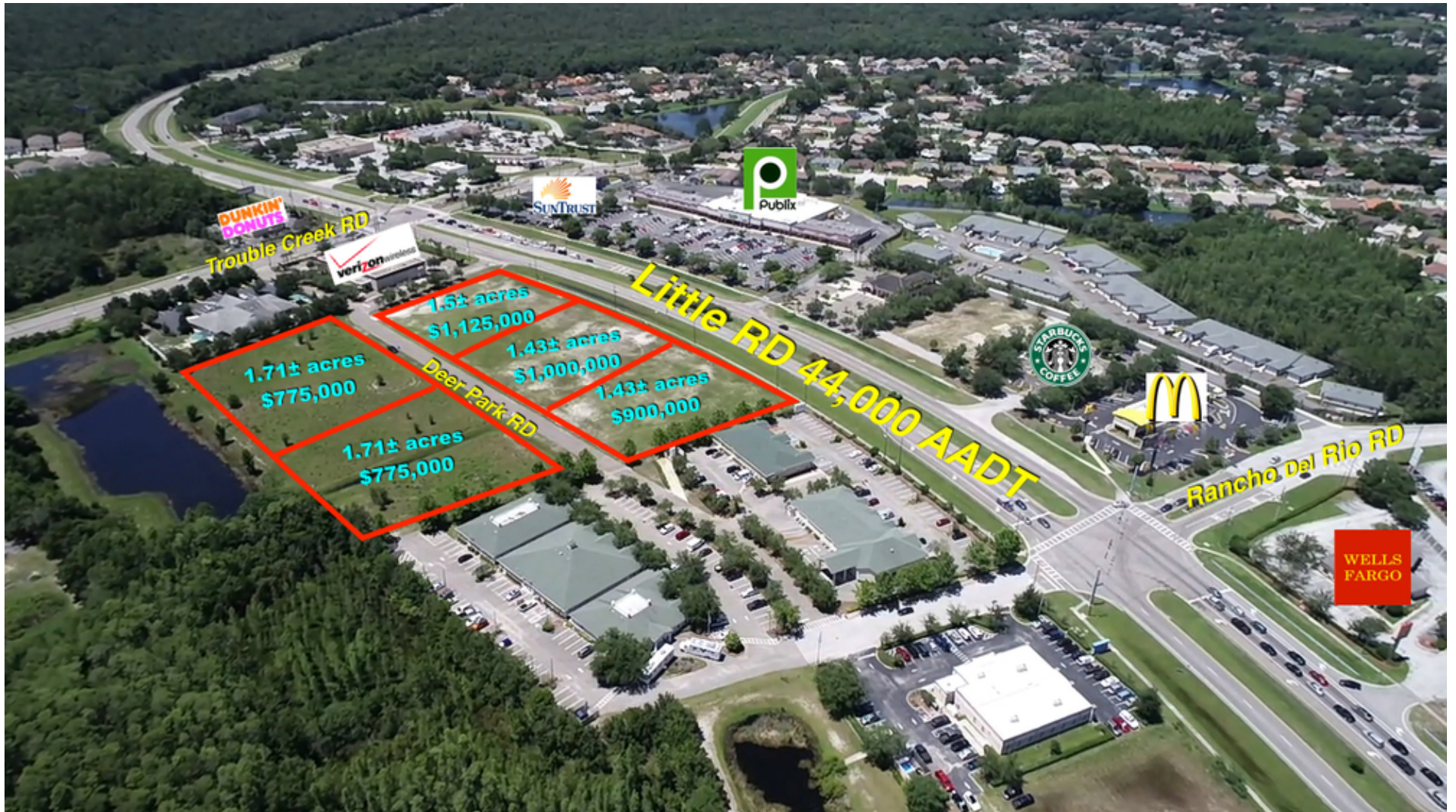
Ryan Sampson, CCIM, ALC
Principal
813.287.8787 x4
Ryan@TheDirtDog.com

OF LOTS | 5
TOTAL LOT SIZE | 7.78 Acres
LOT PRICE | Starting at \$11.41 SF
BEST USE | Retail and Office

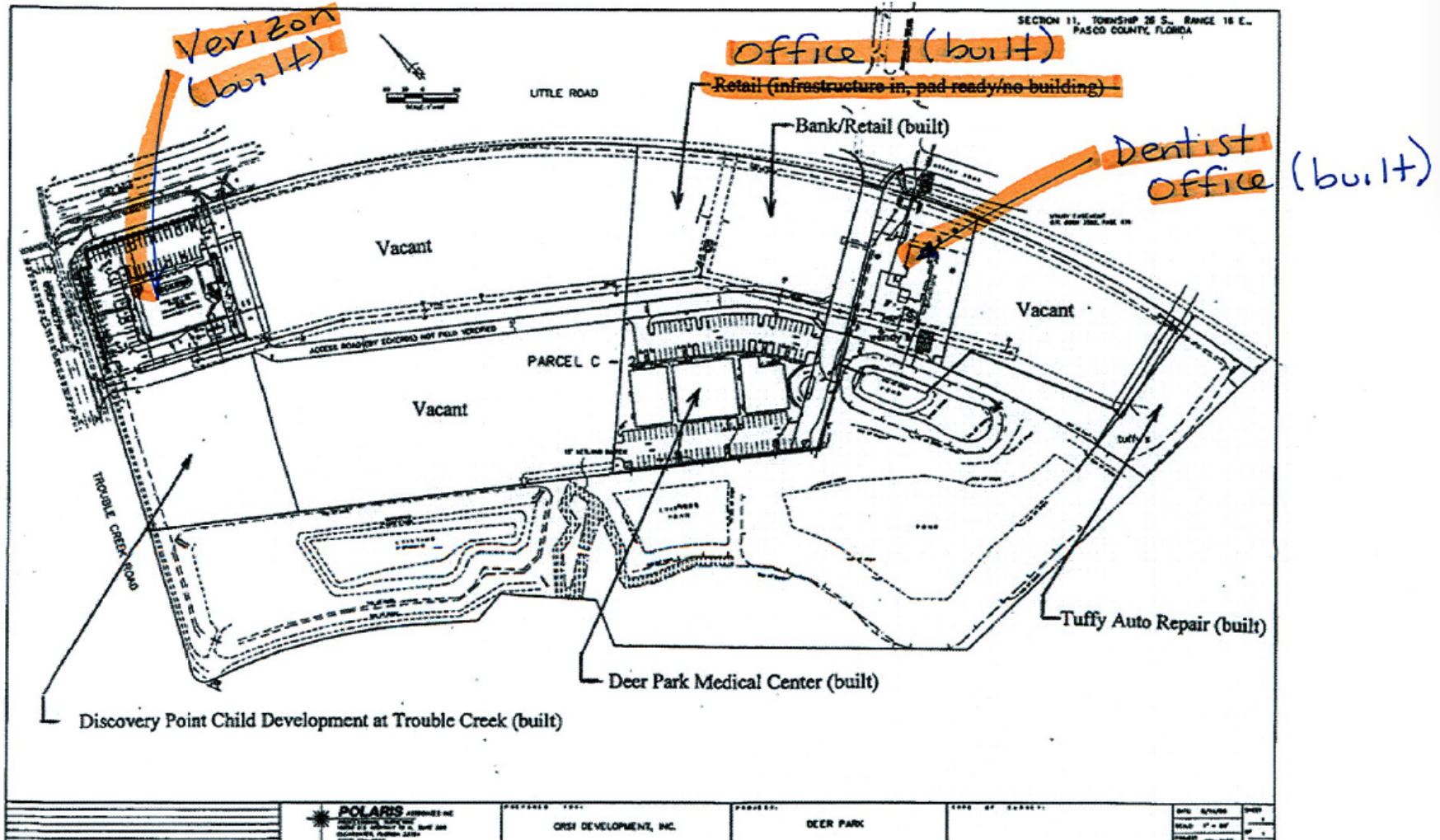


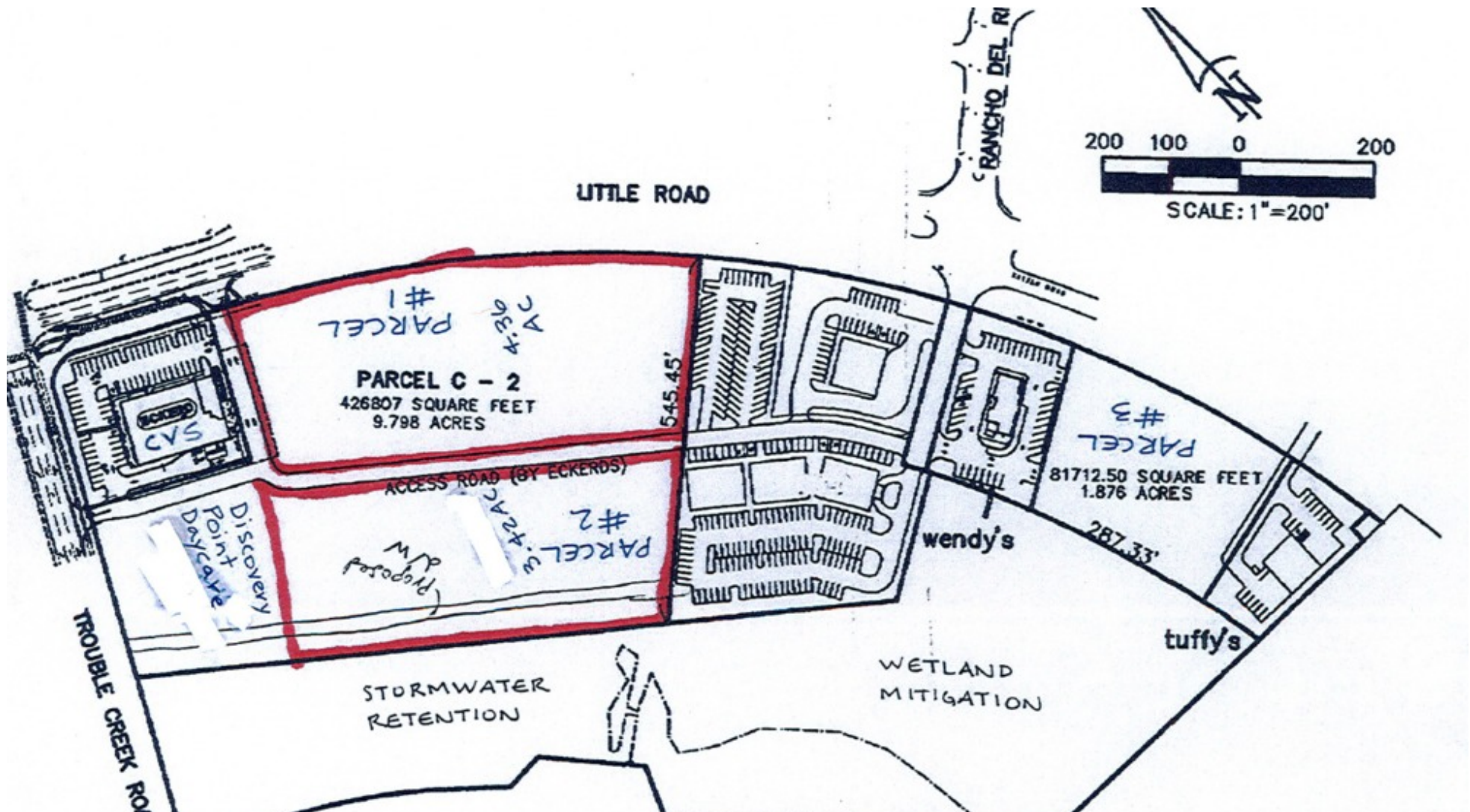
STATUS	LOT #	SIZE	PRICE
Pending	1	1.5 Acres	\$1,125,000
Pending	2	1.43 Acres	\$1,000,000
Pending	3	1.43 Acres	\$900,000
Available	4	1.71 Acres	\$775,000
Available	5	1.71 Acres	\$775,000

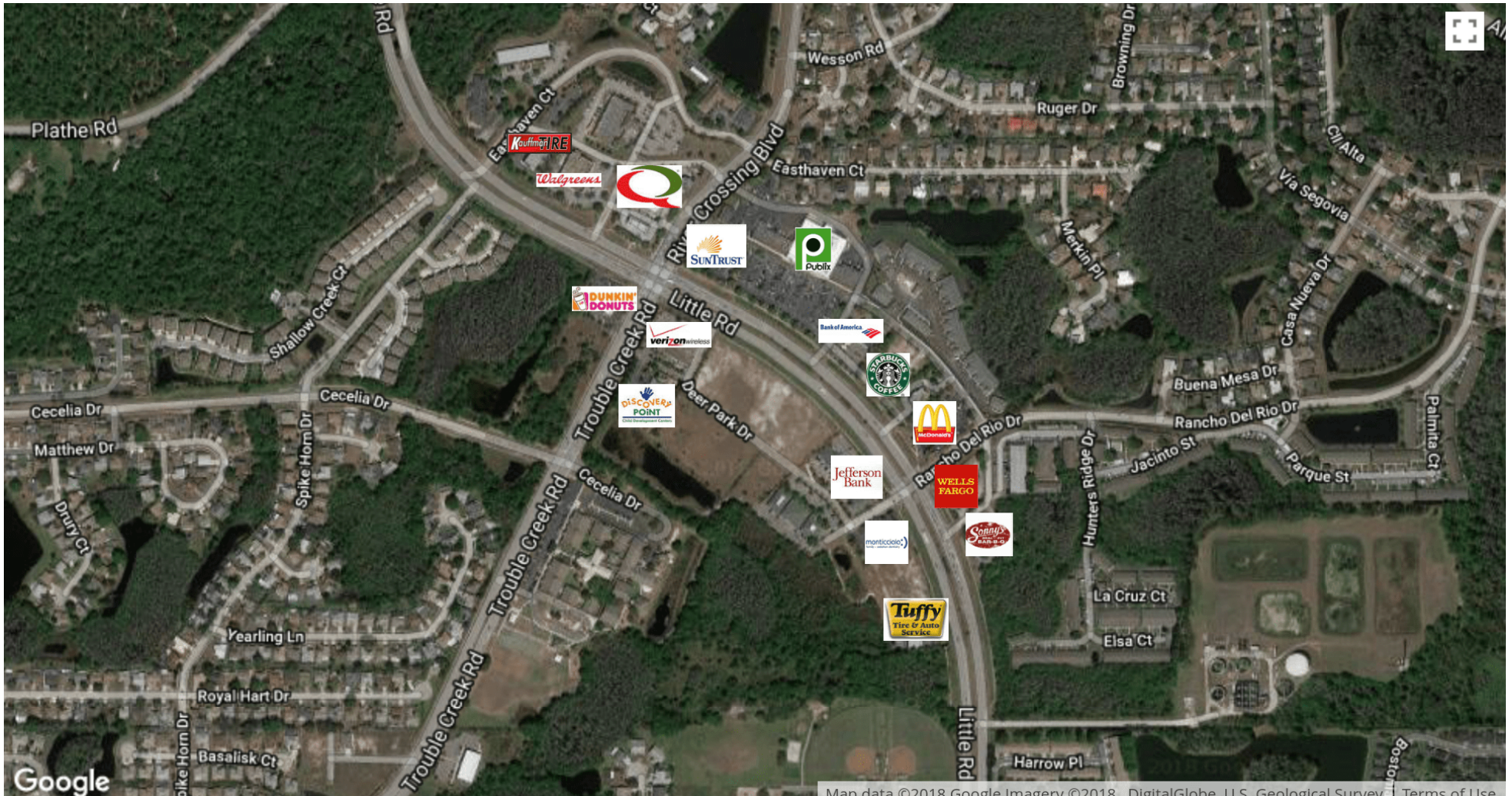


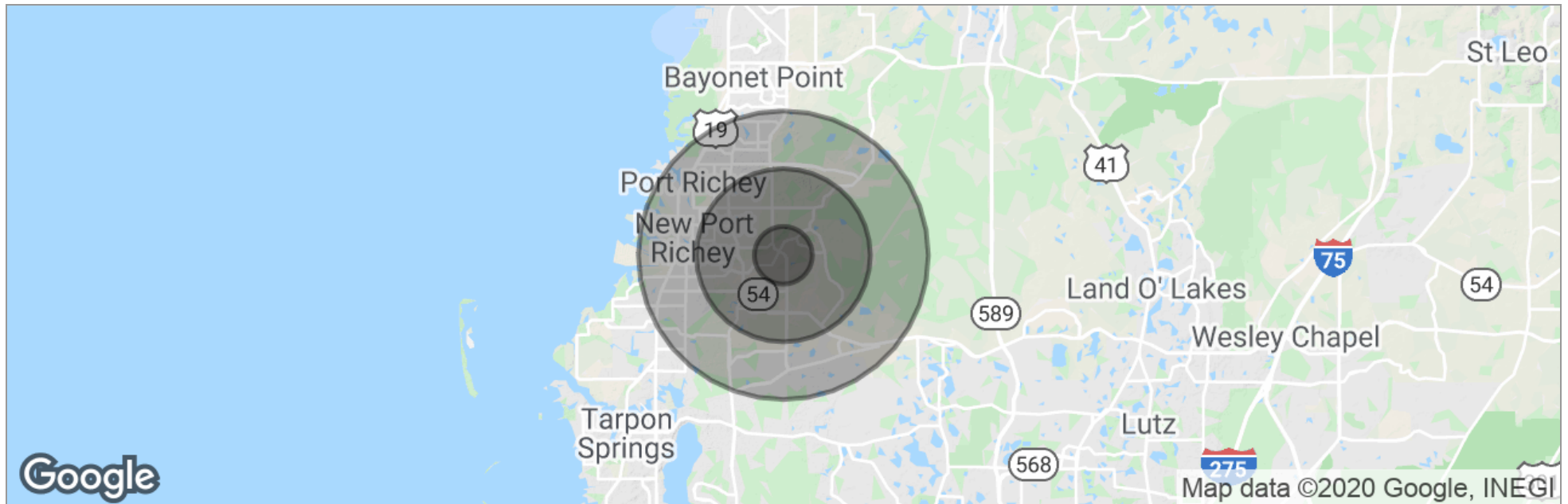












	1 Mile	3 Miles	5 Miles
Total Population	7,473	52,378	135,092
Population Density	2,379	1,852	1,720
Median Age	50.5	48.0	44.4
Median Age (Male)	50.0	46.2	42.7
Median Age (Female)	50.5	49.3	45.6
Total Households	3,277	22,607	57,069
# of Persons Per HH	2.3	2.3	2.4
Average HH Income	\$56,682	\$55,258	\$54,372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

* Demographic data derived from 2010 US Census

