



Pinewood Dr, New Port Richey, FL 34652

SITE PLAN APPROVED FOR 28 TOWNHOMES



OFFERING SUMMARY

Sale Price:	\$650,000
Seller Financing Available:	Yes
Lot Size:	3.67 Acres
Zoning:	PDD
Market:	New Port Richey
Proposed Number Of Units:	28
Buyer Transaction Fee	\$395

PROPERTY OVERVIEW

This 3.67-acre vacant parcel comprised of 20 lots located in New Port Richey offers a prime investment opportunity. Conveniently located immediately off US Highway 19, this site is zoned PDD and comes with approved plans for a 28-unit townhome development. City future land use allows for more density as MDR-14. The property includes 0.4 acres of conservation area, maximizing usable space for residential purposes. The seller has already begun the permitting process and has architectural drawings available for review. Buyer will be responsible for SWFWMD permit and tree mitigation. ****All documents are available after signing Confidentiality Agreement via link.****

Utilities such as water, sewer, and electricity are accessible nearby, making the development process more efficient. New Port Richey is experiencing significant growth, offering an excellent opportunity to invest in a rapidly expanding market. The area is home to several parks, beaches, and recreational centers just minutes away. With its proximity to the Tampa-St. Petersburg-Clearwater metro area, this property is ideal for building in a high-demand location for market rate or affordable housing. ****SELLER FINANCING AVAILABLE****

Daiquaun Harrison

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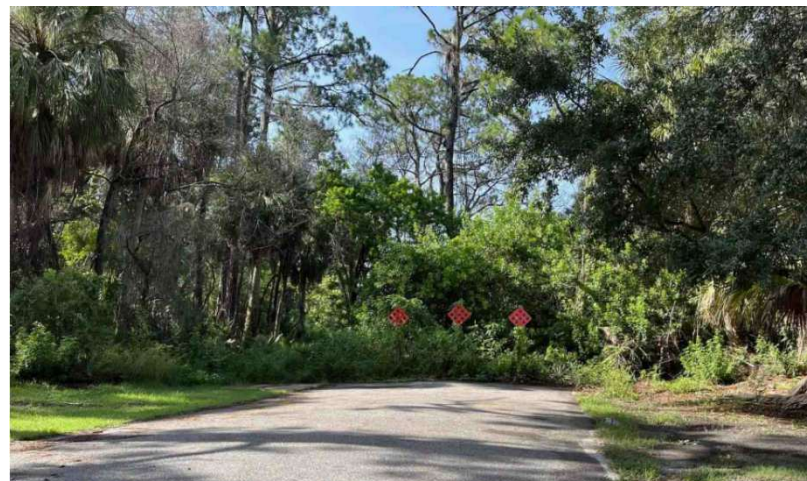


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COMPLETE HIGHLIGHTS

SALE HIGHLIGHTS

- Seller financing available
- Comprised of 20 parcels with FLU MDR-14
- Approved site plans for a 28 townhome development
- Seller has already started the permitting process
- Strategic architectural designs in place if you choose to use them or bring your own creative ideas
- Located immediately off of US Highway 19
- Site is situated in area experiencing growth with huge upside
- Opportunity to obtain land below appraised value
- All DD documents are available after signing Confidentiality Agreement via link



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PROPERTY DESCRIPTION

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This 3.67-acre PRIME vacant land comprised of 20 parcels on Pinewood Dr in the Timber Woods subdivision of New Port Richey is a rare and valuable investment opportunity located off US Highway 19 with direct access via Avery Road. This site has been recently zoned PDD (REZ2022-04), with approved plans for a 28 unit townhome development. The parcel has 0.4 acres of conservation area, ensuring maximum usable space for residential development.

Situated in a Flood Zone AE, the current architectural design has the living quarters elevated over 10 feet to mitigate flooding potential while maintaining functionality. Utilities such as water, sewer, and electricity are nearby and accessible. The seller has already begun the permitting process and has architectural drawings available for review. Buyer will be responsible for SWFWMD permit and tree mitigation.

Growth Potential: New Port Richey's proximity to the Tampa-St. Petersburg-Clearwater metro area and ongoing infrastructure improvements are driving population growth. As the area continues to evolve, it is expected to attract both renters and buyers seeking market rate and affordable housing options within a short commute to larger urban centers.

****SELLER FINANCING AVAILABLE****

LOCATION DESCRIPTION

This PRIME 3.67-acre vacant multifamily parcel offers exceptional development potential just 4 minutes from downtown New Port Richey. This development site is situated on the west side of US Highway 19 with easy access to State Road 54. New Port Richey is home to a variety of parks and attractions, including Green Key Beach (2.4 miles), Jay B. Starkey Wilderness Park (7 miles), and the New Port Richey Recreation & Aquatic Center (2.5 miles), all just minutes away. Additionally, you are just 2 miles away from Morton Plant North Bay Hospital who continues to expand its facilities in the city.

The area is experiencing significant revitalization, with nearby projects such as the upscale Aqua Harbor condominium complex and a new rooftop bar hotel adding to the allure. Just minutes away, a national developer is planning a 388-unit multi-family residence project, Anchor at Gulf Harbors, among others, further signaling the strong demand.



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SITE PLAN



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PROJECT NAME	JCR TOWNHOMES
PROPOSED ZONING	TOWNHOMES
PROPOSED DEVELOPER	JCR DEVELOPMENT
PROPOSED ADDRESS	1121 DRIPPING SPRINGS DR, KELLER, TX 76248
PROFESSIONAL ENGINEER	DAVID W. HILL, No. 57098
PROFESSIONAL ARCHITECT	LANDMARK Engineering & Surveying Corporation
DATE	08/10/2023
SCALE	AS SHOWN
PROJECT LOCATION	1121 DRIPPING SPRINGS DR, KELLER, TX 76248
PROJECT NUMBER	1

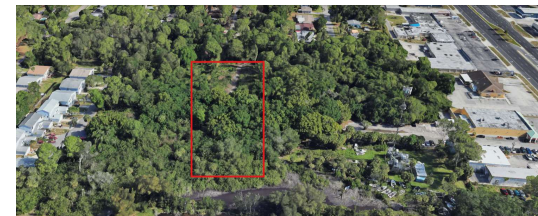
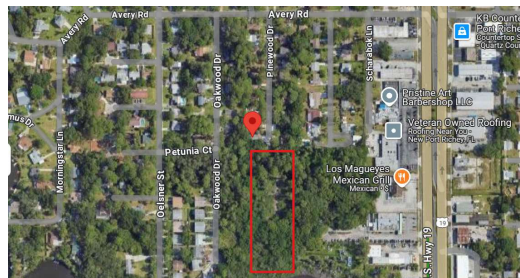
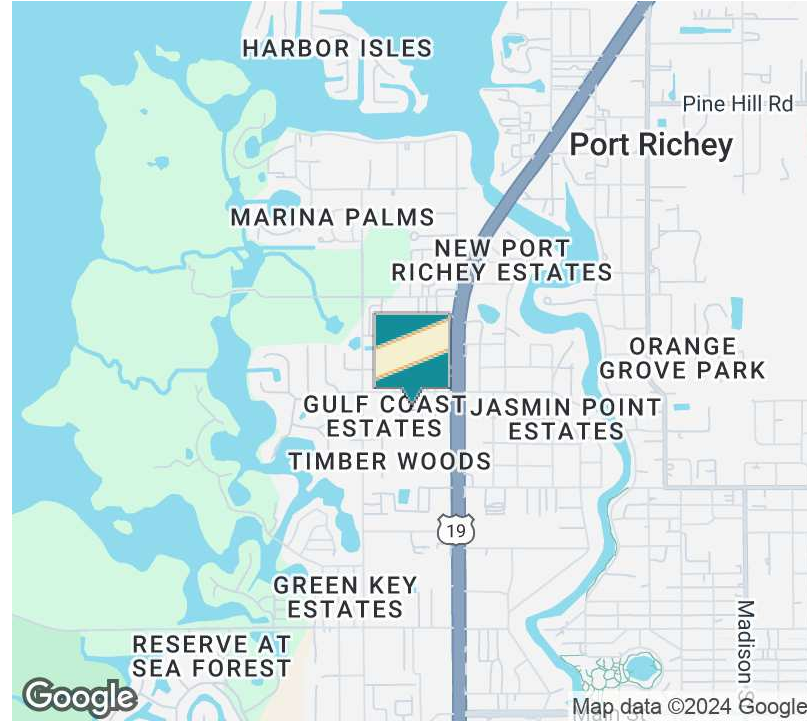


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DUE DILIGENCE DOCUMENTS

DOCUMENTS AVAILABLE

- Site Plan
- Wetland Delineation Survey
- Architectural Designs
- Most Recent Appraisal
- Landscape Plans
- Demo, Utility, Sewer Plans
- Rezoning Ordinance and Plan Approval
- Future Land Use Map
- Floor Plan
- Exterior Rendering



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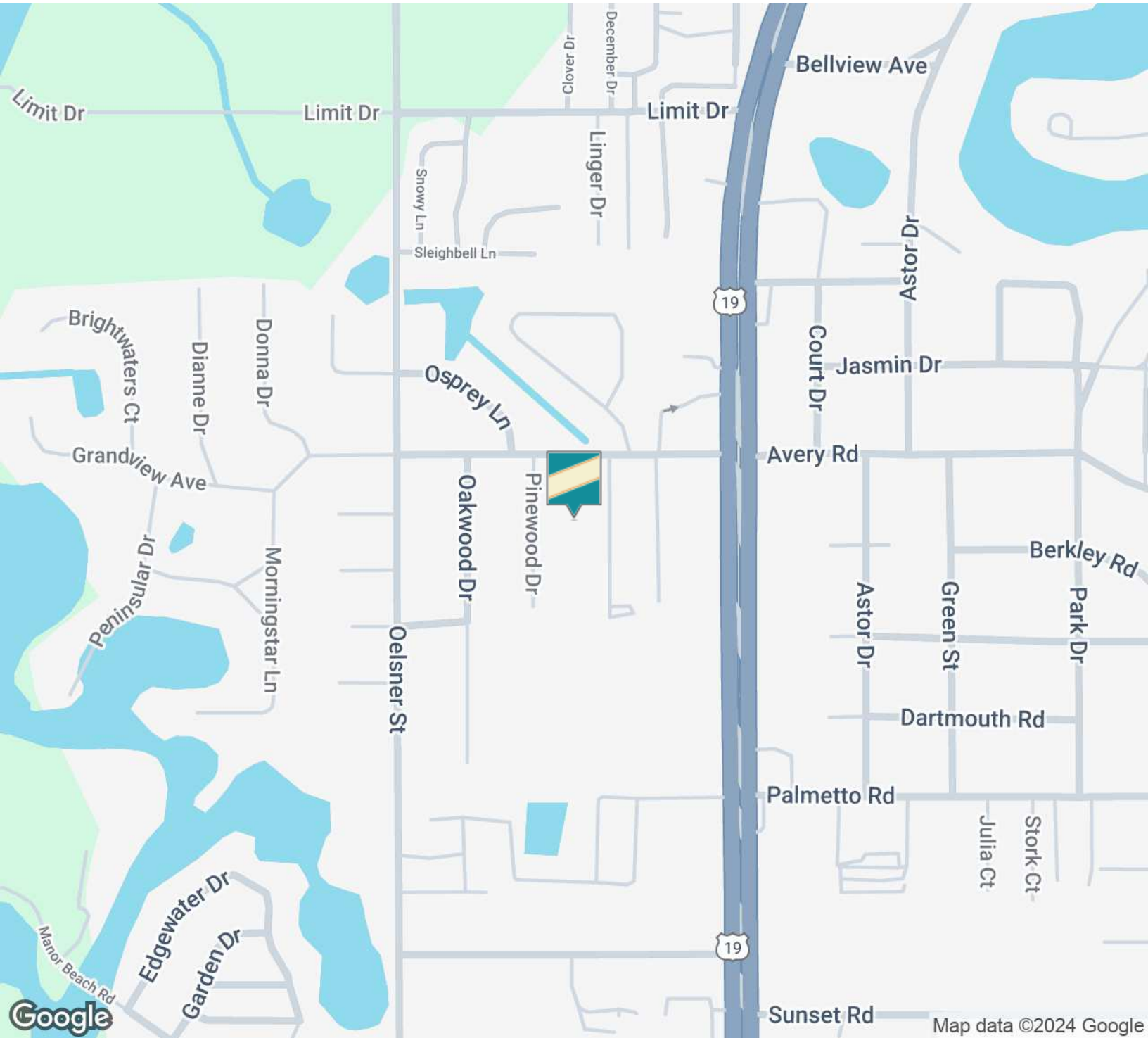
LOCATION INFORMATION





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LOCATION MAP



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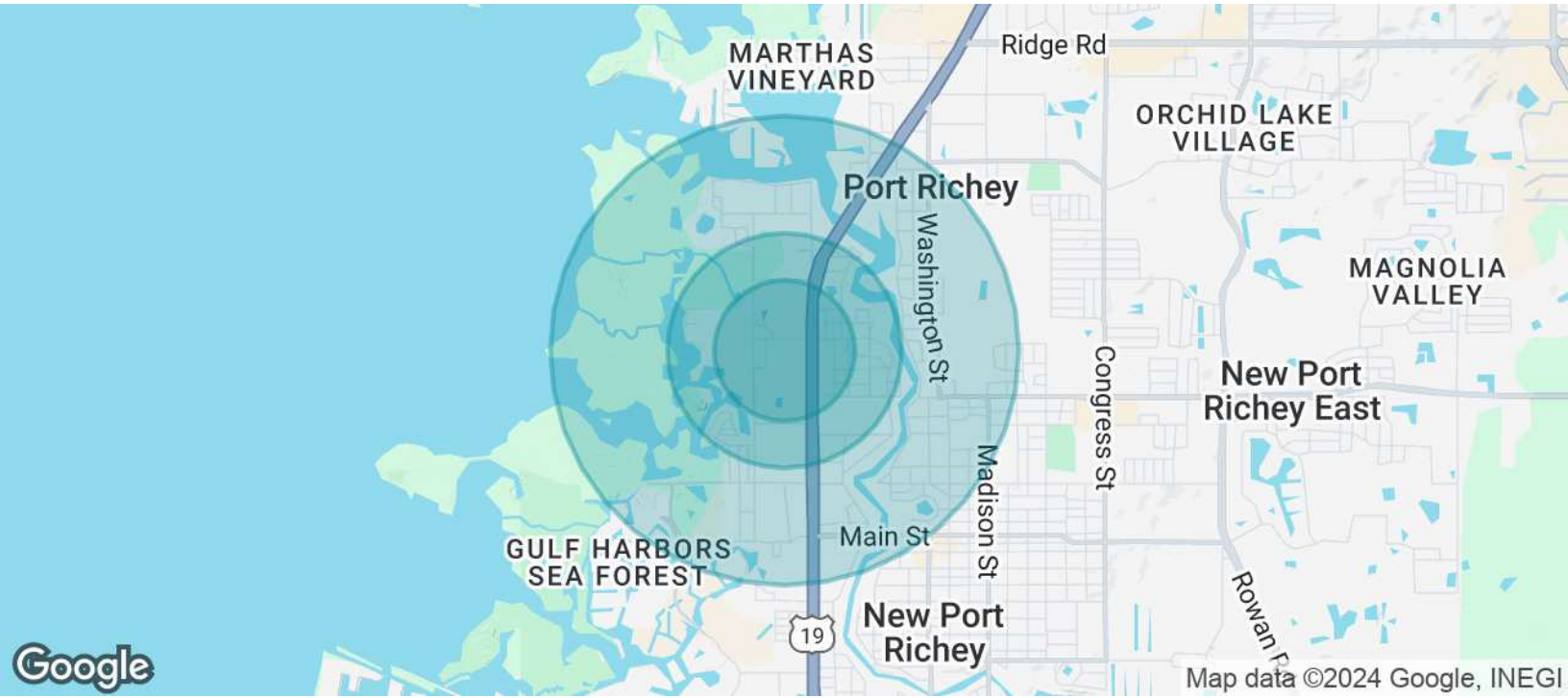
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DEMOGRAPHICS MAP & REPORT



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	752	2,104	5,823
Average Age	43	45	47
Average Age (Male)	44	45	47
Average Age (Female)	43	45	47

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	329	952	2,711
# of Persons per HH	2.3	2.2	2.1
Average HH Income	\$84,068	\$89,494	\$83,821
Average House Value	\$347,478	\$393,747	\$418,903

Demographics data derived from AlphaMap

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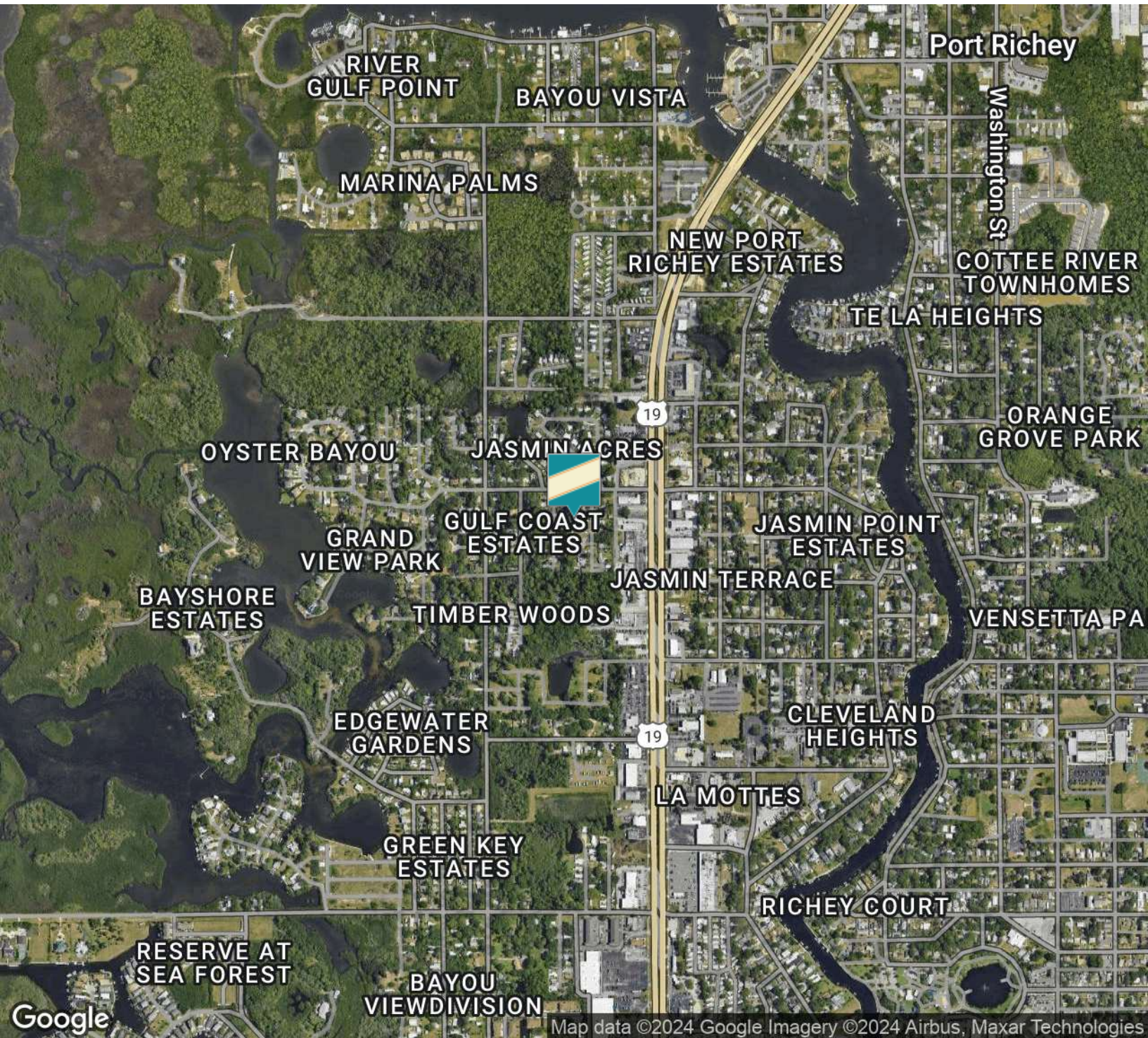
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AERIAL MAP



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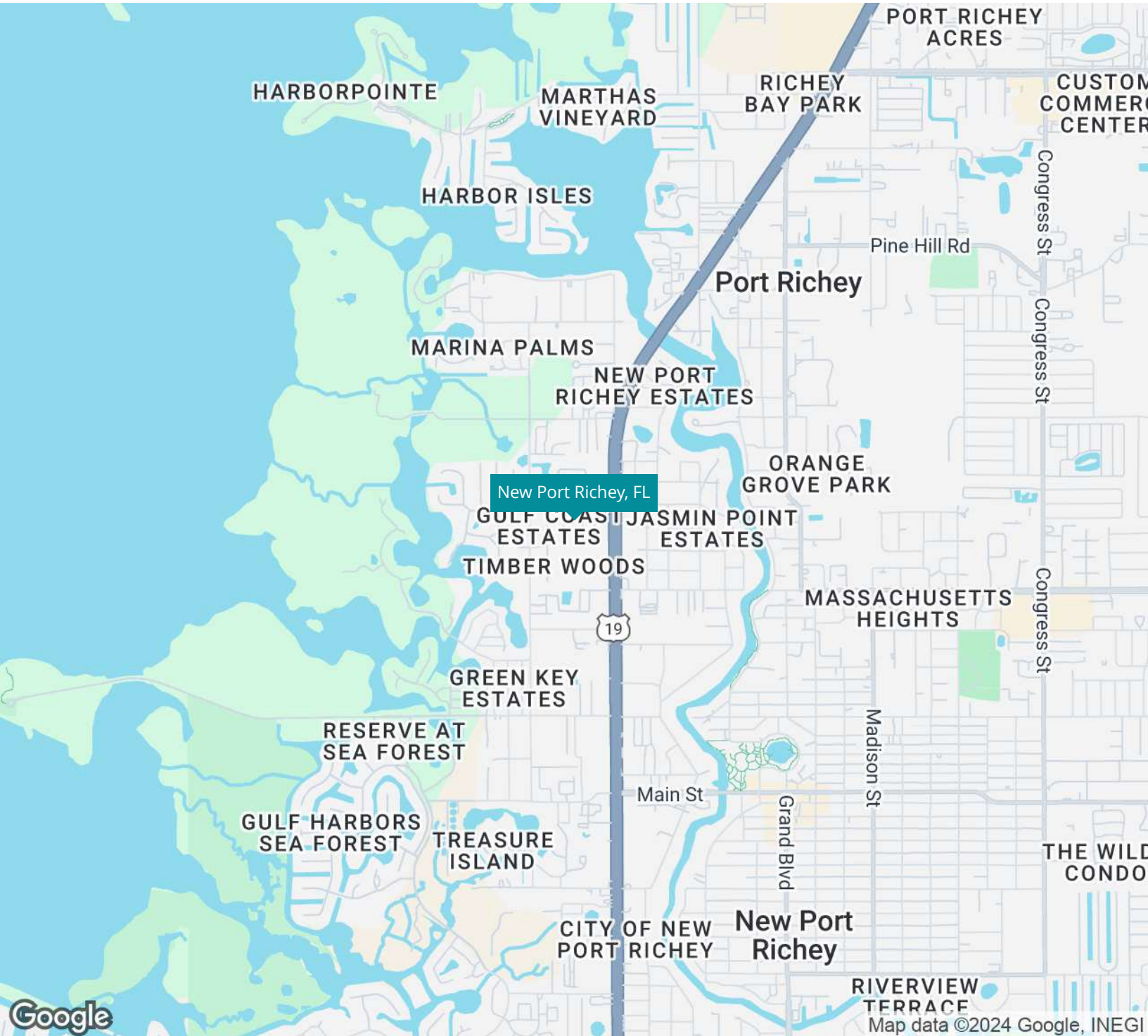
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REGIONAL MAP



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ADVISOR BIO & CONTACT 1

DAIQUAUN HARRISON

Commercial Real Estate Advisor



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PROFESSIONAL BACKGROUND

Daiquaun Harrison graduated from Florida A&M University with a Doctor of Pharmacy degree and a minor in business. He has a strong background in pharmaceutical sales and clinical practice, transitioning seamlessly into the world of commercial real estate. Daiquaun had a successful career at Eli Lilly, where he excelled in client services and developed a keen understanding of the healthcare sector from various perspectives. Before joining the commercial real estate industry, he also gained valuable experience as an Army Reserve Logistics Officer for 8 years, honing his skills in strategic planning and operations.

Daiquaun began investing in real estate and acquiring multiple personal properties in 2017, which sparked his passion for the industry and led him to recognize the vast opportunities within commercial real estate. This initial foray into real estate investing inspired him to transition his career, combining his analytical skills and dedication to client service to excel as a commercial real estate advisor.

Daiquaun has a deep connection with the Tampa local community and is known for his unwavering dedication and commitment to his clients, always striving to exceed their expectations. His business philosophy centers around clear communication, thorough preparation, and a deep understanding of the real estate market. Daiquaun's ability to adapt to his clients' unique needs and his relentless pursuit of excellence make him a trusted partner in achieving their real estate goals.

Areas of Expertise:

Healthcare Real Estate
Office Sales & Leasing
Industrial Sales & Leasing
Investment and Financial Analysis
Strategic Planning

MEMBERSHIPS & AFFILIATIONS

CCIM Candidate - Certified Commercial Investment Member
ULI - Urban Land Institute

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