

FOR SALE | 8224 Little Road, New Port Richey, FL

Prime Development Opportunity 49.48± ac

32,043 CPD

Ridge Road

**Ruby
Tuesday**

Wawa



KOHL'S

LOWE'S

KFC



Wendy's
HAMBURGERS

Parcel 3
10.5 acres
Multi-family/
Office
Development

Parcel 2
21 acres
Multi-family
Development

Parcel 1
18 acres
Retail
Development

43,258 CPD Little Road

Ross Lane

CONTACT:

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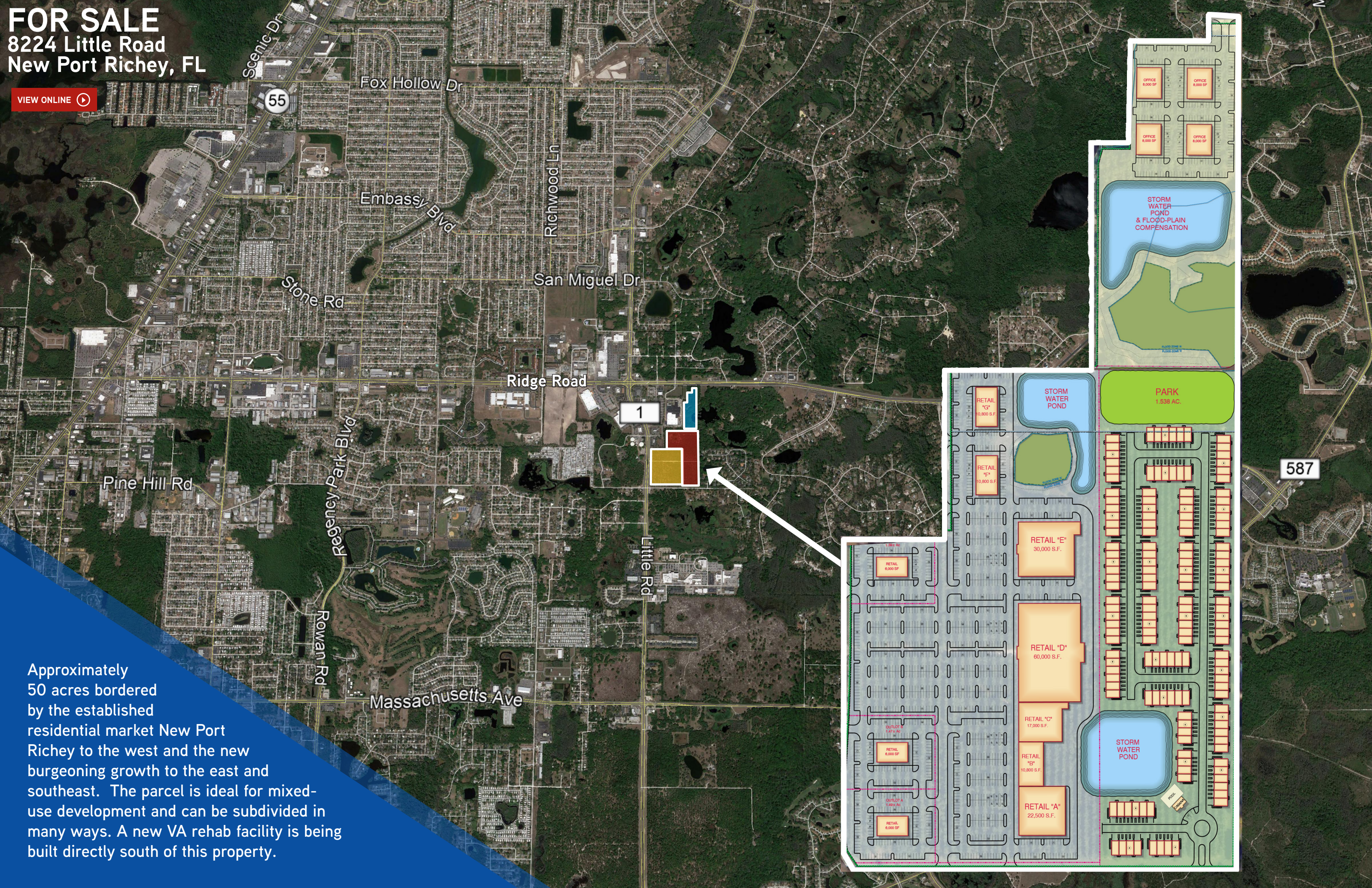
VIEW ONLINE

FOR SALE

8224 Little Road
New Port Richey, FL

VIEW ONLINE 

Approximately 50 acres bordered by the established residential market New Port Richey to the west and the new burgeoning growth to the east and southeast. The parcel is ideal for mixed-use development and can be subdivided in many ways. A new VA rehab facility is being built directly south of this property.



587

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OVERVIEW

Address	8224 Little Road, New Port Richey, FL 34654
Total Acres	49.48±
Parcel 1	18+ acres for retail development. Parcel size can be adjusted. Asking Price: \$6,000,000 or \$333,000 per acre <ul style="list-style-type: none">• Ideal for a variety of retail uses with out-parcels on Little Road
Parcel 2	21+ acres for multi-family development. Parcel size can be adjusted. Asking Price: \$6,500,000 or 309,524 per acre. <ul style="list-style-type: none">• Potential zoning for apartments @ 24 units per acre on a portion and/or• Townhomes on the rear portion at a lower density
Parcel 3	10.5+ acres for multi-family/office development. Parcel size can be adjusted. Asking Price: \$2,300,000 or \$219,000 per acre <ul style="list-style-type: none">• Perfect for senior housing or medical office
County	Pasco
Land-Use	Commercial & Res-9
Aggregate Asking Price	\$9,000,000

AREA DEMOGRAPHICS



Current Population
(5 mile)
147,791



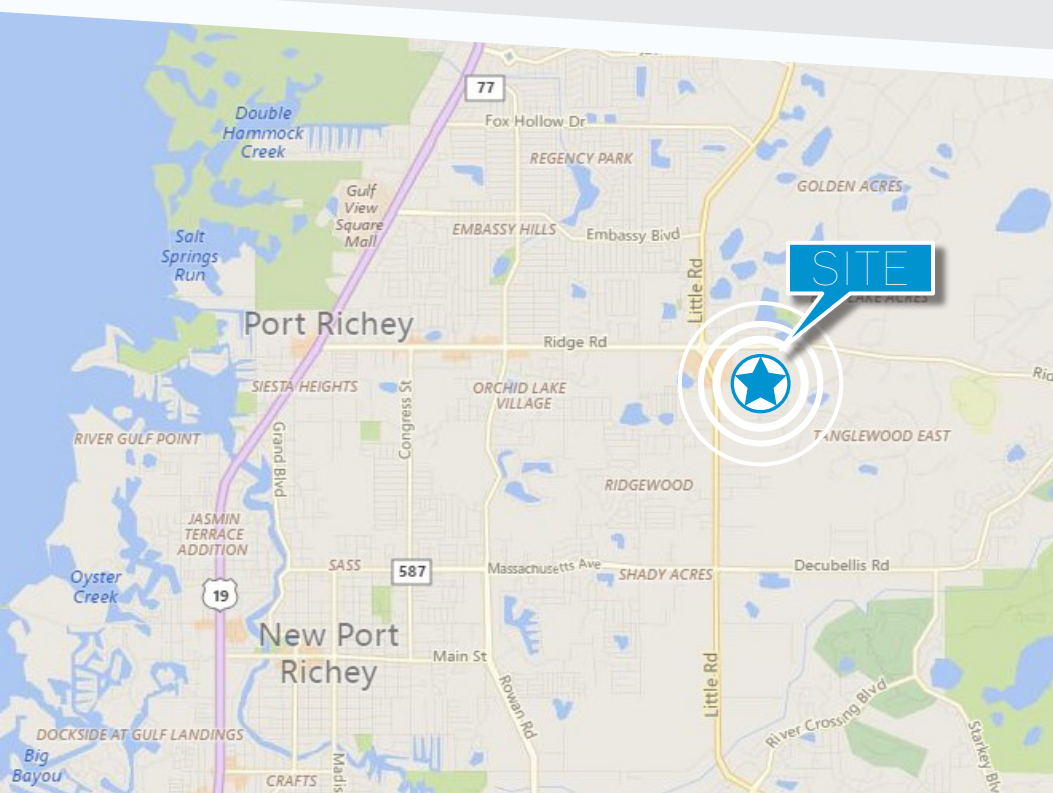
Projected Growth
(2023)
10.84%



Median Household Income
(3 mile)
\$56,006

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