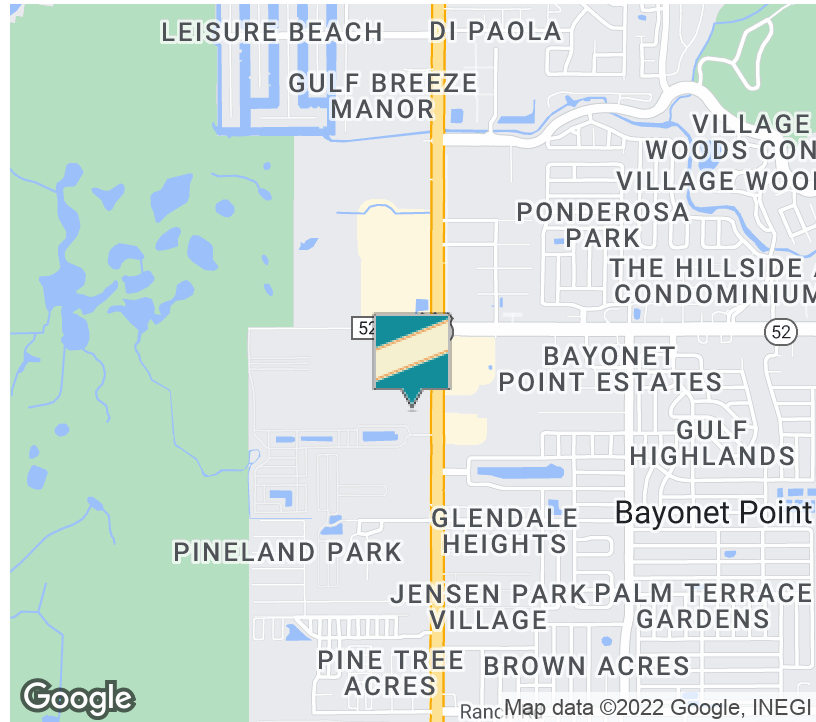




# FORMER 40-ACRE USA FLEA MARKET INFILL SITE

11721 U.S. Hwy 19, Port Richey, FL 34668

## EXECUTIVE SUMMARY



### OFFERING SUMMARY

**Sale Price:** \$8,000,000

**Available SF:**

**Lot Size:** 40.0 Acres

**Zoning:** C-2 with ROR/ R-24  
Future Land Use

**Market:** Port Richey

**Traffic Count:** 66,000

**Price / SF:** \$4.59

### PROPERTY OVERVIEW

Prime 40-acre INFILL Development Site that is level and cleared with all utilities including stormwater throughout the site. Current Zoning is C-2 with ROR/ R-24 FLU. The site of the former USA Flea Market with the buildings demolished and leaving all the utility infrastructure.

Don't miss your chance to develop this PREMIER 40-AC Multi-Family or Residential Development Land in one of the country's hottest residential development markets of Pasco County, FL. The entire west end of the property backs up to famed Werner-Boyce State Park with dual ingress/ egress right off US 19 – AND – S.R. 52 with over “66,000 Cars Per Day”.

This gorgeous property is fully developable in the heart of the Pasco County- expansion, a hub of economic and employment growth consisting of unrivaled population and employment growth! The employment center is expected to create approx. 13,000 new jobs.

This thriving retail and residential area with over 105,000 people in a 5-mile radius with excellent access, visibility, and is central to the vast residential community. The site is less than 5 minutes to Bayonet Point Hospital and under construction Wyndham Hotel a few blocks north and about 35 min. drive to Tampa International Airport.

STATISTICALLY proven correlation between proximity to hospitals and job security for the area and very high-demand renter's market. Zipcodes near large hospitals historically have the highest rates of real estate appreciation, annual rent increases, and low vacancy rates!

**Swapna Shah**

813.789.4142

swapna@grimaldicommercialrealty.com

**Derek M. Seckinger**

813.882.0884

derek@grimaldicommercialrealty.com

**Kari L. Grimaldi/ Broker**

813.882.0884

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## FORMER 40-ACRE USA FLEA MARKET INFILL SITE

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### COMPLETE HIGHLIGHTS

#### SALE HIGHLIGHTS

- PREMIER 40-acre Infill Multi-family or SFR Development Land in one of the country's hottest residential development markets on Florida's Sports Coast. FLU of ROR/R-24
- This gorgeous site backs up to a nature wonderland that is Werner-Boyce Salt Springs State Park with main entrances right off busy U.S. Hwy 19 and S.R. 52 with over 66,000 cars per day.
- 105,000 people in a 5-mile radius with excellent access, visibility, and is central to the vast residential community.
- 5 minutes to expanding Bayonet Point Hospital, 35/ 40 minutes to Tampa International Airport, and 45 minutes to downtown Tampa.
- 13 miles south to Tarpon Springs / 11 miles south to Anclote State River Park / 8 miles south to JB Starkey Wilderness Park / 6 miles south to Sims Park / 5.5 miles south to Morton Plant Hospital / 1-hour drive due south to famed Clearwater Beach



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## PROPERTY DESCRIPTION

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Prime 40-acre INFILL Development Site that is level and cleared with all utilities including stormwater throughout the site. Current Zoning is C-2 with ROR/ R-24 FLU. The site of the former USA Flea Market with the buildings demolished and leaving all the utility infrastructure.

Don't miss your chance to develop this PREMIER 40-AC Multi-Family or Residential Development Land in one of the country's hottest residential development markets of Pasco County, FL. The entire west end of the property backs up to famed Werner-Boyce State Park with dual ingress/ egress right off US 19 – AND – S.R. 52 with over “66,000 Cars Per Day”.

This gorgeous property is fully developable in the heart of the Pasco County- expansion, a hub of economic and employment growth consisting of unrivaled population and employment growth! The employment center is expected to create approx. 13,000 new jobs.

This thriving retail and residential area with over 105,000 people in a 5-mile radius with excellent access, visibility, and is central to the vast residential community. The site is less than 5 minutes to Bayonet Point Hospital and under construction Wyndham Hotel a few blocks north and about 35/40 minutes to Tampa International Airport.

STATISTICALLY proven correlation between proximity to hospitals and job security for the area and very high-demand renter's market. Zipcodes near large hospitals historically have the highest rates of real estate appreciation, annual rent increases, and low vacancy rates!

### LOCATION DESCRIPTION

This premier INFILL development site is the former USA Flea Market directly abutting Werner-Boyce State Park. Commuter friendly with a new Park N Ride being developed a few blocks north that will provide express transportation to Clearwater/ St. Pete along US Hwy 19.

The site sits up close to the highway and has great visibility. Busy traffic location with approximately 66,000± vehicles per day on U.S. Hwy. 19 directly in the path of progress. DISTANCES:

- Winn-Dixie – 1.5 miles
- Bayonet Point Medical (280-bed hospital) – 1.7 miles
- Publix – 1.9 miles
- Golf course: Links Golf Club – 3 miles
- Tampa International Airport – 35 miles

### SITE DESCRIPTION

PREMIER 40-AC Residential/ MF/ Mixed-Use DEVELOPMENT LAND in one of the country's hottest residential development markets, Port Richey/ Pasco County, “Florida's Sports Coast”! The property backs up to the nature wonderland that is Werner-Boyce State Park. There are entrances to this property from both U.S. Hwy 19 And S.R. 52.

This former USA Flea Market Infill site is level and cleared with a finished grade. Large Pylon signage at US 19 main entrance with additional entrance off the signalized intersection of U.S. Hwy 19 and S.R. 52.

### LOAN DESCRIPTION

None - owned free and clear

### POWER DESCRIPTION

WREC / Pasco County Utilities

### GAS DESCRIPTION

Peoples Gas

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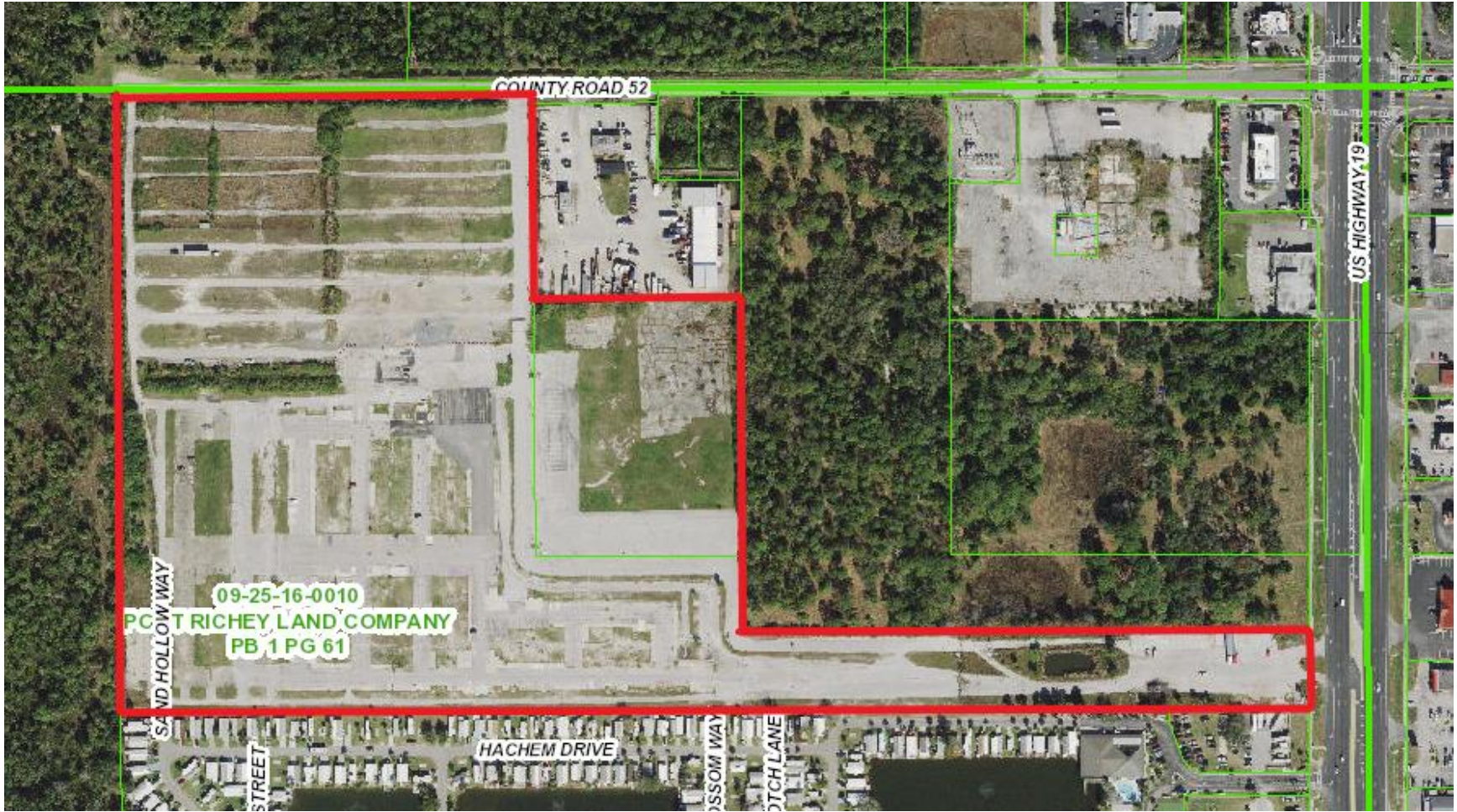
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# FORMER 40-ACRE USA FLEA MARKET INFILL SITE

11721 U.S. Hwy 19, Port Richey, FL 34668

## PROPERTY DETAILS

Sale Price	\$8,000,000
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### PROPERTY INFORMATION

Property Type	Land
Property Subtype	Multifamily
Zoning	C-2 with ROR/ R-24 Future Land Use
Lot Size	40 Acres
APN #	09-25-16-0010-00400-0020
Lot Frontage	171 ft
Lot Depth	2,526 ft
Corner Property	No
Traffic Count	66000
Traffic Count Street	US Hwy 19
Traffic Count Frontage	171

**Amenities**  
Infill site with all utilities - Stormwater, Sewer, County Water and Heavy Power. Backs up directly to Werner-Boyce State Park with 3rd and 4th story views of the gulf. Dual ingress/ egress on U.S. Hwy 19 and S.R. 52 with R-24 FLU.

Waterfront	Yes
Power	Yes
Rail Access	No
Environmental Issues	No Known
Topography	Level and cleared
Soil Type	Gravel

### PARKING & TRANSPORTATION

### UTILITIES & AMENITIES

Gas / Propane	Yes
Water	Yes
Telephone	Yes
Cable	Yes
Sewer	Yes

### LOCATION INFORMATION

Building Name	Former 40-Acre USA Flea Market Infill Site
Street Address	11721 U.S. Hwy 19
City, State, Zip	Port Richey, FL 34668
County	Pasco
Market	Port Richey
Cross-Streets	US 19 and State Road 52 Signalized Intersection
Township	Port Richey
Signal Intersection	Yes
Road Type	Highway
Market Type	Medium
Nearest Highway	US Hwy 19 / I-4 / I-75 / I-275
Nearest Airport	Tampa International Airport - Approximately 21 miles away.

### BUILDING INFORMATION

Number of Lots	2
Best Use	Affordable Housing / MF / SFR

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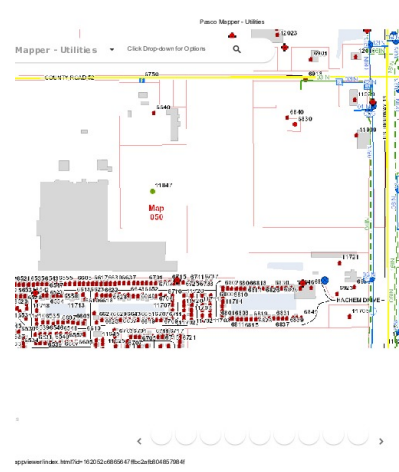
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## ADDITIONAL PHOTOS



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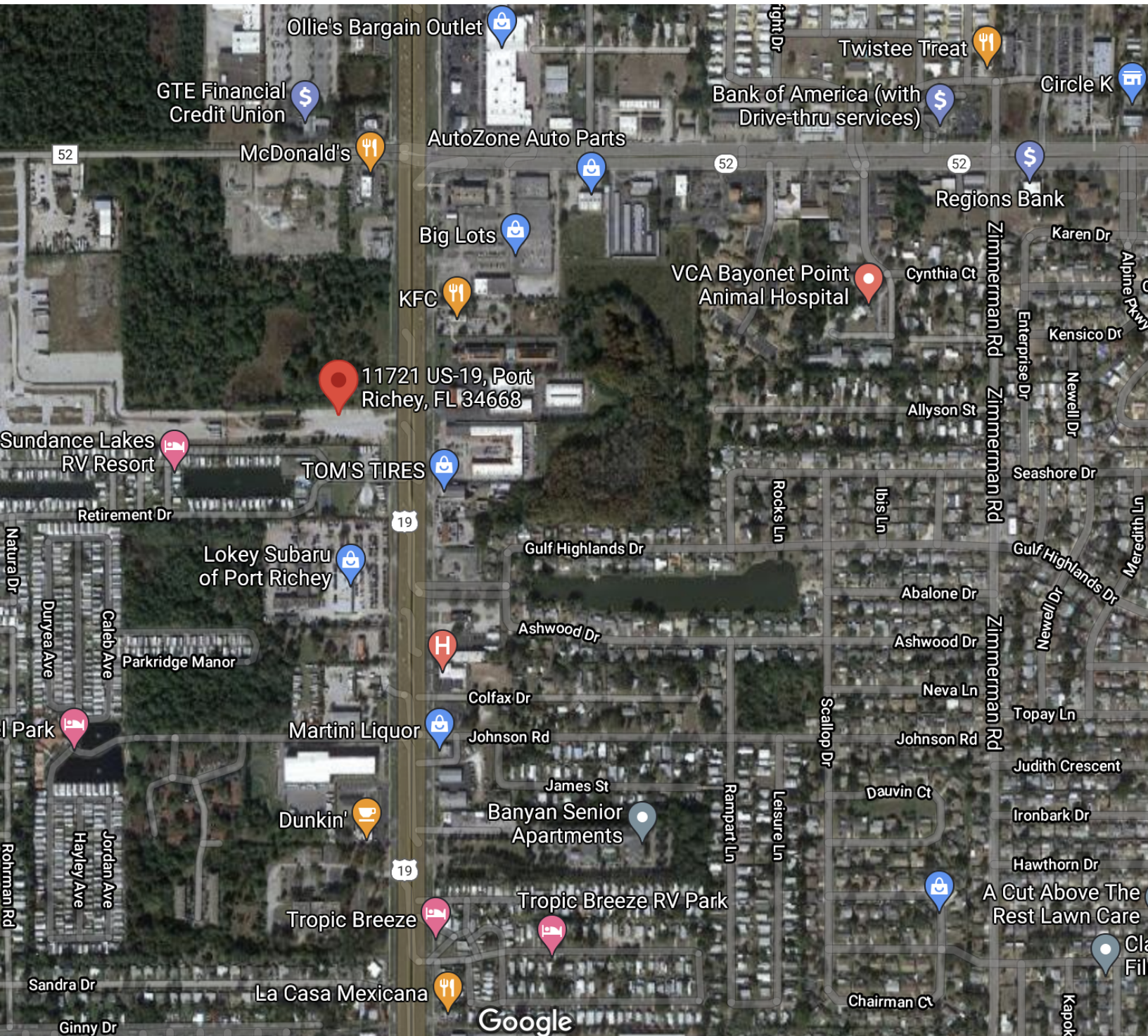




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MAP



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## ADVISOR BIO & CONTACT 1

### SWAPNA SHAH

Realtor-Sales Associate



115 W Bearss Ave  
Tampa, FL 33613  
T 813.789.4142  
C 813.789.4142  
swapna@grimaldcommercialrealty.com

### PROFESSIONAL BACKGROUND

Swapna Shah has a strong rapport and extensive professional experience working with the Tampa Bay community, and a passion for commercial real estate. She has demonstrated leadership qualities and is known in different venues as persuasive and getting the job done.

Swapna has a vast professional network and has been a Tampa Bay resident for over 25 years with personal experience investing in commercial real estate as an owner. When Swapna needed real estate experts 10 years ago to advise her regarding her commercial real estate needs, she turned to Grimaldi Commercial Realty, Tampa's most branded company. Because of Grimaldi Commercial Realty's integrity and straight forwardness in their dealings, she was left with such a positive impression. When Swapna ventured into real estate brokerage she knew that she wanted the finest commercial real estate company to mentor her to become a top notch real estate professional.

Swapna's own experience buying, selling and leasing has given her a keen understanding of client's needs. She is a poised and competent leader in our community and is capable and passionate about turning client's dreams into realities.

Areas of Expertise:

Hotels/Motels  
Office/Medical  
Investment Properties  
Convenience stores/Gas Stations  
1031 Exchanges  
Land

### EDUCATION

Swapna has a degree in Business Administration.

### Swapna Shah

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## ADVISOR BIO & CONTACT 2

### DEREK M. SECKINGER

Commercial / Industrial Property Sales Associate



115 W Bearss Ave  
Tampa, FL 33613  
T 813.882.0884  
C 813.344.6552  
derek@grimaldicommercialrealty.com  
FL #SL3344454

### PROFESSIONAL BACKGROUND

Derek Seckinger is a Sales and Marketing Professional with 25 years of experience in sales. Derek is a consummate professional and people person, who is drawn to work to help both people and companies grow.

In his diligent work ethic, Derek is a firm believer in being proactive and in making things happen rather than waiting for them to happen. Feeling blessed in life, Derek always has a positive outlook. He is a serial entrepreneur and believes in the American dream, that if you work hard enough, you can accomplish anything.

Derek places a strong focus on Land Development sales and Industrial sales.

Areas of Expertise:

Land Sales & Development  
Warehouse and Industrial Sales & Leasing  
Retail Sales & Leasing  
Office Sales & Leasing  
Contract Negotiations & Due Diligence  
Investment & Financial Analysis  
1031 Exchanges  
Property Valuation

### EDUCATION

Derek has been a Tampa native since 1981 and attended several major universities around the country before completing a double major in International Business Management and Business Finance from University of Phoenix.

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## ADVISOR BIO & CONTACT 3

### KARI L. GRIMALDI/ BROKER

President/Managing Broker



115 W Bearss Ave  
Tampa, FL 33613  
T 813.882.0884  
C 813.376.3386  
kari@grimaldicommercialrealty.com  
FL #BK3076744

### PROFESSIONAL BACKGROUND

Kari Grimaldi is the Managing Broker/President of Grimaldi Commercial Realty Corp. and commercial real estate expert. Kari quickly climbed the ranks of who's who in Tampa Bay Area Commercial Real Estate to become a Top Producer. Learning and joining the family business at an early age, Kari understands the importance of networking and building relationships, and has accumulated 20+ years of experience and in-depth knowledge to execute and navigate commercial real estate transactions for Sellers, Buyers, and Landlords/Tenants from inception to closing. Kari has an extensive resume with some of the highlights listed below:

Areas of Expertise:

2022 Crexi Platinum Broker Award Winner  
Office and Build-to-Suit Sales & Leasing  
Medical Office Sales  
Retail Sales  
Industrial Sales  
Multifamily Investments  
Single NNN National Investments  
Land & Commercial Development  
Foreign Investors & Investment Specialist  
Seller Finance and Creative Financing  
1031 & Reverse Exchanges  
Short Sales & Distressed/Bank-owned assets

As a commercial real estate owner and investor herself, Kari knows first hand how to guide others through the process, and negotiate and close transactions successfully. Kari has a vast portfolio of closed transactions in all sectors of the commercial market, and is a multi-million dollar sales producer.

### EDUCATION

A Florida native, Kari earned her Bachelors at University of Florida in Management and Psychology, and a Masters at University of South Florida. A consummate professional, Kari is continually educating herself on the latest economic and market trends with continuing education, seminars and networking.

### MEMBERSHIPS & AFFILIATIONS

Member of NAR, FAR, and FGCAR- Association of Realtors  
REIC Member- Real Estate Investment Council  
CCIM Candidate- Certified Commercial Investment Member  
ICSC Member- International Council of Shopping Centers

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