



**BERKSHIRE
HATHAWAY**

HomeServices

Florida Properties Group

COMMERCIAL DIVISION

Little & DeCubellis 18 acre Portfolio

Little Road & DeCubellis Road, New Port Richey, FL 34654



For Sale

- Multi-parcel commercial/residential land portfolio
- 4.58± acres on Little Road zoned C -2
- 13.42± acres Land Planned Res-3, with Res-3 & Ag Zonings
- 346'± frontage on Little; 970'± on DeCubellis
- Pasco County sewer and water available
- Located in flood zone "X" and contains no wetlands
- 46,000 avg. daily traffic on Little Road; 12,500 on DeCubellis
- Sale Price for entire portfolio: \$4,700,000
- Commercial site only: \$1,990,000



JOHN BRASHER

Sales Associate

jbrasher@bhhsflpg.com

727-514-8133

Awarded #2 Producing Berkshire Hathaway Commercial Real Estate Company Worldwide 2019

Teamwork | Integrity | Passion | Excellence

7916 Evolutions Way, Suite 210, Trinity, FL 34655 | 4950 West Kennedy Boulevard, Suite 300, Tampa, FL 33609

Ph 813.739.5700 | bhhsflpgcommercial.com



**BERKSHIRE
HATHAWAY**

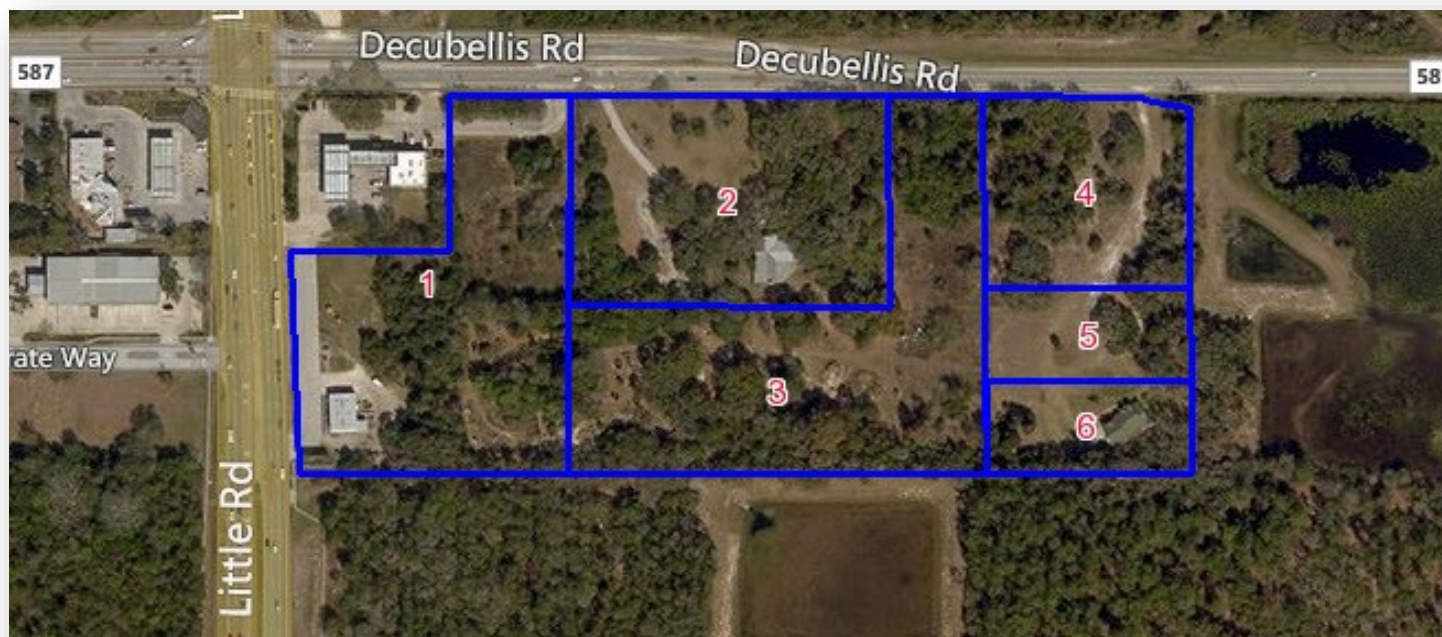
HomeServices

Florida Properties Group

COMMERCIAL DIVISION

Little & DeCubellis 18 acre Portfolio

Little Road & DeCubellis Road, New Port Richey, FL 34654



Offered for sale is an 18± acre site, which is an assemblage of 6 individual land parcels. The 4.58-acres, with frontage on Little Rd. is land planned and zoned for commercial uses. The remaining 13.42± acres is land planned Res-3, and is zoned for Res-3 and AC uses. The portfolio could be potentially split into two parcels, utilizing the commercial frontage on Little Rd. separate from the balance of the site.

AREA DEMOGRAPHICS (5 MILE RADIUS)

KEY FACTS

146,586

Population

48.2

Median Age



Average Household Size

138,845

2020 Total Daytime
Population

INCOME



\$43,303

Median Household
Income



\$25,469

Per Capita Income



\$60,684

Median Net Worth

ANNUAL HOUSEHOLD SPENDING



\$1,394

Apparel &
Services



\$104

Computers



\$2,478

Eating Out



\$3,648

Groceries



\$4,119

Health Care

EMPLOYMENT



62%

White Collar



20%

Blue Collar



18%

Services

8.6%

Unemployment Rate

This information is from sources deemed to be reliable. We are not responsible for misstatements of facts, errors or omissions, prior sale, change of price, and/or terms or withdrawal from the market without notice. Buyer should verify all information with its' own representatives as well as state and local agencies. Brokers please note that a variable rate commission may exist on this offering that might result in a lower commission cost to the Seller if a Buyer's broker is not involved in the transaction. ©2020 BHH Affiliates, LLC. An independently owned and operated franchisee of BHH Affiliates, LLC. Berkshire Hathaway HomeServices and the Berkshire Hathaway HomeServices symbol are registered service marks of Columbia Insurance Company, a Berkshire Hathaway affiliate. EHO.