

# FOR SALE

## 35,286 SF (MOL) RETAIL/OFFICE PROPERTY (Located across the street from a proposed High School)



- 3 Lots totaling 35,286 SF
- Property lends itself to Retail or Office Use
- Ron's BBQ, Discovery Learning Center, Family Chiropractic, McDonalds , Checkers, Scott's Paints, Advance Auto Parts represents the business diversity between Chicago Ave. and Little Road on SR52
- Little Road is about 3/4 mile to the west of Suncoast Parkway less than 10 miles to the east on SR 52
- Located on the "going to work" side of the street
- Backdoor entry to Ogalala Street
- High School across the street is scheduled to be completed 2009/2010
- AADT 17,500 east, 17,500 west per day (2006)
- **Price: \$450,000**

\*The proposed High School (temporarily named High School EEE by Pasco County) is scheduled to open around 2009/2010. Construction is slated to begin around December 2008.



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**A Tax Savvy Brokerage**



This information is believed to be accurate. We are not responsible for misstatements of fact, errors, omissions, prior sale, change of price, terms or withdrawal from the market without notice. Buyer and/or Tenants shall verify all information.

# PROPERTY PROFILE

**Address:** Vacant Parcel Rt 52 (1)  
9321 (2) & 9325 Ogalala St (3)  
New Port Richey, FL 34654

**Parcel ID:** (STR) 12 25 16 0090 03100 0010 (1)  
(STR) 12 25 16 0090 03100 0220 (2)  
(STR) 12 25 16 0090 03100 0230 (3)

**Location:** Site is directly across the street  
(south) of a soon to be built high  
school on SR 52

**\*Legal Description** (1) GRIFFIN PARK PB 2 PG 78 LOTS 1  
2 & 3 BLOCK 31 & N1/2 OF ALLEY VACATED PER  
OR 1663 PG 1402 LYING SOUTH OF & ADJACENT...

**\*Exact Legal Description to  
be determined by survey**

**Land Area:** 35,286 SF (MOL)

**Taxes 2007:** \$3,154.63

**IMPROVEMENTS** None - Vacant Parcel

**Millage Rate:** 14.3567

## UTILITIES

**ZONING** C2 (Pending zoning application)  
**Land Use:** 12 Mixed Use Office and/or  
Residential (pending  
for all three parcels)

**Sewer:** Gravity  
**Water:** South Side of Road  
**Electric:** Withacoochee River Electric  
Cooperative

**Price:** \$450,000

**Terms:** Cash

