

FOR SALE

NEW PORT CORNERS MIXED USE

Northeast Quadrant Little Rd and DeCubellis Rd, New Port Richey, FL
196.4 ACRES



PROPERTY HIGHLIGHTS

- 196.4 gross acres, will divide.
- Generally flat site.
- Primary access off Little Rd and DeCubellis Rd.
- Access to the Suncoast Expressway 7.7 Miles east via the Ridge Road extension and the 775 acre Moffitt Cancer Hospital campus.
- DeCubellis Rd to be widened to four lanes, with construction starting in 2025
- Zoning MPUD for 1,000 Single Family and Multifamily, 100,000 SF retail, and 300,000 SF for targeted industries.
- There will be a proportionate share obligation toward the spine road construction
- Price - market



**CUSHMAN &
WAKEFIELD**

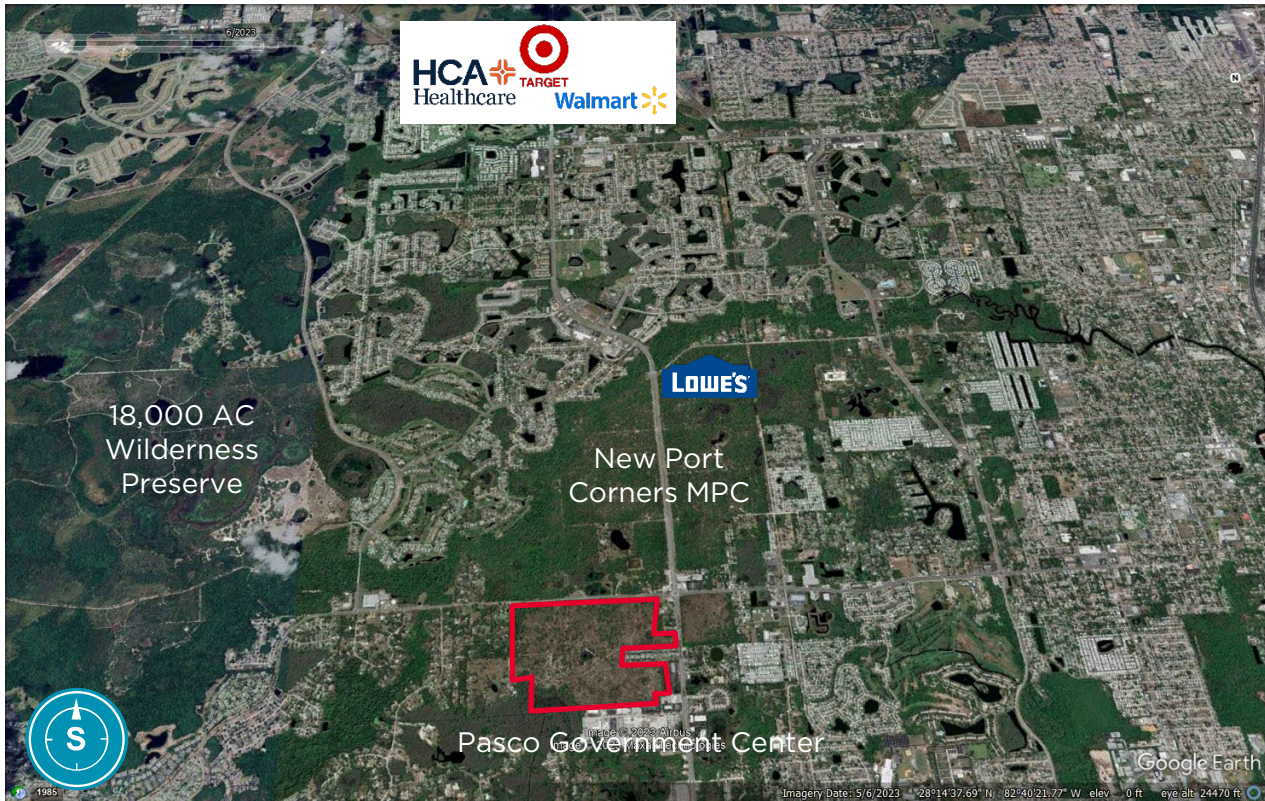
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NEW PORT CORNERS MIXED USE

NEQ Little Rd and DeCubellis Rd, New Port Richey, FL

196.4 ACRES

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AREA HIGHLIGHTS

- Easy access to major road systems.
- 8 miles to Moffitt Hospital's 775 Acre Campus.
- Property is within the 2,000 Acre New Port Corners Lennar Master Planned Community.
- Contiguous to Pasco County Government Center.
- Distance from:
 - Lowes: 1.2 Miles
 - Publix: 1.75 Miles
 - Target: 4.2 Miles

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AREA RETAIL AND DINING



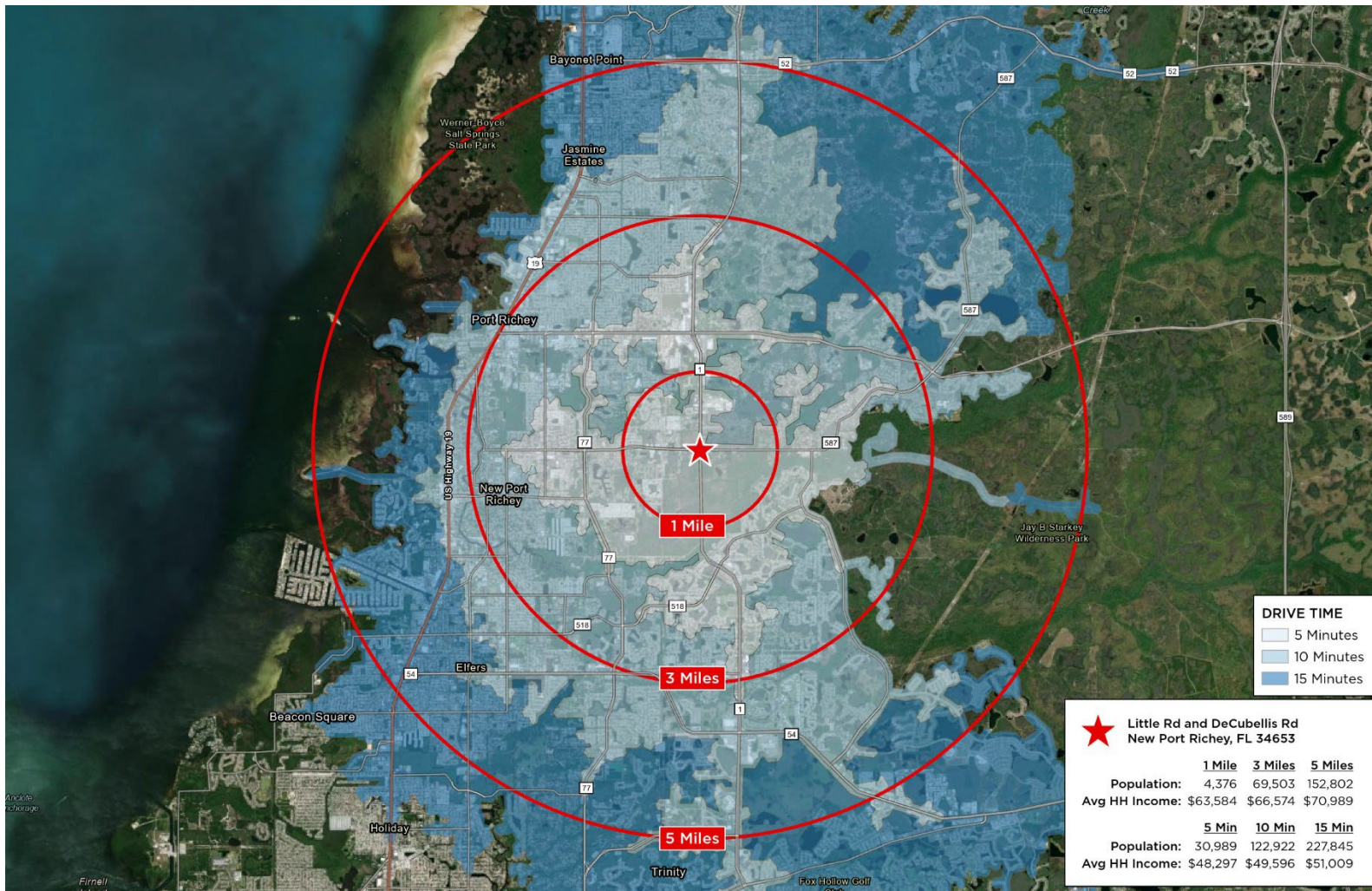
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DEMOGRAPHICS + DRIVE TIMES



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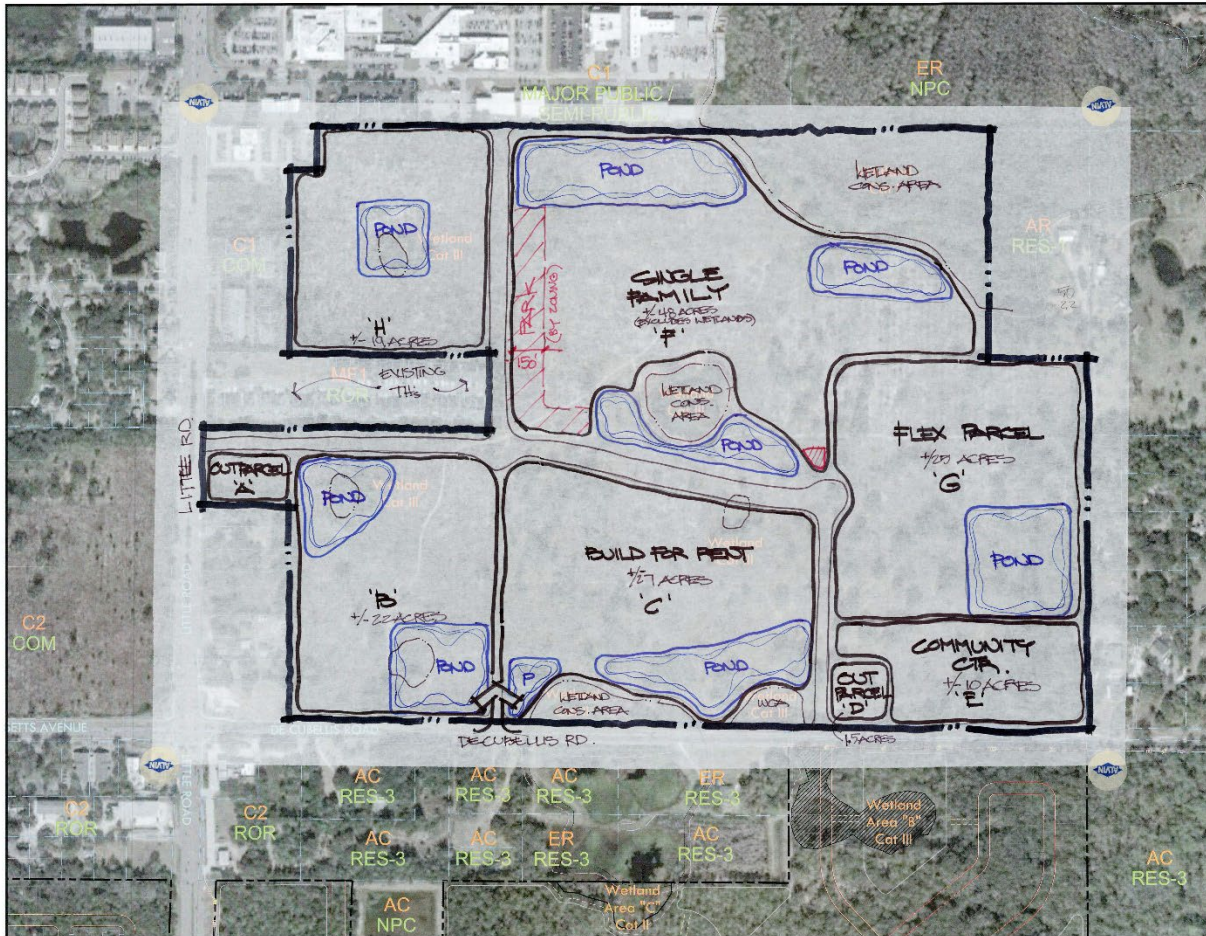
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CONCEPTUAL SITE PLAN



0	200'	400'	N
SCALE: 1" = 200'			
This is a conceptual site plan and is subject to existing conditions, surveys, engineering, permitting, and government approval. Site layout, parcel type and boundary are subject to change.			
DATE:	01/27/2023	DRAWN BY:	Initial
DATE:		DRAWN BY:	Perkins

LEGEND

- WETLAND LINE
- - - 25' OFFSET FROM WETLAND LINE
- - - PROPERTY (PARCEL) BOUNDARY
- APPROXIMATE GIS WETLAND
- WETLAND SETBACK

NOTE:
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NEW PORT CORNERS - NORTHEAST PARCEL
CONCEPTUAL LAND PLAN

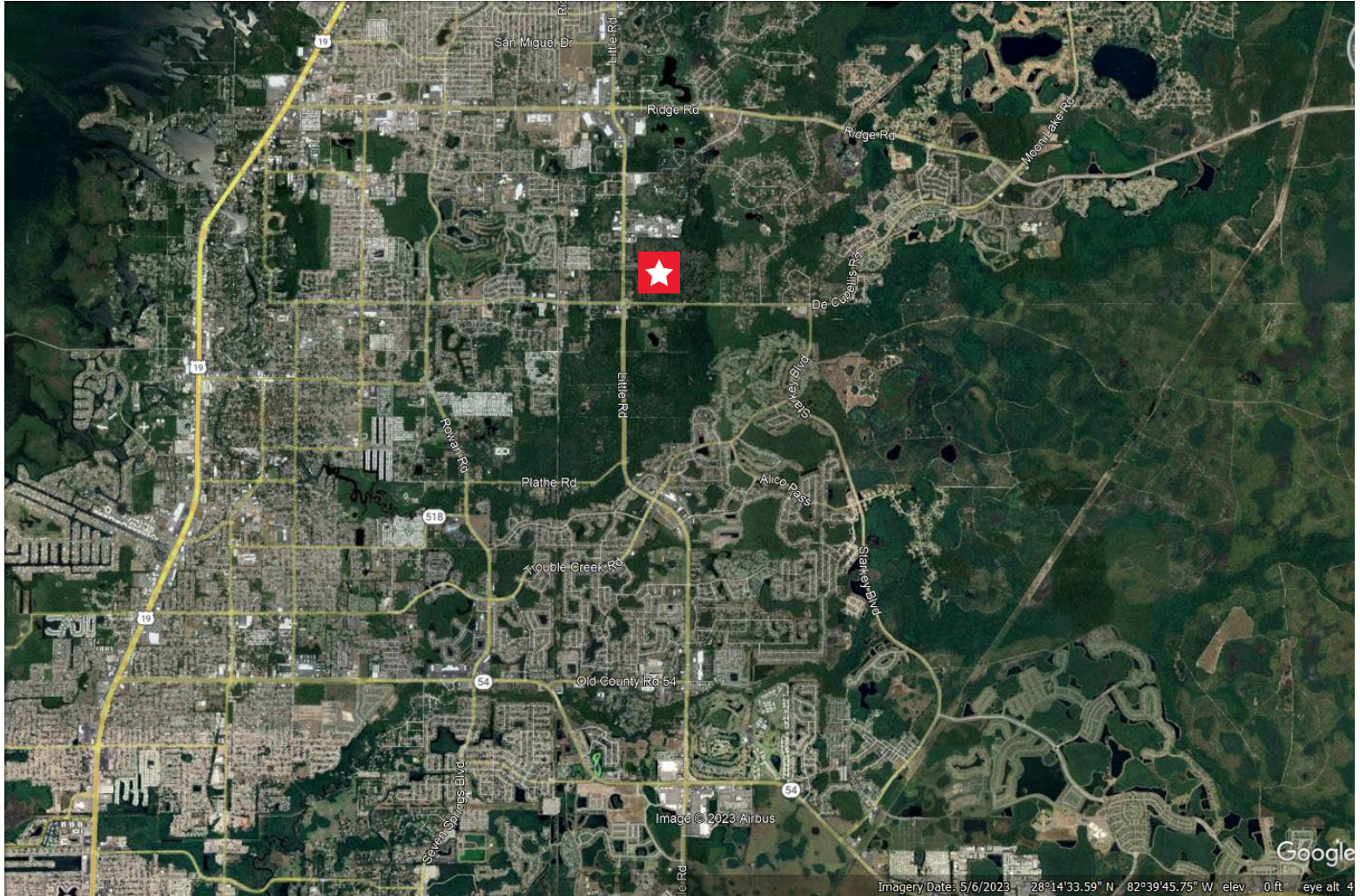
CLEARVIEW
LAND DESIGN, P.L.L.C.
Engineering Business C.A. No. 28856
3010 W. Kennedy St., Suite 150, Tampa, Florida 33609
Office: 813-223-3019 Fax: 813-223-3075

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For more information, please contact:

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