

FUTURE REALTY AND DEVELOPMENT

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**NORTHWEST CORNER LITTLE ROAD AND FOX HOLLOW DRIVE
NEW PORT RICHEY, FLORIDA 34652**

Property Location:

Property Dimensions: 1+ acres located at the northwest corner of the intersection of Little Road and Fox Hollow Drive with approximately 220 feet of frontage on Little Road and approximately 200 feet of frontage on Fox Hollow Drive.

Intersection Activity: The Veterans Administration is at the northeast corner, a Publix anchored shopping center is at the southeast corner, and a Circle K convenience store is at the Southwest corner.

Property Highlights:

Property is zoned Commercial (C-2). There is a Pasco County curb cut agreement filed of record providing access from Little Road at the northeast corner of the Property. Property has substantial fill on site.

PASCO COUNTY PARCEL INFORMATION

1) PARCEL # 23-25-16-0010-00100-0000	40,048 SF	C-2 ZONING
2) PARCEL # 23-25-16-0020-00000-0305	<u>3,561 SF</u>	C-2 ZONING
	<u>43,609 SF</u>	

Property Taxes:

2017 Property Taxes:	1)	\$ 4,764.00
	2)	\$ <u>344.00</u>
Approximate Property Taxes		<u>\$ 5,108.00</u>