



Avila Bay  
Townhomes  
by Lennar



19.75±  
Acres



52,000 AADT

RICHEY DR - RIDGE RD



# 19.75± Acres Development Site

Richey Dr. & Old Post Road  
Port Richey, FL 34668

- Seamless access to US-19 & Ridge Road connecting to Suncoast Parkway toward Tampa
- 19.75± acres for single-family and townhomes or apartments
- PD amendable to Buyer's product
- Site directly adjacent to Walmart Supercenter
- Qualified Area Development Zone

\$5,145,000  
PURCHASE PRICE



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19.75± acres of prime development land located on Richey Drive & Old Post Road in Port Richey, FL. Best suited for a medium density residential development within a growing community with strong infrastructure, amenities, entertainment, schools and hospitals all nearby. The City's comprehensive plan encourages rezoning underutilized residential land translating potentially increasing density to 18 units per acre. This site would be best utilized for a 3-story townhome product with first floor garages to account for the floodplain and site elevation. The sites proximity to nature and the Gulf makes it a standout location for families, retirees, and active residents, especially those drawn to boating, fishing, kayaking, and outdoor living.



- Located at the northwest corner of Richey Drive and Old Post Road, Pasco County
- Legal Description: S1/2 OF SW1/4 OF NE1/4 EXC RD
- Zoning: PD (Planned Development)
- Future Land Use: PD with potential for up to 18 units per acre
- Parcel ID: 29-25-16-0000-00400-0000

Zoning/Future Land Use: Planned Development (PD) with the potential to reach 18 units per acre under the city's comprehensive plan. Greenspace requirements are favorable for small-to-mid size developments (e.g., 122 units require only 1.22 acres of greenspace.)



**Education**

- Port Richey is served by the robust **Pasco County School District**, offering over 100 schools and a strong reputation in the region.
- Regional institutions like Pasco-Hernando State College and USF campuses are within commuting distance.
- Higher education: New Port Richey hosts a campus of **Keiser University**, while the **Rasmussen University Central Pasco** campus also serves the area.

**Healthcare**

- **Morton Plant North Bay Hospital** serves as the area’s largest employer and key healthcare provider.
- **AdventHealth Dade City, BayCare** South and North campuses, and various clinics are easily accessible.

**Retail & Services**

- **Gulf View Square Mall** - a large, enclosed mall anchored by Best Buy and Dillard’s Clearance Store - just minutes away for shopping, dining, and entertainment.
- Additional nation retailers along US-19 include **Walmart Supercenter, Best Buy, Petco, The Home Depot,** and **Aldi** - reinforcing the site’s location within a dominant retail corridor.
- Local restaurants along the waterfront and a nearby entertainment district are accessible by golf cart.

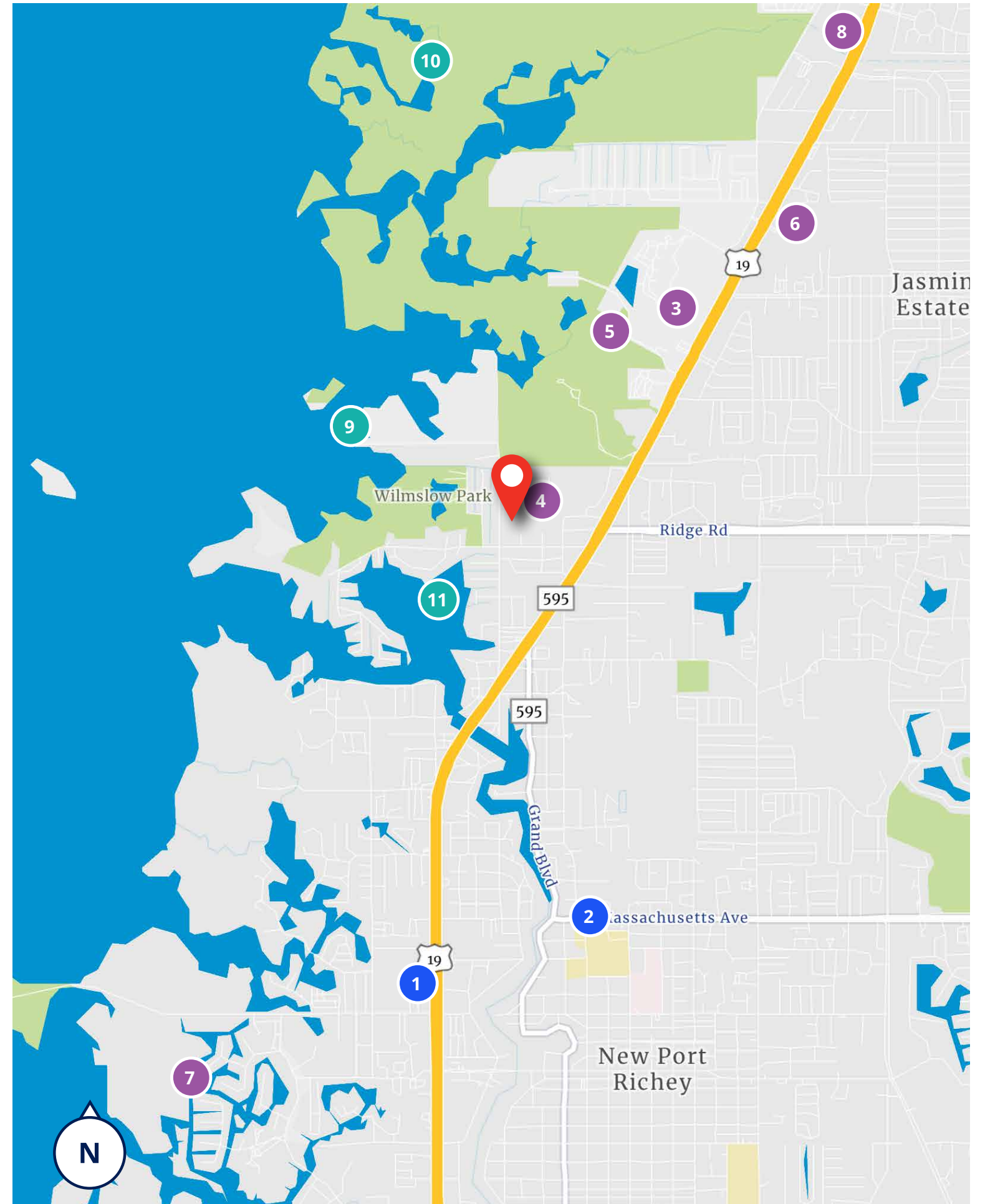
**Lifestyle & Amenities**

- Walking distance to **Brasher Park, Werner-Boyce Salt Springs State Park, Port Richey Waterfront Park,** and Nick’s Park with boat ramp - ideal for residents seeking active, waterfront living.
- A flourishing **downtown district** offers local shopping, dining, nightlife, and cultural assets such as theaters and event spaces.
- Cotee River and canal systems great for boating, kayaking, and fishing.
- James R. Grey Preserve: Wildlife haven and part of the Great Florida Birding Trail.
- Robert Crown Wilderness Area: Popular with kayakers and anglers, accessible via boat.

Subject Property

Legend and Amenities

<b>1</b> Keiser University	<b>6</b> Petco	<b>9</b> Brasher Park
<b>2</b> Morton Plant North Bay	<b>7</b> The Home Depot	<b>10</b> Werner-Boyce Salt Springs State Park
<b>3</b> Gulf View Square Mall	<b>8</b> Aldi	<b>11</b> Port Richey Waterfront Park
<b>4</b> Walmart Supercenter		
<b>5</b> Best Buy		



# DEMOGRAPHICS

Demographics	5-Min	7-Min	10-Min	Englewood
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### DRIVE TIME POPULATION

2030 Projection	7,877	25,764	72,408	3,210
2025 Population	7,465	24,134	68,528	3,054
% Growth	1.08	1.32	1.11	1.00%

### HOUSEHOLD INCOME

Average	\$81,659	\$71,767	\$69,526	\$108,283
Median	\$51,797	\$52,328	\$51,286	\$121,885

### DAYTIME WORKERS

2025	6,228	13,956	28,510	3,270
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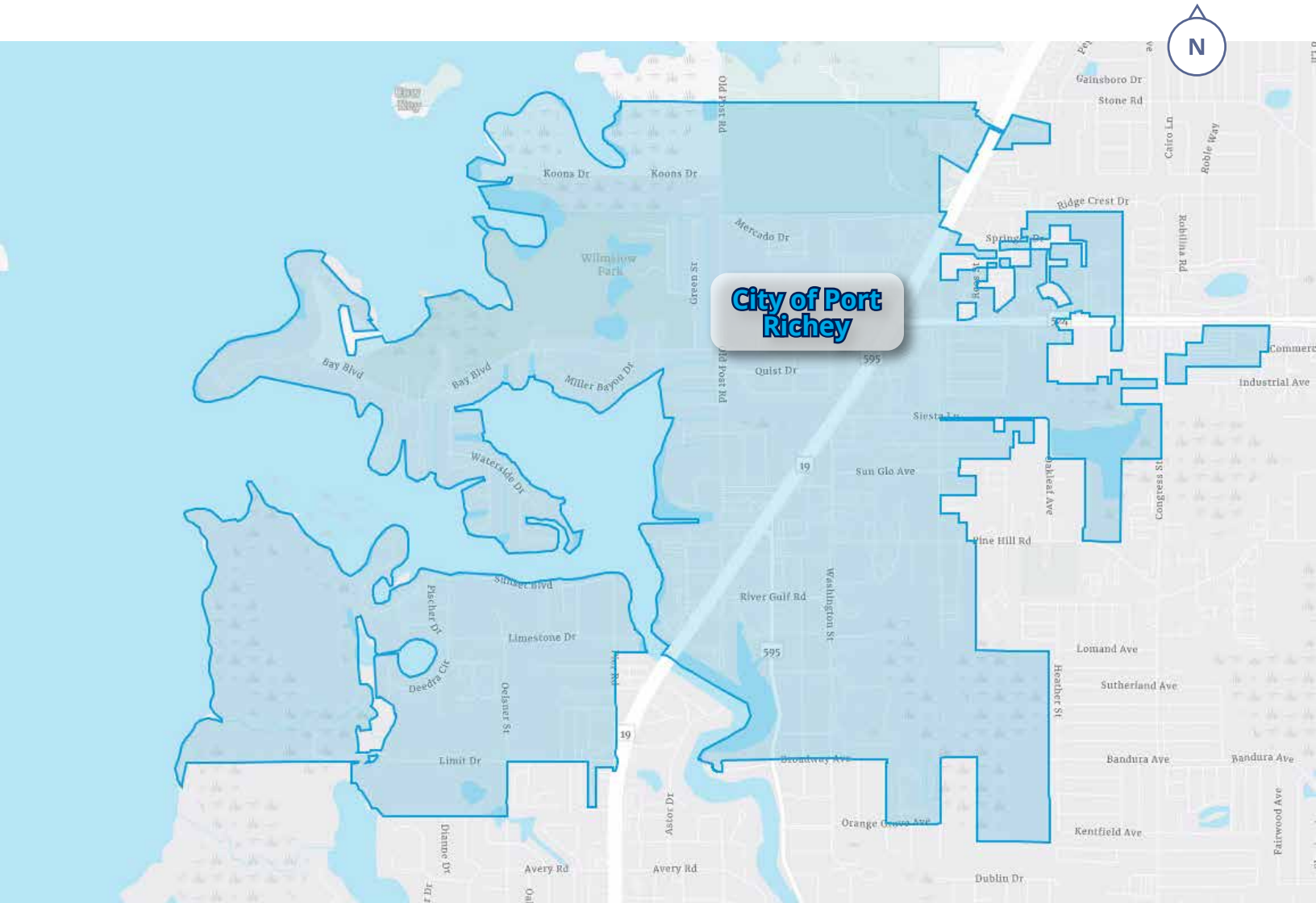
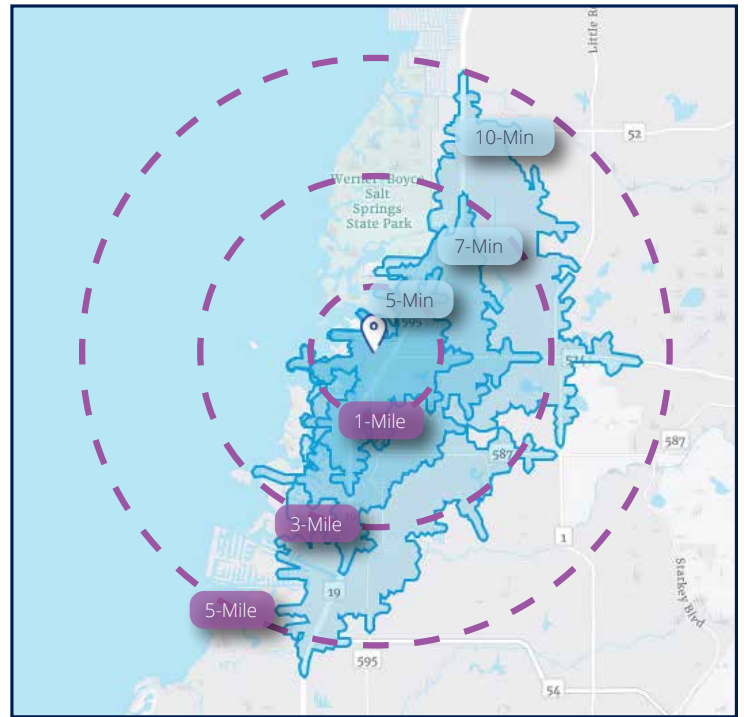
### Housing Units

2025 Estimate	4,069	11,777	34,449	1,959
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	1-Mile	3-Mile	5-Mile
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### RING POPULATION

2030 Projection	3,945	60,925	130,861
2025 Estimate	3,783	57,363	124,255
% Growth	0.84%	1.21%	1.04%



CONCEPT PLAN

AVILA BAY TOWNHOMES

PROPERTY BOUNDARY

EXISTING FENCELINE  
10.0' LANDSCAPE BUFFER

POND 4  
±0.12 AC  
EXISTING 15.0' DRAINAGE EASEMENT

OTHER SURFACE WATERS  
±0.212 AC

POND 2  
±0.29 AC

PROPERTY BOUNDARY

WETLAND B  
±1.814 AC  
CAT III

POND 1  
±2.22 AC

WETLAND A  
±2.0621 AC  
CAT III

25' WETLAND CONSERVATION AREA BUFFER  
WETLAND CONSERVATION AREA LINE

WETLAND CONSERVATION AREA LINE

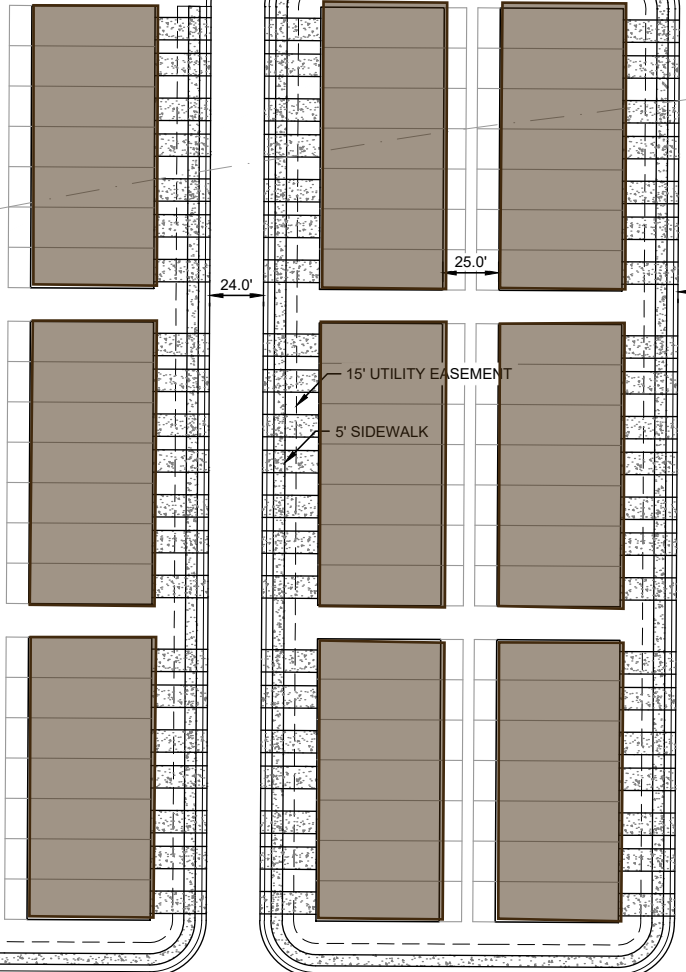
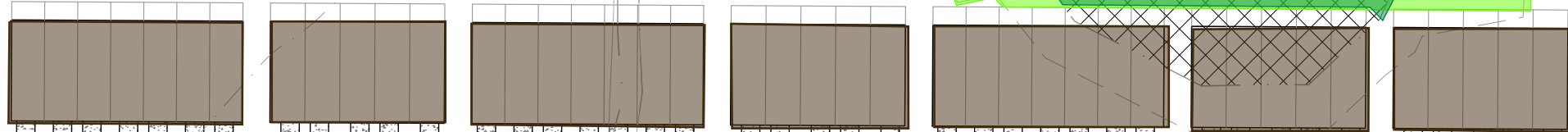
25' WETLAND CONSERVATION AREA BUFFER

WETLAND A IMPACT  
AREA = ±8000 SF

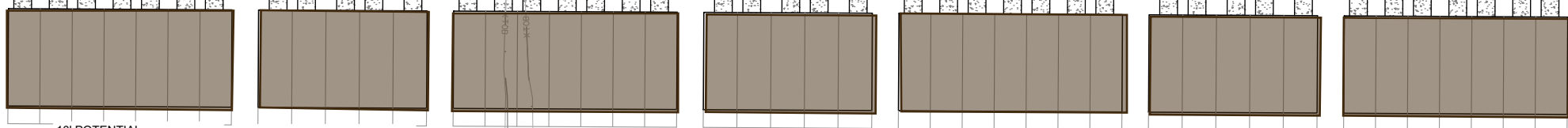
OLD POST ROAD

WASHINGTON STREET

PROPERTY BOUNDARY



EXISTING ROADWAY WITH  
PROPERTY BOUNDARY



CLUBHOUSE/POOL  
±8,220 SF

DOG PARK/  
NEIGHBORHOOD  
PARK AREA  
±5,600 SF

10' POTENTIAL  
RIGHT OF WAY DEDICATION

OTHER SURFACE WATERS  
±0.212 AC

PROPERTY BOUNDARY

40.1'

55.3'

RICHEY

PELICAN BAY PASCO APARTMENTS

Werner-Boyce Salt Springs State Park

Fox Hollow Elementary School

Bishop Larkin Catholic School

Golden Acres Shopping Mall

Chasco Elementary & Middle School

Brasher Park

Port Richey Waterfront Park

Pinehill Park

19.75± Acres

MASSACHUSETTS AVENUE

RIDGE ROAD

LITTLE ROAD

19

19

Gulf View Square Mall

- Bob Evans
- TACO BELL
- Starbucks
- T-Mobile
- BEST BUY
- Finish Line
- HOT TOPIC
- Dillard's

- Wawa
- Charley's
- McDonald's
- Walmart
- GameStop
- Optical Outlets

HAVERTYS

- 7 ELEVEN
- metro
- SUBWAY
- ANYTIME FITNESS

- ROOMS TO GO
- Hurlington
- Visionworks

- Checkers

- O'Reilly

- LONGHORN

- BURGER KING
- Peppercorn
- Peppercorn

Regency Crossings

- SONIC
- PAPA JOHN'S
- Little Caesars
- Publix

- metro
- McDonald's
- Winn-Dixie
- 7 ELEVEN
- DQ

Ridge Plaza Shopping Center

- HSN
- HOBBY LOBBY
- Walmart
- Applebee's
- Publix

Embassy Crossing Shopping Center

- urbanair
- BAM!
- ROSS DRESS FOR LESS
- SHOE DEPT. ENCORE
- BEALLS
- Famous Footwear
- LANE BRYANT
- petco
- PLATOS CLOSET
- Fantastic Sams
- Olive Garden

- Wawa
- KOHL'S
- Arby's
- LOWE'S
- FIVE GUYS
- Wendy's
- Ruby Tuesday
- Firehouse Subs

- CVS pharmacy

- Dominos
- Pizza Hut

- FAMOUS TATE

- Hondas

- SHERWIN-WILLIAMS

- WAFFLE HOUSE