

GULF HARBOR GOLF COURSE FOR SALE

50± Acres
Zoned AC



Prudential

**Commercial
Real Estate FL**

Exclusively Represented By:

**D. DEWEY MITCHELL, CCIM
Renee' D. Dyer, CCIM, ALC**

Prudential Commercial Real Estate FL
20537 Amberfield Drive
Land O' Lakes, FL 34638

(813) 712-3838 Office
(813) 949-6505 Facsimile

dmitchell@prucomm.com
rdyer@prucomm.com

TABLE OF CONTENTS

- I. Executive Summary
 - II. Property Details
 - III. Maps and Aerials
 - IV. Legal Description
 - V. Demographics
-

Confidentiality Agreement & Disclaimer

This will serve as notice regarding the use of certain material, data and information contained herein (“Evaluation Material”) which we have made available to you in connection with a possible purchase of the property by you or your client. As a prerequisite to your accepting and utilizing the Evaluation Material, you hereby represent and agree as follows:

The Evaluation Material furnished by us will be used solely for evaluating a possible transaction exclusively for your own account, as principal in the transaction, and not as a broker or agent for any other person. Therefore, you agree to keep all Evaluation Material strictly confidential; provided however, that any of such Evaluation Material may be disclosed to your directors, officers or employees as well as your counsel, accounting firms and financial institution who need to know such information of the purpose of assisting you with your possible purchase of the Property. Such directors, officers employees, lawyers, financial institutions and accountants shall be informed by you of the confidential nature of such information and shall be directed by you to treat such information with strict confidence.

Although we have endeavored to include in the Evaluation Material, information which we believe to be accurate and relevant for the purpose of helping you in your evaluation of the Property for possible purchase, you understand and acknowledge that neither the Owner of the Property nor Prudential Commercial Real Estate FL (“Agent”) make any representation or warranty as to the accuracy or completeness of the Evaluation Material except as set forth in a definitive agreement. You agree that neither the Owner nor the Agent shall have any liability to you as a result of your use of the Evaluation Material except as set forth in a definitive agreement and it is understood that you are expected to perform such due diligence investigations and inspections of the Property as you deem necessary or desirable and as permitted by agreement with the Owner of the Property.

You also represent that no broker or agent represents you or will represent you in any possible transactions involving the Property unless you disclose it in writing to Prudential Commercial Real Estate FL prior to the receipt of the Evaluation Material and you fully agree to compensate your broker or agent. Neither Agent nor the Owner is responsible for any compensation to be paid to your broker or agent whatsoever.

Additionally, you agree and acknowledge that we are not responsible for misstatement of facts, errors or omissions, prior sale or withdrawal of the property from the market without notice.

By keeping the Evaluation Material for any purpose, you thereby agree to these provisions and we will proceed accordingly. In the event that you are not able to agree to these terms, please return the Evaluation Material to us immediately.

I. EXECUTIVE SUMMARY

The site contains approximately 50± acres. The property is zoned AC (Agricultural), with a Land Use Plan Designation of Res-9, Pasco County Florida. Located within a densely populated residential area, this property is ideally located for residential / recreational uses.

The property is conveniently located approximately 1.5± miles west of US Highway 19 on Floramar Terrace. Located down the street from the recently renovated Southgate Shopping Center, which contains a Publix Super Market. The surrounding area is already well developed.

The city of New Port Richey is alive with redevelopment and growth into a broad array of business and retail services. Pasco County is ranked as one the fastest growing counties in Florida, according to *The St. Petersburg Times*. The most recent average daily traffic count (AADT) from Main Street to Trouble Creek Road on US Highway 19 is 57,750±. Demographics are shown below.

*“Approximately
1.5± Mile West of
US Highway 19”*

Demographics	1 Mile	3- Mile	5 Mile
Average HH Income	\$43,822	\$44,925	\$49,412
Total Population	11,254	71,432	144,737
Total Households	5,393	32,219	64,397
Owner Occupied	4,171	24,818	51,379
Renter Occupied	1,221	7,401	13,018

II. PROPERTY DETAILS

Address: 3720 Floramar Terrace, New Port Richey, Florida, 34652

Location: The subject property is located at 3720 Floramar Terrace approximately 1.5± mile west of US Highway 19 in New Port Richey, Pasco County, Florida.

Access: US Highway 19 is a six lane divided highway. Access to this property is via Floramar Terrace, approximately 1.5± mile west of US Highway 19.

Flood Zone: This property is located within flood zone “A13”.

Size: 50± Acres
2,178,000± Square Feet

Zoning: AC (Agricultural District)

Land Use: Res-9, Pasco County
The Res-9 land use plan allows a density of up to nine dwelling units per gross acre and has a maximum non-residential floor area ratio of 0.27. The intent of the Res-9 land use plan is to recognize those areas suited for residential development at a maximum of 9.0 dwelling units per gross acre and to establish locations which may be eligible for appropriate residential support uses. The Res-9 land use plan also allows office, multi-family and commercial uses if the locational criteria are met. All non-residential uses should be consistent with the location guidelines of the Pasco County Future Land Use Element.

“US Highway 19 is a six lane divided highway”



Utilities: **Water** - There are two 6"± water mains. One main is located on the west side of the property which is fed to the club house via a 1"± pipe. The other is located on the east side of the property on Topsail Trail, near the closest green, which feeds the irrigation.

Sewer - The sewer is located under the parking lot near the club house.

Electricity - Florida Progress Energy

Please check with Lindrick Service Corporation, to determine capacity.

Roadway: US Highway 19 is considered a major north-south connector road from SR 54 to SR 52.

The county's most recent traffic counts show that US Highway 19 has a traffic count 57,750± AADT taken 2008.

Highest & Best Use: Residential / Recreation

Parcel ID #: 12-26-15-0000-00400-0000
07-26-16-0090-05600-0000

Legal Description: Lengthy (see Section IV)

Ownership: Marshall A. Springer & Mary Margaret Trust

Sales Price: \$1,500,000

Contact: **D. DEWEY MITCHELL, CCIM OR RENEE' D. DYER, CCIM, ALC**
Prudential Commercial Real Estate FL
20537 Amberfield Drive
Land O' Lakes, FL 34638

(813) 712-3838 Office
(813) 949-6505 Facsimile

dmitchell@prucomm.com
rdyer@prucomm.com

“Located within a dense residential area”

Legal Description

12-26-15-0000-00400-0000

Assessed in Section 12 , Township 26 South, Range 15 East
of Pasco County, Florida

POR GOV LOT 2 & POR LOTS 100- 102 FLOR-A-MAR SEC C-5 DSCB AS COM SE COR SEC TH N 392.35 FT FOR POB TH N 89 DG 30 MIN 16" W 301.58 FT TH CV R RAD 290 FT CD N 58 DG 30 MIN 16" W 298.72 FT TH N 27 DG 30 MIN 16" W 244.69 FT TH CV L RAD 585 FT CD N 45 DG 26 MIN W 360.17 FT TO NE COR SEC C-8 FIRST ADD TH CV L RAD 585 FT CD N 64 DG 39 MIN 22" W 26.43 FT TH N 65 DG 57 MIN 2" W 399.02 FT TH N 24 DG 2 MIN 58" E 30 FT TH N 65 DG 57 MIN 2" W 110 FT TH N 24 DG 2 MIN 58" E 244.77 FT TH S 65 DG 57 MIN 2" E 110 FT TH N 24 DG 2 MIN 58" E 416 FT TH N 40 DG 45 MIN 4" E 52.21 FT TH N 64 DG 22 MIN 9" E 46.36 FT TH S 65 DG 57 MIN 2" E 1030 FT TH S TO POB & IN FLOR-A-MAR SUBS W 20 FT LOT 14 BLK 11 SEC C-5 & LOT 110A BLK 11 SEC C-5 1ST ADD & LOT 126A BLK 11 SEC C-8 SUBJ TO INGR-EGR EASEMENT OVER POR OF LOT 126A BLK 11 SEC C-8 PER OR 3131 PG 42 OR 3017-510 OR 3024-1219 OR 3212/2 & 3495-388 7991-600

Please be advised that our legal descriptions are for assessment purposes only, and are not intended for use in legal conveyances.

Pasco County Property Appraiser
Page Layout Modified: 2/17/2009 11:49:04 AM
The Local Time Is: 7/20/2009 5:08:03 PM

Legal Description

07-26-16-0090-05600-0000

Assessed in Section 07 , Township 26 South, Range 16 East
of Pasco County, Florida

T TS CO SUB MB 1 PGS 69 & 70 POR TRS 56 61-64 DSCB AS COM SW COR SEC TH N 0 DG 16 MIN 3" E 392.35 FT FOR POB TH N 0 DG 16 MIN 3" E 1090 FT MOL TO S BDY FLOR-A-MAR SEC C-5 TH S 65 DG 57 MIN 2" E 340 FT TO SWLY COR LOT 25 BLK 11 SEC C-6 TH S 65 DG 57 MIN 2" E 945 FT TH S 28 DG 52 MIN 18" E 42.72 FT TH S 0 DG 29 MIN 44" W 415 FT TO NW COR LOT 48A BLK 11 SEC C-7 TH S 0 DG 29 MIN 44" W 63.83 FT TH S 45 DG 29 MIN 44" W 40 FT TH N 89 DG 30 MIN 16" W 51.72 FT TH S 0 DG 29 MIN 44" W 15 FT TO NE COR LOT 102 BLK 11 SEC C-7 FIRST ADD TH N 89 DG 30 MIN 16" W 1093.42 FT TO POB & N 3 FT OF LOT 48A BLK 11 FLOR-A-MAR SEC C-7 & LOT 104 BLK 11 FLOR-A-MAR SEC C-7 FIRST ADD OR 3017 PG 510 OR 3024 PG 1219 & OR 3212 PG 2 OR 3495 PG 388 OR 7991 PG 600

Please be advised that our legal descriptions are for assessment purposes only, and are not intended for use in legal conveyances.

Pasco County Property Appraiser
Page Layout Modified: 2/17/2009 11:49:04 AM
The Local Time Is: 7/20/2009 5:09:48 PM

