

VILLA RICHEY | 73 UNIT TOWNHOME DEVELOPMENT PROJECT

EXCLUSIVE LISTING | NEW PORT RICHEY, FL



Nancy Surak, ALC, CCIM

Licensed Florida Real Estate Broker

nsurak@landadvisors.com | 813.448.1999

711 South Howard Avenue Suite 200 | Tampa, FL 33606



813.448.1999 | landadvisors.com

EXECUTIVE SUMMARY



PROPERTY

Villa Richey | 73 Unit Townhome Development Project



LOCATION

Madison Street, New Port Richey, FL. Property is located on the east side of Madison Street, approximately 1/5th of a mile north of State Road 54.



PRICE

\$1,995,000



JURISDICTION

Pasco County, FL



PARCEL NUMBERS

16-26-0010-06100-0010



SIZE

±6.2 Acres



FRONTAGE

Approximately 270 FT on Madison Street



ZONING

MF-1 (Multifamily Medium Density)



APPROVALS

Project has preliminary development plan approval for 73 townhome units per Pasco County. Additional permits are required prior to issuance of the site development placard. Please reference the Online Data Room for the Pasco County Site Development Permit and additional due diligence information.



MOBILITY FEE AREA

A/Standard West Market Area



SETBACKS

20' Front | 10' Side | 15' Rear



SCHOOLS

- > Cotee River Elementary School K-5 | 2.8 Miles
- > Gulf Middle School 6-8 | 1.9 Miles
- > Gulf High School 9-12 | .8 Miles



DATA ROOM

[Please click here to access Online Data Room](#)



VILLA RICHEY DETAIL MAP

Nancy Surak | 813.448.1999 | landadvisors.com



VILLA RICHEY SITE PLAN MAP

Nancy Surak | 813.448.1999 | landadvisors.com



Nancy Surak | 813.448.1999 | landadvisors.com

REVISIONS		
REV	DATE	DESCRIPTION
1	0000	0000
2	0000	0000
3	0000	0000
4	0000	0000
5	0000	0000
6	0000	0000
7	0000	0000
8	0000	0000
9	0000	0000
10	0000	0000

PROJECT DESCRIPTION
VILLA RICHEY
WHITE ADDRESS: 4206/4210 MADISON ST.
NEW PORT RICHEY, FL
PROPERTY ID: 16-26-16-0010-06100-0010
PREPARED FOR: VILLA RICHEY, LLC

E-CERTIFICATION

CERTIFICATION

DATE: 05-29-2024
NOEL BARNETT
PROFESSIONAL ENGINEER
FL LICENSE NO. 72006
FL BUSINESS C.A. NO.: 32723

SHEET TITLE

SITE

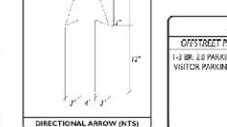
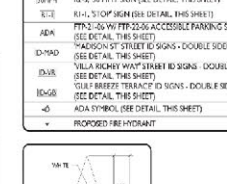
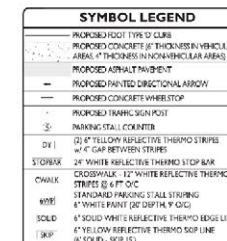
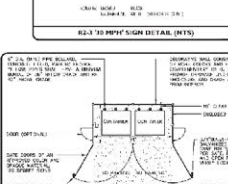
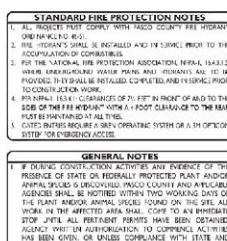
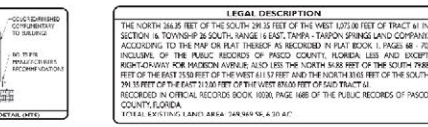
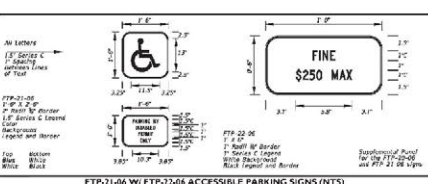
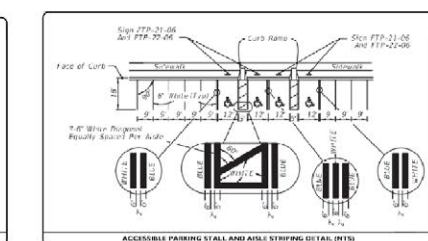
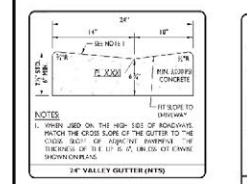
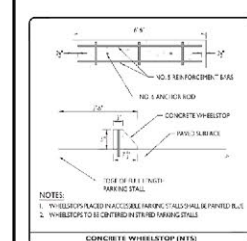
PLAN

SHEET ID

2013-2014 2014-2015

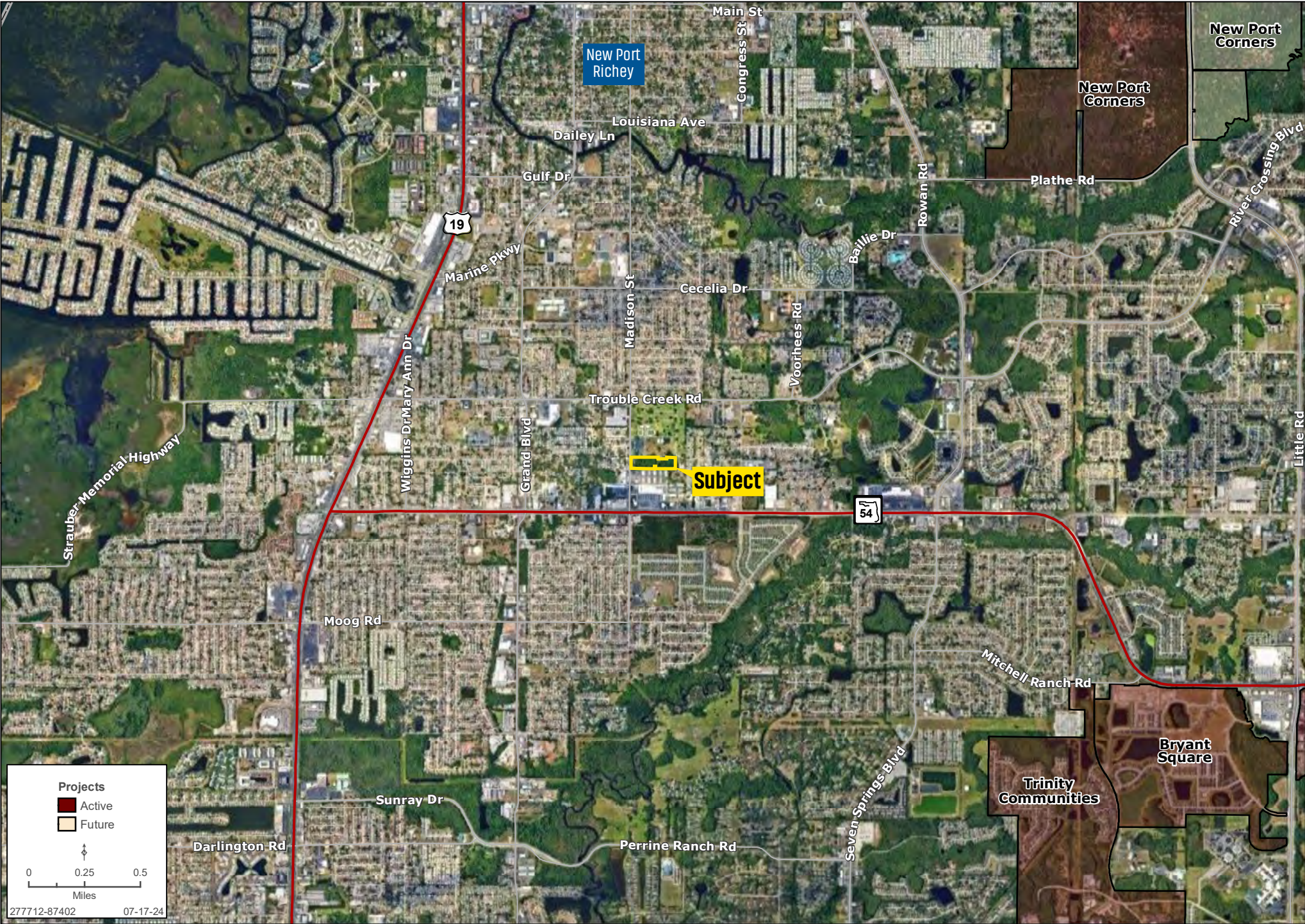
C-3.0

— 7 —



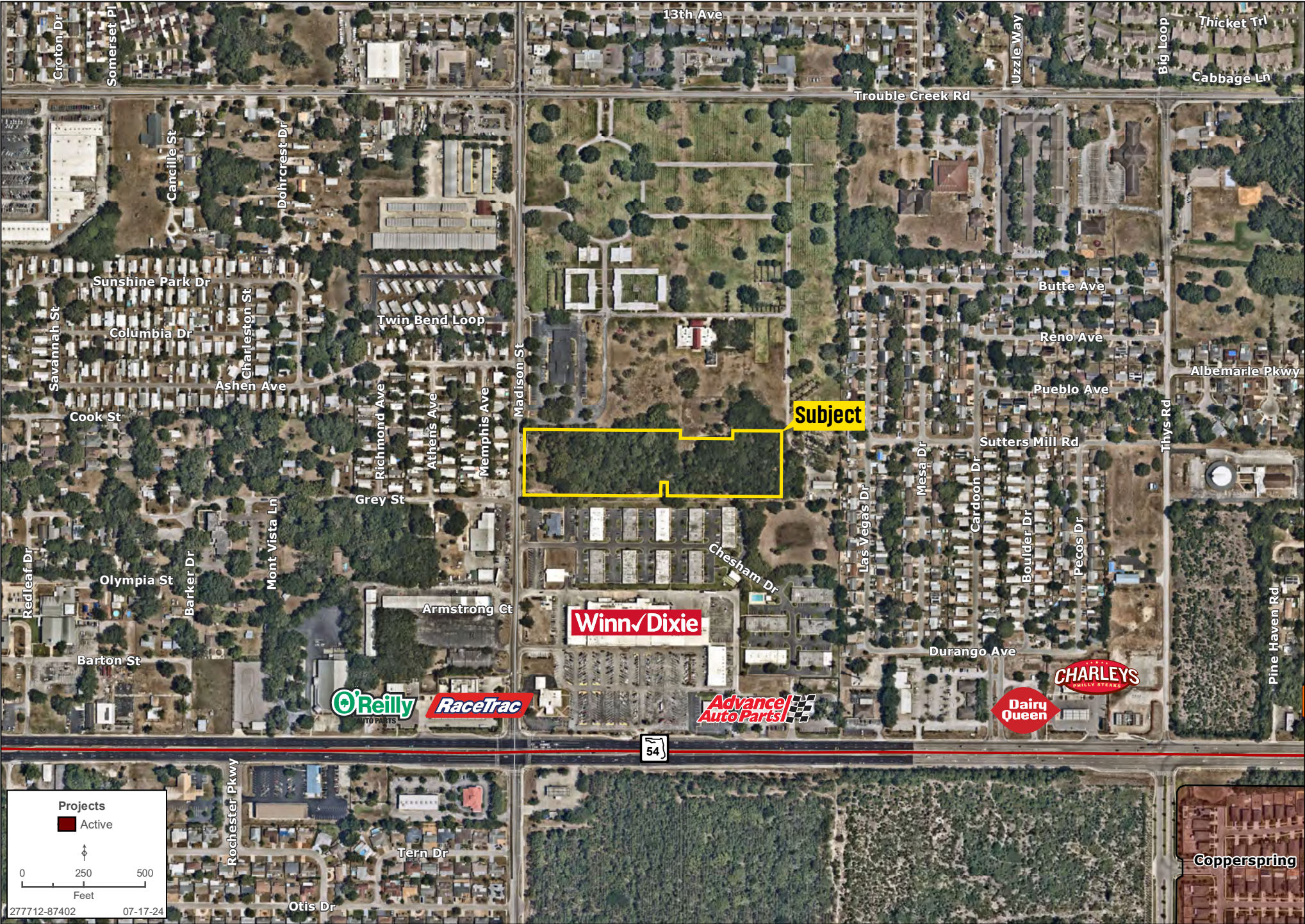
VILLA RICHEY NEARBY AREA MAP

Nancy Surak | 813.448.1999 | landadvisors.com



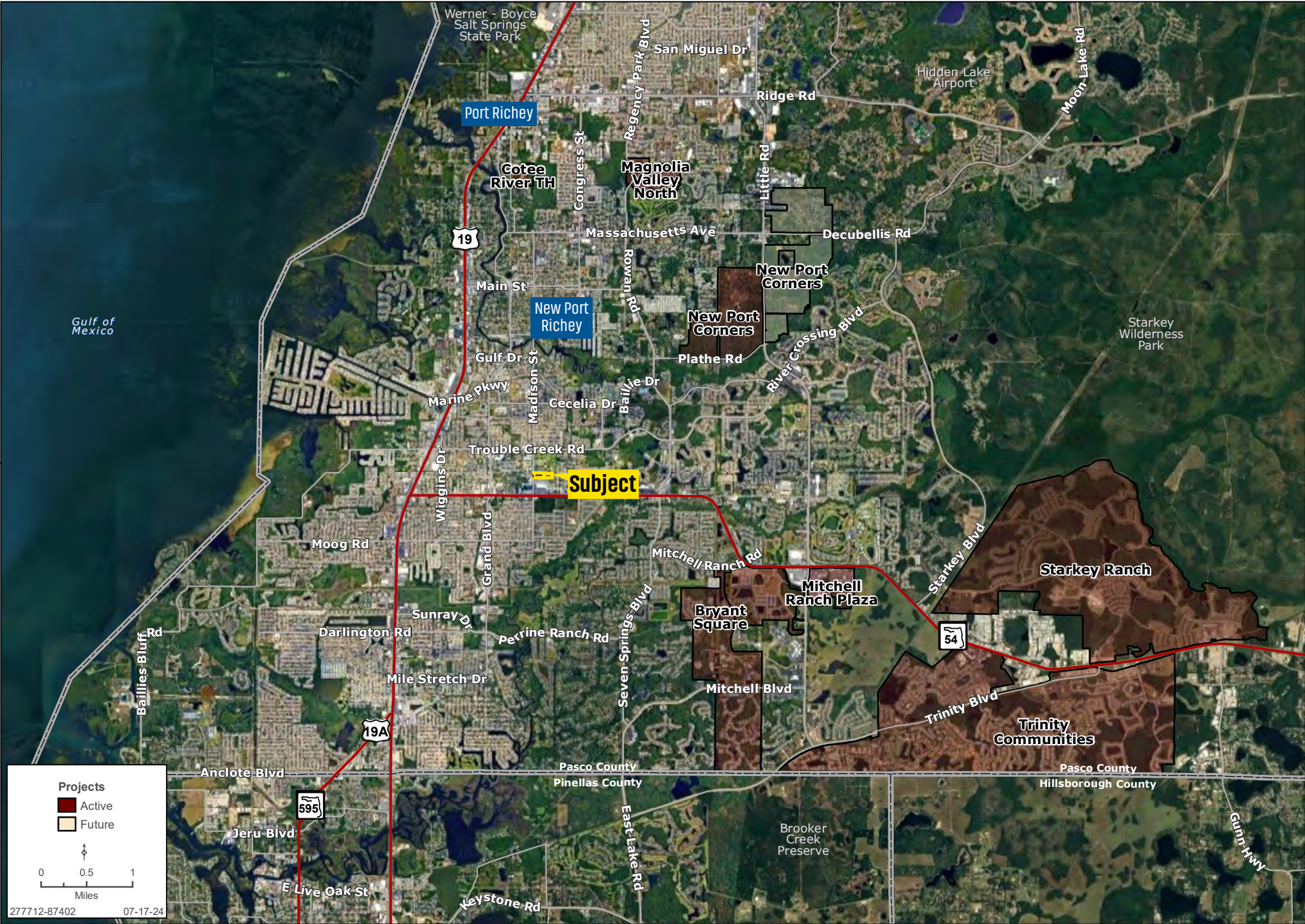
VILLA RICHEY POINTS OF INTEREST MAP

Nancy Surak | 813.448.1999 | landadvisors.com



VILLA RICHEY NEARBY DEVELOPMENTS MAP

Nancy Surak | 813.448.1999 | landadvisors.com



The information in this document and any attachments regarding any property has been obtained from sources believed reliable, but we have not verified it and we make no guarantee, warranty, or representation as to its accuracy or completeness, and we do not undertake to update or correct any of the information presented. Any projections, opinions, assumptions, or estimates ("forward-looking statements") used are, for example, only and do not represent the current or future performance of the property and actual results may differ materially from such forward-looking statement due to, without limitation, changes in: (i) the market, (ii) governmental legal, regulatory or permitted use changes, and (iii) other factors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the property's suitability for your needs. Any reliance on this information is at your own risk and is subject to change, prior sale or complete withdrawal. FLPasco277712 - 07.29.2025.



LandAdvisors.com