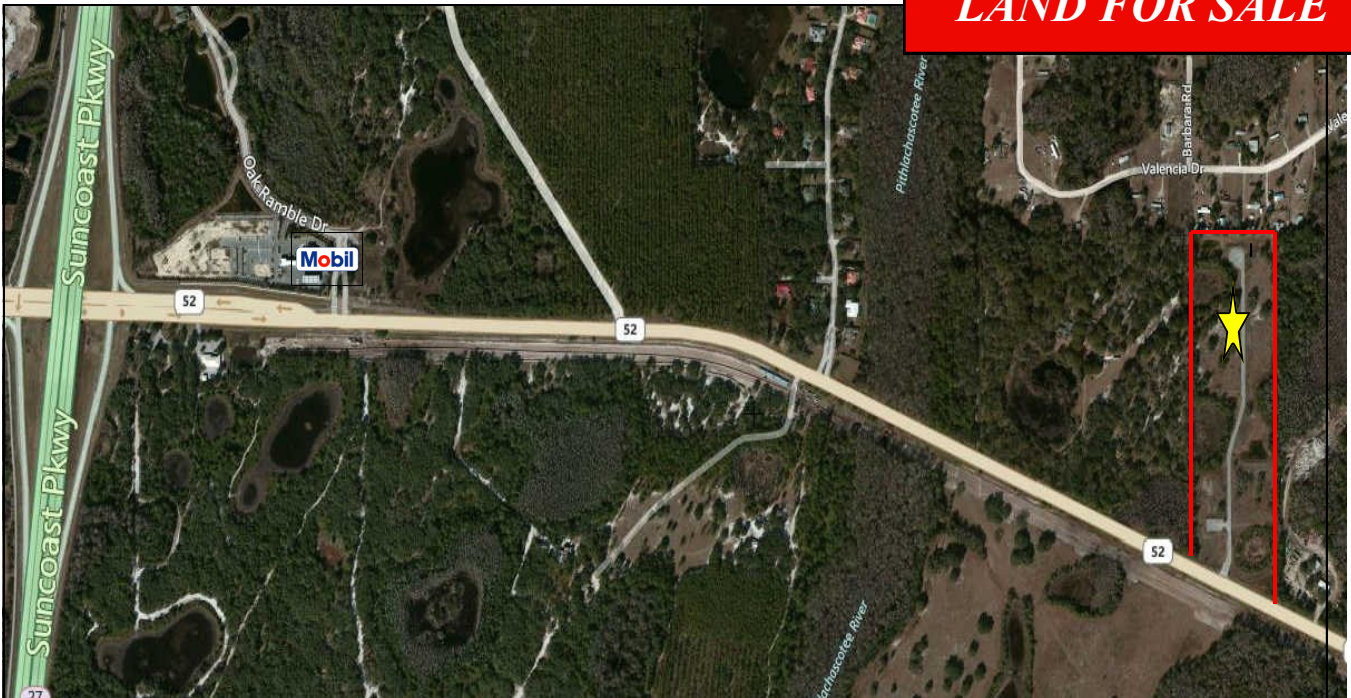


LAND FOR SALE



**RHUMBUS COURT, SPRINGHILL, FLORIDA
PASCO COUNTY**

- 20 Acres Industrial
- Located apprx. one mile east of Suncoast Parkway on north side of SR 52
- Approved plans for 208,000 square feet of industrial uses
- All horizontal infrastructure in place.
- Over 500 feet of frontage on SR 52
- Possible uses: warehousing, manufacturing, carpenter, plumbing welding, electrical, sheet metal shop, printing, distribution, machine shops, research and design, and other compatible uses.

Offered at \$995,000

FOR MORE INFORMATION:

Joe Cash

joebogeycash@aol.com

(727) 849-2424 or

(727)992-3100

F. I. GREY & SON, INC.

COMMERCIAL REALTOR®

Established 1924

6328 US Hwy 19

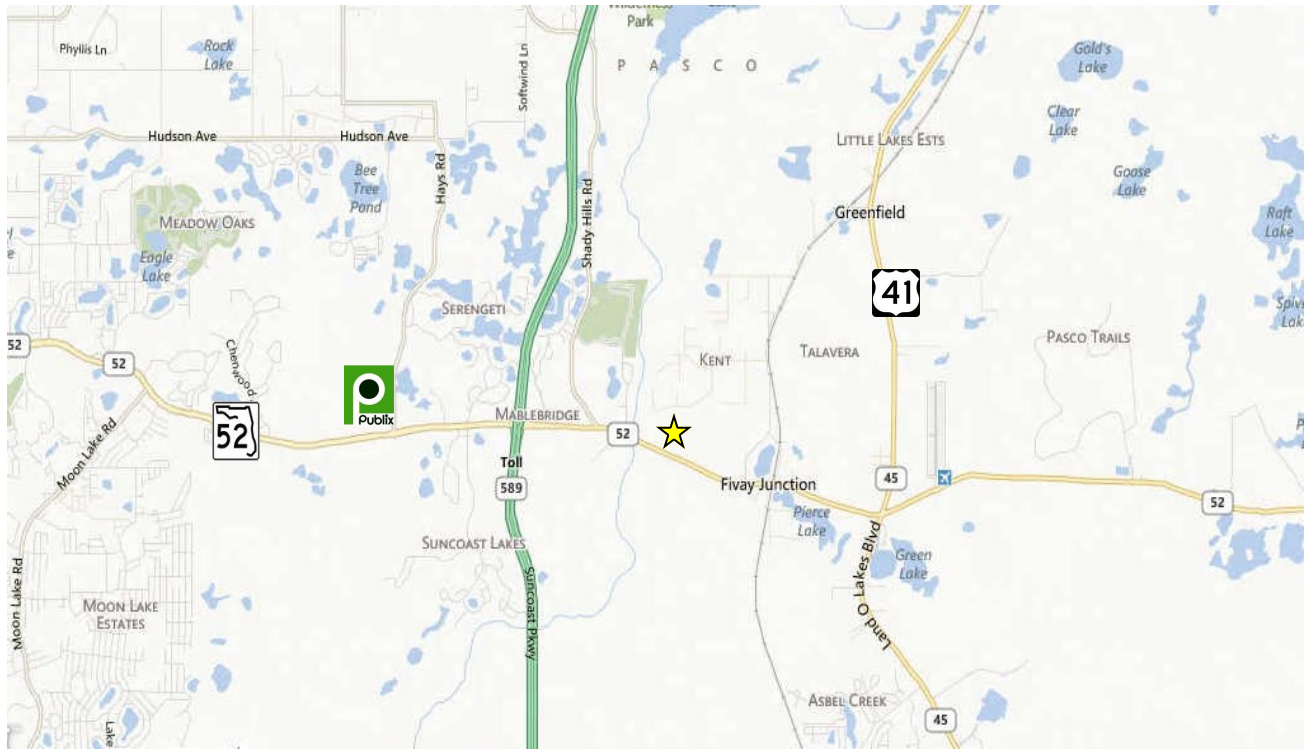
New Port Richey

Florida 34652

www.figrey.com

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RHUMBUS COURT, SPRINGHILL, PASCO COUNTY, FL



DEMOGRAPHICS (2012 projections)

<u>Radius</u>	<u>1-Mile</u>	<u>3-Mile</u>	<u>5-Mile</u>
Population:	213	5,657	20,183
Households:	80	1,887	6,517
Average HH Income:	\$51,501	\$62,372	\$55,779
Traffic Counts:	20,000 daily trips		

PROPERTY STATISTICS

Proposed Use:	Industrial/Business Park Commercial/Retail		
Size:	20 ac	Topography:	Level
City:	Springhill	Dimensions:	500 x 1640 mol
County:	Pasco	Zoning:	I-1
		Taxes (2014):	\$6,791



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