

**Land  
FOR SALE**

**REDUCED to:  
\$655,000**

**38.79  
ACRES**

## **MULTI-USE LAND NEAR PARKWAY**

### **PROPERTY HIGHLIGHTS**

- 38.79 acres undeveloped wooded land
- <1 mile west of the Suncoast Parkway
- Zoning: Master Planned Unit Development
  - ⇒ 9+ acres designated Commercial
  - ⇒ 29+ acres designated Residential
- 1,322 feet of road frontage
- Located on Pasco - Hernando county line
- 17,000 ADTV on County Line Road

**Bank Owned** **Priced at: \$799,000**

**FOR INFORMATION, CONTACT:**

**Jeff Grey**

Jeff@figrey.com

Mobile: (727) 481-4562

Office: (727) 849-2424



**6328 US HWY 19, NEW PORT RICHEY, FL 34652 (727) 849-2424 WWW.FIGREY.COM**



## COUNTY LINE ROAD, SPRING HILL, FL 34609



### DEMOGRAPHICS (2015)

<u>Radius</u>	<u>1-Mile</u>	<u>3-Mile</u>	<u>5-Mile</u>
Population:	2,673	24,717	67,446
Households:	990	9,735	25,911
Avg HH Income:	\$62,792	\$59,049	\$58,149
Traffic Counts:	17,000 ADTV		

### PROPERTY STATISTICS

Dimensions: 1322'x1280'x1322'x1266' MOL	
Size: 38.79 acres	Topography: Uplands, Forest
City: Spring Hill	Zoning: MPUD
County: Pasco	Taxes (2014): \$6,545.59

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