

**LAND  
FOR SALE**

**7.5 ACRES**

## **RIDGE & STERLING LAND**

### **PROPERTY HIGHLIGHTS**

- 7.5 acres of developable land;
- Comprised of 3 adjoining parcels;
- Served by Pasco County water & sewer system;
- Located less than 1 mile east of US Hwy 19;
- 169' road frontage on Ridge Road;
- Over 661' road frontage on Sterling Lane;
- Zoning: C-2 General Commercial District;
- Dense residential development nearby;
- 33,000 ADTV on Ridge Road.

**Offered at: \$1,150,000**

**PRICE  
REDUCED  
NOW  
\$995,000**

**FOR INFORMATION, CONTACT:**

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

# 6819 RIDGE ROAD, PORT RICHEY FL 34668



## DEMOGRAPHICS (2016)

<i>Radius</i>	<i>1-Mile</i>	<i>3-Mile</i>	<i>5-Mile</i>
<b>Population:</b>	13,566	63,764	135,187
<b>Households:</b>	5,663	27,560	59,150
<b>Average HH Income:</b>	\$45,238	\$49,816	\$53,499

## PROPERTY STATISTICS

<b>Size:</b>	7.5 Acres	<b>Zoning:</b>	C-2
<b>Frontage:</b>	169' on Ridge; 661' on Sterling	<b>Topography:</b>	Mostly wooded
<b>Traffic Counts:</b>	33,000 ADTV on Ridge (FDOT)	<b>Taxes (2017):</b>	\$2,312

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