

FOR SALE VACANT LAND

POINTS & PROPERTY LINES ARE APPROXIMATE



- ◆ .75-acre corner lot available on US Hwy 19, located within the city of New Port Richey
- ◆ Zoned for Highway Commercial use, providing a wide range of potential business opportunities
- ◆ Accessible from both the north and south via a left-hand median turn bay with high visibility and convenient ingress/egress
- ◆ All utilities already to the site
- ◆ Prime location and flexible zoning offers significant potential for investors or businesses looking to establish a presence in a rapidly growing & redeveloping area
- ◆ Positioned just north of the recently revitalized Downtown New Port Richey with the Cotee River to the east and the Gulf of Mexico to the west
- ◆ Traffic counts in excess of 60,000 vehicles per day with approx. 150 feet of US Hwy 19 frontage

**Ask agent about potential opportunity for additional acreage*

US Hwy 19 Corner Lot

City of New Port Richey, FL 34652

Sale Price: \$499,000

Marc Pfleger
Commercial Associate

Cell: (727) 262-5998
Office: (727) 376-4900

Mpfleger@cap-realty.com
www.cap-realty.com

Lisa Ingram
Commercial Associate

Cell: (727) 946-7973
Office: (727) 376-4900

Lingram@cap-realty.com



COMMERCIAL ASSET PARTNERS

Sales & Leasing • Investment • Property Management • Site Selection

PROPERTY SPECIFICATIONS

Address: 7226 US Hwy 19, New Port Richey, FL 34652

Land Size: .75 AC


Dimensions: 155' of US Hwy 19 Frontage

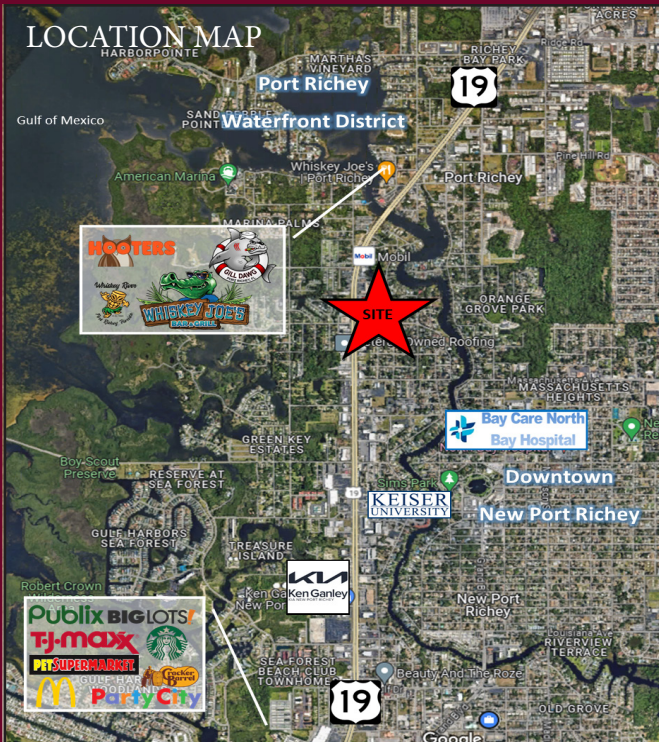
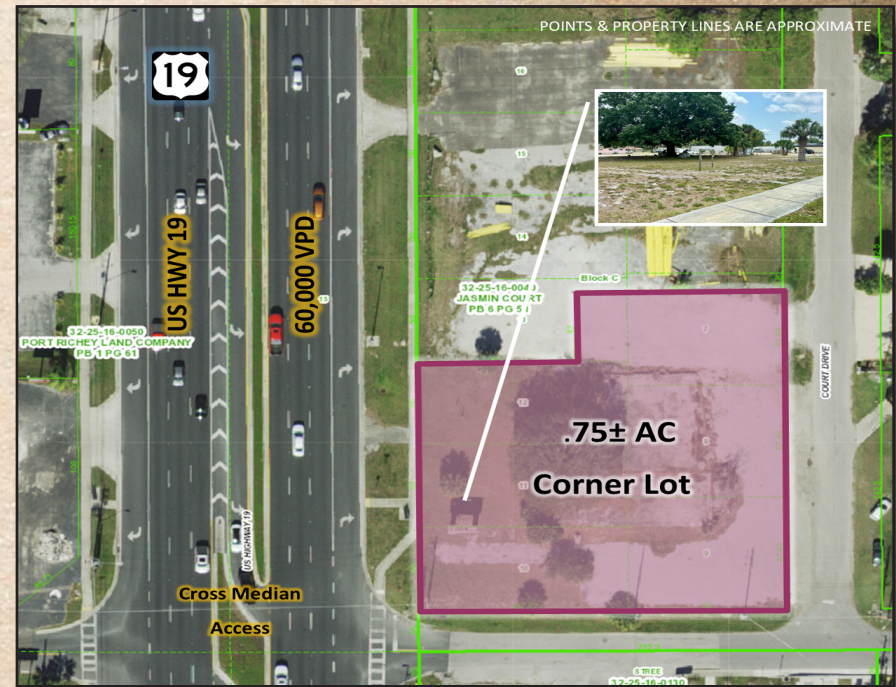
Parcel ID#: 32-25-16-0040-00C00-0070

Zoning: C - Highway Commercial (NPR)

Utilities: City of New Port Richey - Water/Sewer
Duke Energy - Electric

Access: Directly on US 19 with median break

Suitable Uses: [CLICK HERE](#) 



Demographics 5 miles



Population: 147,331



Median Age: 44.4



**Average HH:
Income** \$65,387

