

FOR SALE

DEVELOPMENT OPPORTUNITY

8807-8817 US Highway 19 | Port Richey, FL 34668

LAND	.91 Acres
ZONING	C2
PARCEL	28-25-16-0010-02300-0030
ASKING PRICE	\$550,000



INVESTMENT HIGHLIGHTS

- .91 Acres of Vacant Land, Zoned C2
- Adjacent to Salt Springs State Park
- Highly Visible 180' of Frontage
- Well Water and Other Utilities On-Site
- Paved Ingress/Egress



CAROL L. KINNARD, PA
T: 407-691-0505
M: 727-809-0184
ckinnard@holdthyssen.com

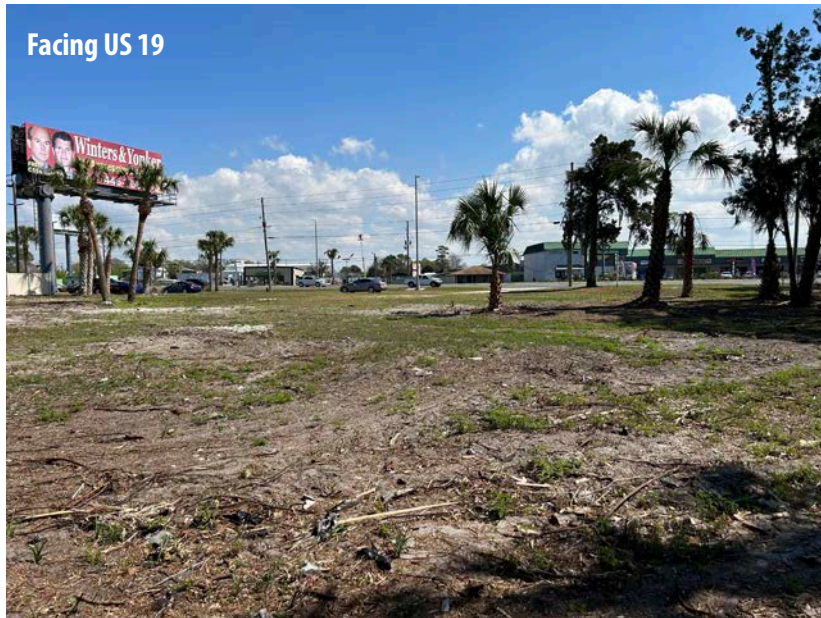
28163 US Hwy 19 N.
Suite 200
Clearwater, FL 33761
www.holdthyssen.com

This summary has been prepared by Hold-Thyssen, Inc. for use by a limited number of parties and does not purport to provide a necessarily accurate summary of the Property or any of the documents related thereto, nor does it purport to be all-inclusive or to contain all of the information which prospective investors may need or desire. All projections have been developed by Seller, Hold-Thyssen, and designated sources and are based upon assumptions relating to the general economy, competition and other factors beyond the control of Seller, and therefore are subject to variation. No representation is made by Seller or Hold-Thyssen as to the accuracy or completeness of the information contained herein, and nothing contained herein is, or shall be relied on as, a promise or representation as to the future performance of the Property. Although the information contained herein is believed to be correct, Seller, Hold-Thyssen and its employees, disclaim any responsibility for inaccuracies, and expect prospective purchasers to exercise independent due diligence in verifying all such information. The bearer of this property summary agrees that neither Hold-Thyssen, Inc. nor the Seller shall have any liability for any reason to any Potential Purchaser or Related Parties resulting from the use of this property summary.



BOUNDARY/ELEVATION





MARKET DEMOGRAPHICS



POPULATION	1-MILE	3-MILE	5-MILE
2027 Projection	8,833	77,022	158,928
2022 Estimate	7,574	65,930	135,942
Annual Growth 2010-2022	1.2%	1.3%	1.4%
Annual Growth 2022-2027	3.3%	3.4%	3.4%
Median Age	41	43.2	46.3



HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2027 Projection	3,854	33,330	70,512
2022 Estimate	3,320	28,655	60,558
Growth 2010-2022	0.1%	0.1%	0.1%
Growth 2022-2027	3.2%	3.3%	3.3%



INCOME	1-MILE	3-MILE	5-MILE
2023 Average Household Income	\$47,433	\$52,622	\$57,235
2023 Median Household Income	\$34,635	\$39,816	\$42,493



CAROL L. KINNARD, PA
 T: 407-691-0505
 M: 727-809-0184
 ckinnard@holdthysen.com

28163 US Hwy 19 N.
 Suite 200
 Clearwater, FL 33761
 www.holdthysen.com



The information above has been obtained from sources believed reliable. While we do not doubt its accuracy we make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. Hold Thyssen, Inc. is a licensed real estate broker.