FOR SALE VACANT LAND

- 1.06 acres lot 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
- ◆ 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
- Traffic counts in excess of 60,000 vehicles per day with approx. 200 feet of US Hwy 19 frontage
- Ideal for retail, restaurant, or service-based businesses due to high visibility consistent flow



7038 US Hwy 19 New Port Richey, FL 34652

Sale Price: \$750,000

Marc Pfleger Commercial Associate Cell: (727) 262-5998 Office: (727) 376-4900

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



Commercial Asset Partners

Sales & Leasing • Investment • Property Management • Site Selection

This information is believed to be accurate, Broker is not responsible for misstatements of fact, errors or omissions, prior sale, change of price, terms or withdrawal from market without notice. Buyer and/or tenants shall verify all Information.

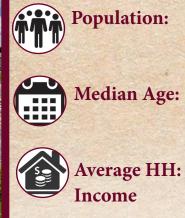
PROPERTY SPECIFICATIONS

PROPERTY SPECIFICATIONS						
Address:	7038 US Hwy 19, New Port Richey, FL 34652					
Land Size:	1.06 Acre Lot					
Dimensions:	200' of US Hwy 19 Frontage					
Parcel ID#:	32-25-16-0050-02600-0020					
Zoning:	C - Highway Commercial (NPR)					
Utilities:	City of New Port Richey - Water/Sewer Duke Energy - Electric					
Access:	Directly on US 19					
Suitable Uses:	CLICK HERE					





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65,694

48.10

\$44,361



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