

# 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**

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**COMMERCIAL ASSET PARTNERS**

Sales & Leasing • Investment • Property Management • Site Selection



# 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](#)



## Demographics 3 miles



**Population:** 65,694



**Median Age:** 48.10



**Average HH:  
Income** \$44,361

