

# 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	\$475,000



### 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

15500 Lightwave Drive

Suite 201

Clearwater, FL 33760

www.holdthyssen.com

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## 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%

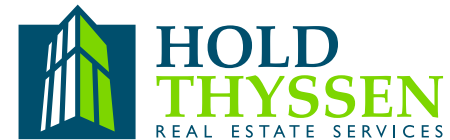


INCOME	1-MILE	3-MILE	5-MILE
2023 Average Household Income	\$47,433	\$52,622	\$57,235
2023 Median Household Income	\$34,635	\$39,816	\$42,493



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