

FOR SALE

Lot 17, Roam Avenue, New Port Richey, FL 34653

**BERKSHIRE
HATHAWAY**
HOMESERVICES

FLORIDA
PROPERTIES
GROUP

COMMERCIAL DIVISION



Property Information

- .65± Acre Industrial Development Site
- Only Available Industrial Lot on the Market in High Ridge Industrial Park
- Surrounded by New Warehouse Development
- Ideal for Owner-User or Speculative Development
- Located 8± Miles to Suncoast Parkway and 2.3± Miles to US Highway 19
- High Ridge is Located Near the Intersection of Little Road and Ridge Road
- Concept Site Plan for 5,943± SF
- Sale Price: \$300,000



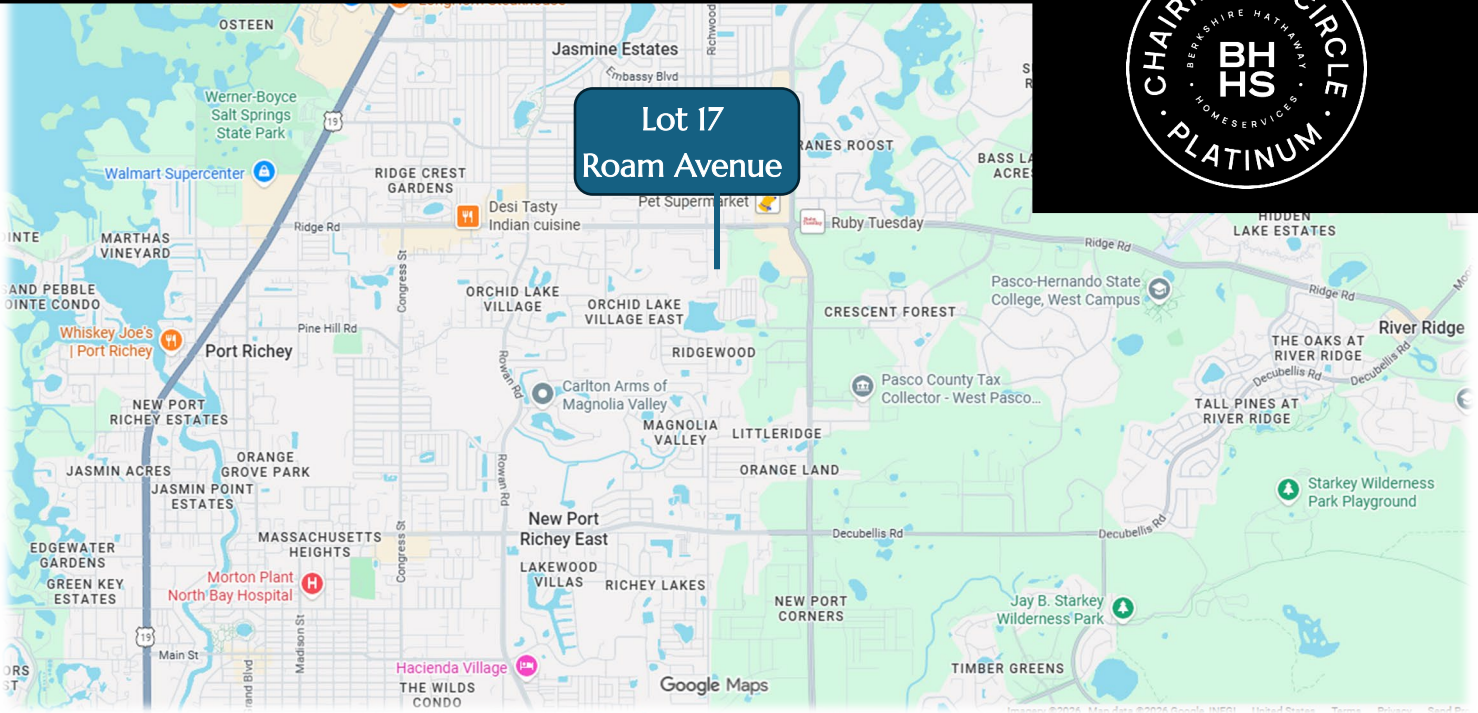
RENEE (DYER) LANDES, CCIM, ALC

Renee@ReneeLandes.com

(727) 460-4901

RENEE  LANDES

COMMERCIAL REAL ESTATE



DEMOGRAPHICS BY MILE			
	1 MILE	3 MILES	5 MILES
Total Population	9,498	66,601	147,948
Avg. HH Income	\$63,938	\$70,379	\$77,061
Median Age	44.1	47.5	49.4
Total Households	3,999	29,213	66,166

DEMOGRAPHICS BY DRIVE TIME			
	5 MIN	10 MIN	15 MIN
Total Population	15,281	70,894	156,978
Avg. HH Income	\$64,341	\$72,440	\$76,575
Median Age	42	48.5	50.1
Total Households	6,252	31,320	69,997

High Ridge Industrial Center

.65± Acre Lot | Prime Location

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Opportunities like this are disappearing fast. Lot 17 High Ridge is the only available industrial lot on the market within High Ridge. Surrounding lots are actively being built out. This .65± acre parcel represents one of the last chances to secure a lot in this high-demand industrial corridor. Concept Site Plan shows 5,943± SF on the lot. Ideal for a user or developer looking to capitalize on limited supply and strong market momentum.

Prime Location, situated just southwest of the Ridge Rd. & Little Rd. intersection and only 8± miles from the Suncoast Parkway. US Highway 19 is 2.3± miles to the west. This site offers excellent access for logistics, service, and growing businesses.

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