

FOR SALE <https://vimeo.com/1204971561?share=copy&fl=sv&fe=ci>

PRIME COMMERCIAL DEVELOPMENT SITE

8807-8817 US Highway 19
Port Richey, Florida 34668

Asking Price: \$475,000

Rare opportunity to acquire a highly visible commercial development site on one of Pasco County's busiest commercial corridors. This 0.91-acre parcel offers approximately 180 feet of frontage along US Highway 19 and is strategically positioned within an established retail and commercial trade area serving Port Richey, New Port Richey, Hudson, and surrounding communities.

The property is zoned C-2 Commercial and offers excellent development potential for a wide variety of retail, office, medical, professional, restaurant, service, and investment uses, subject to governmental approvals.

PROPERTY HIGHLIGHTS

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- 0.91 Acres (±39,640 SF)
- C-2 Commercial Zoning
- Approximately 180 Feet of US Highway 19 Frontage
- Excellent Visibility and Signage Exposure
- Traffic Count: Approximately 58,500 Vehicles Per Day
- Existing Paved Ingress and Egress
- Well Water and Utilities Available
- Cleared Development Site
- Located Adjacent to Werner-Boyce Salt Springs State Park
- Surrounded by Established Commercial Development

DEVELOPMENT OPPORTUNITY

Whether you are a developer, investor, owner-user, medical user, restaurant operator, or retail business seeking a strategic location, this property offers a unique opportunity to secure a highly visible commercial site in one of Florida's fastest-growing areas,

Gus Jadoun, CCIM,
Broker / Owner
Ace Realty Group

