

**LAND
FOR SALE**



1+ ACRE AT TANGLEWOOD & RIDGE

PROPERTY HIGHLIGHTS

- 1.03 acres developable land;
- 1.5 miles east of Little Road;
- Redeveloped 4-lane East-West traffic artery;
- Located 2000 feet west of Pasco-Hernando State College West Campus;
- 203+ feet of frontage on Tanglewood Drive;
- Zoning: Professional Office District;
- Ideal location for medical offices, professional services, day-care facility, etc.
- 16,185 ADTV on Ridge Road

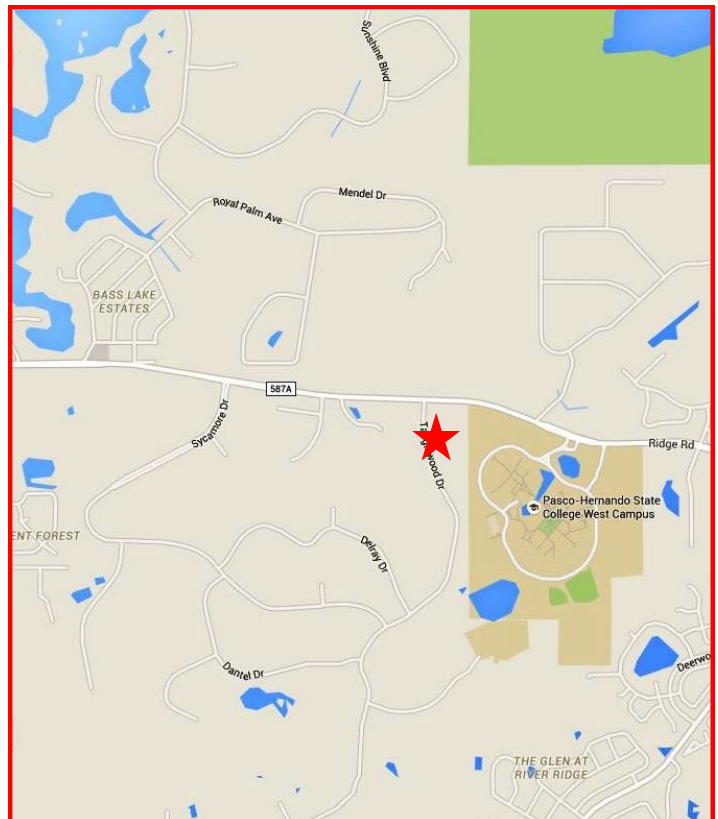
Offered at: \$77,500

FOR INFORMATION, CONTACT:

Charles R. Grey
Office: (727) 849-2424
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Established 1924



6328 US HWY 19, NEW PORT RICHEY, FL 34652 (727) 849-2424 WWW.FIGREY.COM

TANGLEWOOD DR, NEW PORT RICHEY, FL 34654



DEMOGRAPHICS

<i>Radius</i>	<i>1-Mile</i>	<i>3-Mile</i>	<i>5-Mile</i>
Population:	2,035	41,154	121,515
Households:	738	16,794	52,549
Avg HH Inc:	\$72,748	\$57,596	\$48,874

ROPERTY STATISTICS

Proposed Use:	Professional Offices/Services
Size: 1.03 Acres	Dimensions: 203.05'x279.3'
Zoning: PO-2	x118.84'x277.98
Traffic Ridge Road - Count: 16,185 ADTV	Taxes: \$1,288.33

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