West Pasco Commercial Development





State Road 54 and Old County Road 54, New Port Richey, FL 34653

Property Information

- 16.54± Acres Along South Side of State Road 54
- Approximately 7.2± Acres are North of River
- Located within Dense Residential Population Area
- Excellent Development Site for Retail, Office or Church
- 42,000± AADT Traffic Counts
- Zoning C2/AC Land Use Res 9/Res 6
- \$995,000..... Price Drastically Reduced!

This information is from sources deemed to be reliable. We are not responsible for misstatements of facts, errors or omissions, prior sale, change of price, and/or terms or withdrawal from the market without notice. Buyer should verify all information with its' own representatives as well as state and local agencies. Brokers please note that a variable rate commission may exist on this offering that might result in a lower commission cost to the Seller if a Buyer's broker is not involved in the transaction. ©2021 BHH Affiliates, LLC. An independently owned and operated franchisee of BHH Affiliates, LLC. Berkshire Hathaway HomeServices and the Berkshire Hathaway HomeServices symbol are registered service marks of Columbia Insurance Company, a Berkshire Hathaway affiliate. Equal Housing Opportunity.



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7916 Evolutions Way, Suite 210, Trinity, FL 34655

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DEMOGRAPHICS BY MILE				
	1 MILE	3 MILES	5 MILES	
Total Population	10,313	68,557	143,409	
Avg. HH Income	\$54,825	\$59,522	\$58,846	
Median Age	43.4	47.1	48.4	
Total Households	4,292	28,587	61,556	

DEMOGRAPHICS BY DRIVE TIME				
	5 MINS	10 MINS	15 MINS	
Total Population	13,201	85,222	168,566	
Avg. HH Income	\$57,700	\$59,616	\$59,686	
Median Age	44.5	47.7	47.2	
Total Households	5,596	35,865	71,098	

Tampa Bay Land Team...



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CRE Boss Ladies Dyer/Carbonelli Team Ranked Top 3 Teams Nationwide Berkshire Hathaway Commercial



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