



RESIDENTIAL DEVELOPMENT POTENTIAL

PROPERTY HIGHLIGHTS

- 21.48 acres developable land on a major east-west travel corridor;
- Over 950 feet of frontage on Ridge Road;
- Location benefitted from recent road widening;
- Situated 1.25 miles east of Little Road;
- Access to site from Ridge Rd and Tanglewood Dr;
- Approximately 1/4 mile from Pasco-Hernando State College West Campus;
- Currently Zoned AR & ER;
- 21,000 ADTV on Ridge Road.

Offered at: \$1,490,000

FOR INFORMATION, CONTACT:

Leander Koutsos

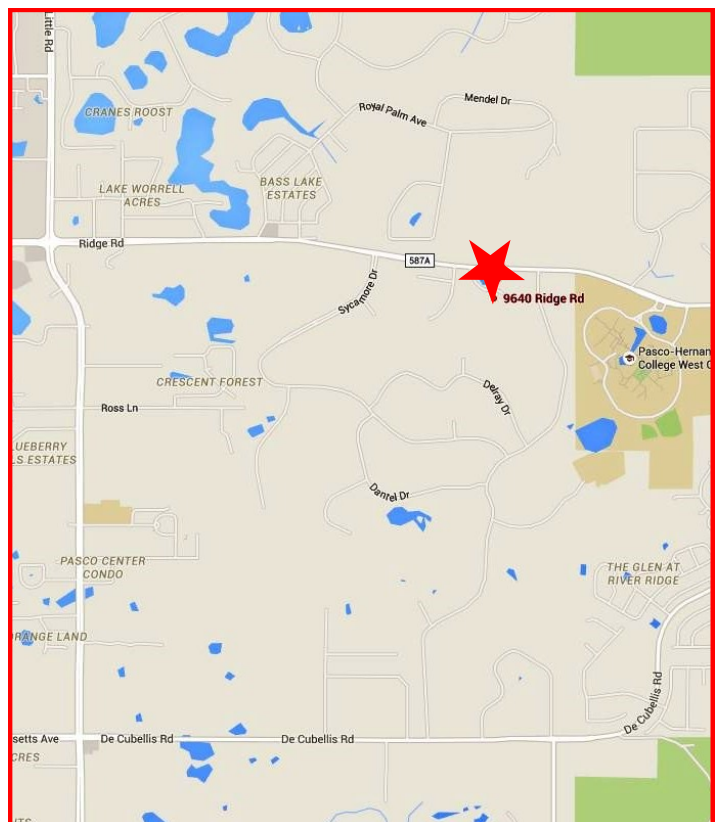
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Established 1924



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

9640 RIDGE ROAD NEW PORT RICHEY FL 34654



DEMOGRAPHICS

<i>Radius</i>	<i>1-Mile</i>	<i>3-Mile</i>	<i>5-Mile</i>
Population:	1,876	47,330	128,314
Households:	682	19,200	55,241
Avg HH Inc:	\$90,500	\$61,124	\$54,318

PROPERTY STATISTICS

Site Size:	21.48 ac.	Proposed Use:	Residential
Zoning:	AR/ER	Frontage:	Ridge-950' MOL
Taxes: (2017)	\$9,102	Traffic Count:	21,000 (FDOT)

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