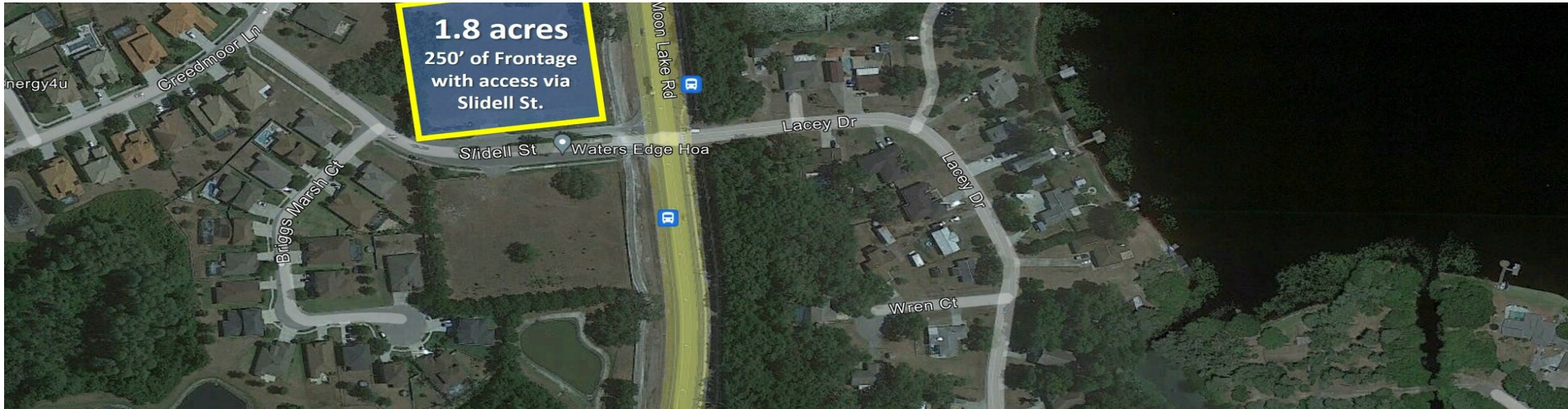


MOON LAKE ROAD AND SLIDELL

N/A, New Port Richey, FL 34654



PROPERTY DESCRIPTION

1.81 acres located in New Port Richey, FL in the Pasco County jurisdiction. The subject property sits at the entrance of the esteemed Waters Edge residential community. The parcel has over 250' of frontage on Moon Lake Rd access via Slidell Street. Waters Edge is a 701-acre, 800+ home community built by Ryland Homes, previously the old Moon Lake Gardens and Dude Ranch.

Pasco County is attracting word class development including the nearby 6,200+ acre mixed-use, master-planned community by Metro Development Group, which will include 3,600 acres of nature trails and recreation.

The site is located just north of Ridge Rd. and the Publix Supermarket at Riverwalk Crossing and less than 4 miles south of SR 52. 30 min to Tampa International Airport and 35 min to Downtown Tampa.

PROPERTY HIGHLIGHTS

- Pasco County is home to over 500,000 residents.
- Top 100 fastest growing counties in the U.S.
- Exponential population growth over the last two decades.
- Close proximity to the Suncoast Parkway.

OFFERING SUMMARY

Sale Price:	\$355,000
Lot Size:	1.81 Acres
Zoning:	MPUD / C-1 * Buyer to Confirm LDR

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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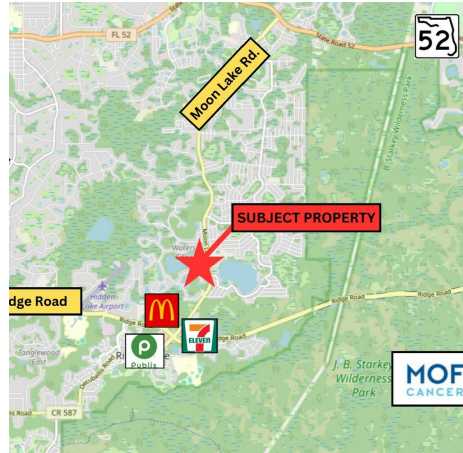
LAND FOR SALE

MOON LAKE ROAD AND SLIDELL

N/A, New Port Richey, FL 34654



Entrance to Waters Edge Community



Key Points of Interest



Facing Moon Lake Rd.



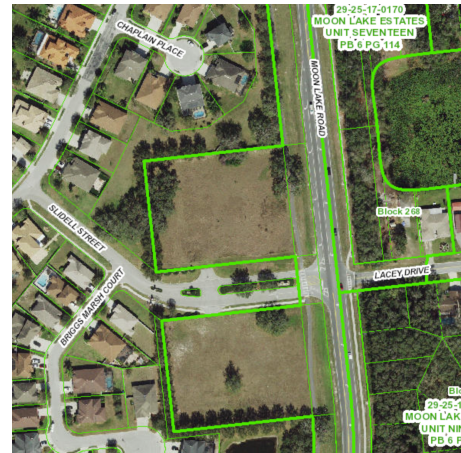
Showing Median and south of Slidell



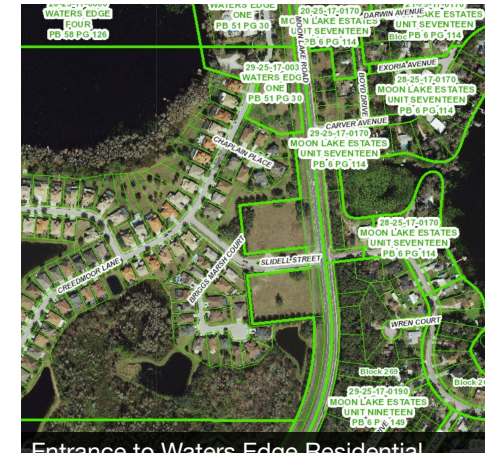
Vacant Parcel South of Subject Property



Showing parcels on both sides of Slidell St.



Entrance to Waters Edge Community



Entrance to Waters Edge Residential Homes

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