

# FOR SALE VACANT LAND

- ◆ .78 Acres with approximately 200 ft of Little Road Frontage
- ◆ Excellent visibility - located on Little Road intersection just north of Ridge Road
- ◆ High Retail Traffic Volume Area
- ◆ Across the street From Lowes, Kohls, Home Depot, and a Walmart Neighborhood Market
- ◆ Current zoning R1MH and C-2 will require process of rezoning
- ◆ Located in close proximity to Pasco County Offices and new VA clinic
- ◆ Bus Stop in Front of Property
- ◆ Priced to Sell!



**Little & Ridge Road Land**  
**New Port Richey 34654**  
**Sale Price: \$250,000**



**Heidi Tuttle-Beisner, CCIM**

Broker/Owner

Cell: (727) 992-1674

Office: (727) 376-4900

htuttle@cap-realty.com

www.cap-realty.com



**COMMERCIAL ASSET PARTNERS**

Sales & Leasing • Investment • Property Management • Site Selection

# PROPERTY SPECIFICATIONS

**Address:** Little Road, New Port Richey 34654

**Land Size:** .78 Acres

**Dimensions:** 200' frontage on Little Road

**Parcel ID#:** 26-25-16-0030-00500-0310

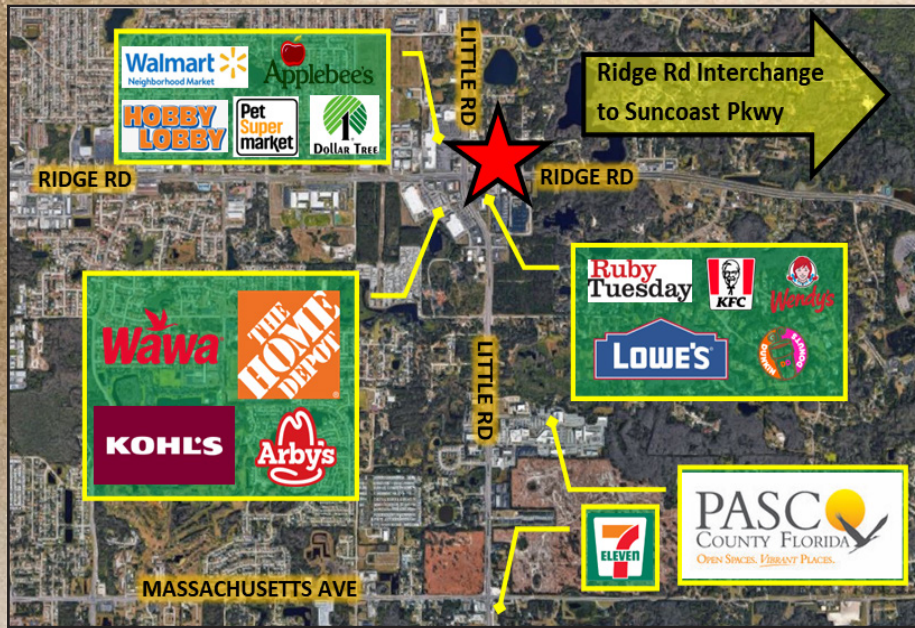
**Zoning:** R1MH and C-2 (sold 'as is')

**Utilities:** Water and Sewer/ Pasco County

**Suitable Uses:** Retail or Office/Medical

**Access:** Direct access to Ridge Road by going .02 miles south onto Little Road.

## Local Retail



## Demographics - 5 miles



Population Estimate: 153,080



Median Age: 45.4



Average HH Income: \$60,411