

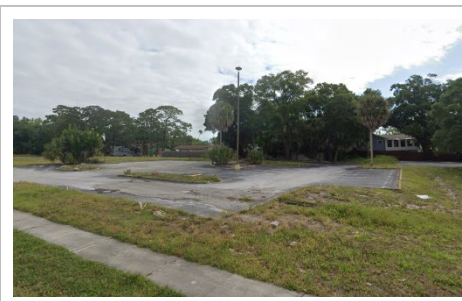
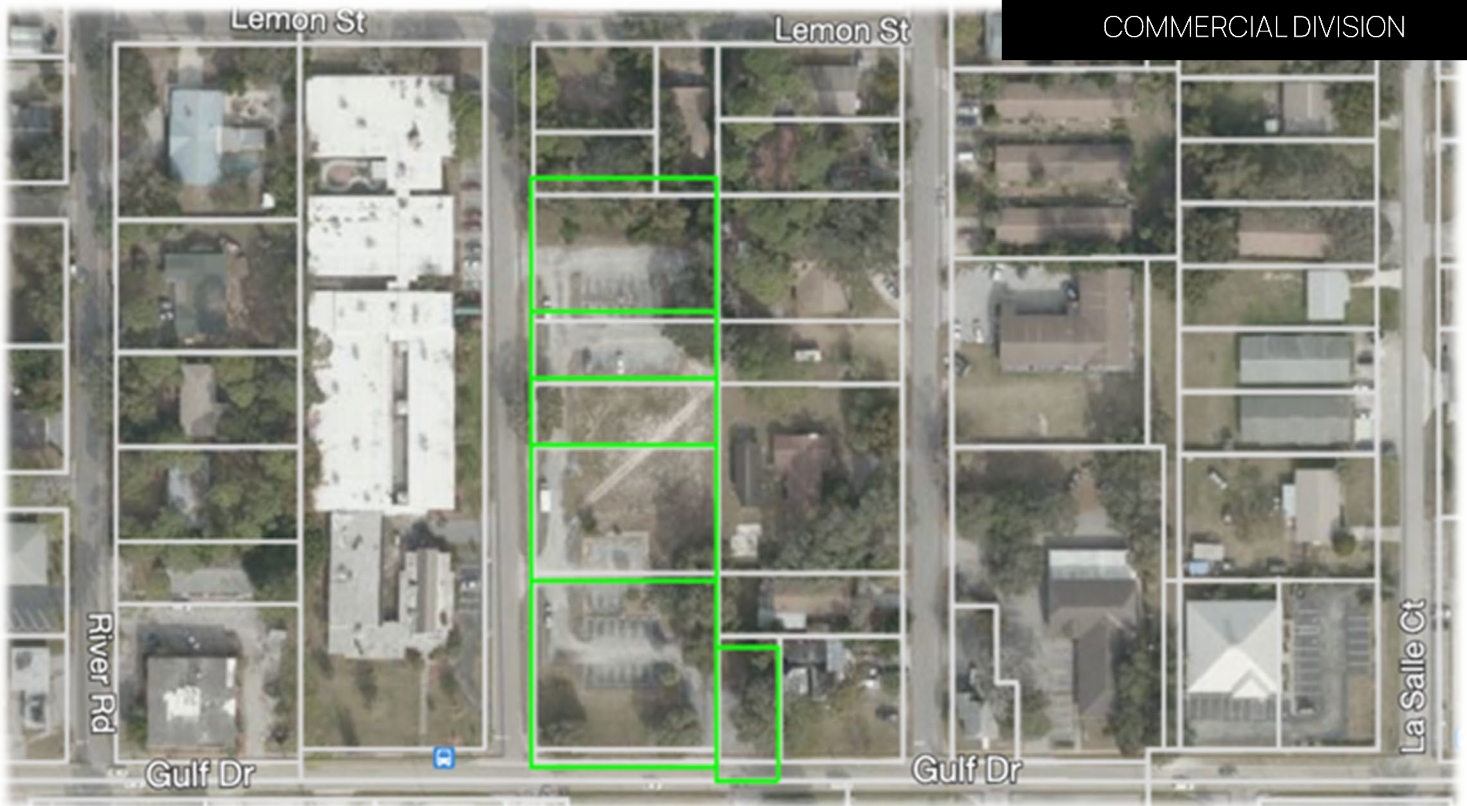
FOR SALE

5421 Gulf Drive, New Port Richey, FL 34652

**BERKSHIRE
HATHAWAY**
HOMESERVICES

FLORIDA
PROPERTIES
GROUP

COMMERCIAL DIVISION



- Total 1.61± Acres; 2 Blocks East of US Highway 19
- 200'± Frontage on Gulf Drive
- 6,600± Daily Traffic Counts
- Zoned for Medical Office and May Possibly be Developed Residentially
- Flood Zone: X
- Sale Price: \$349,000



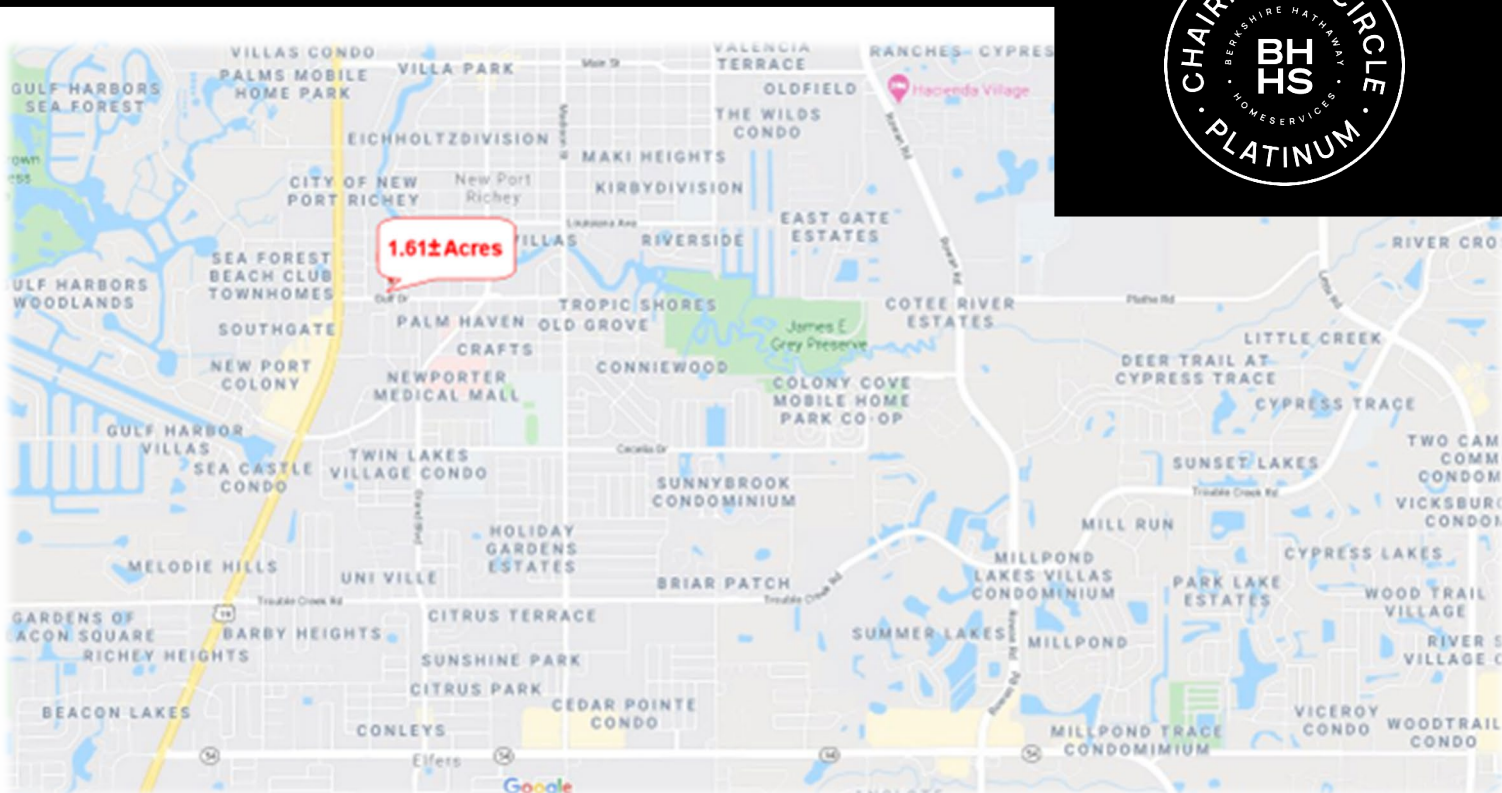
RENEE (DYER) LANDES, CCIM, ALC

Renee@ReneeLandes.com

(727) 460-4901

RENEE'  LANDES

COMMERCIAL REAL ESTATE



DEMOGRAPHICS BY MILE			
	1 MILE	3 MILES	5 MILES
Total Population	10,964	69,210	149,260
Avg. HH Income	\$49,747	\$53,866	\$56,601
Median Age	47.7	48.9	47.7
Total Households	5,110	30,930	64,518

DEMOGRAPHICS BY DRIVE TIME			
	5 MIN	10 MIN	15 MIN
Total Population	21,265	95,883	194,057
Avg. HH Income	\$51,423	\$52,237	\$57,432
Median Age	47.4	47	47.8
Total Households	9,547	41,767	83,008

1.61± Acres Office Land

VACANT LAND | PRIME DEVELOPMENT OPPORTUNITY

5421 Gulf Drive, New Port Richey, FL 34652

This offering presents a unique opportunity to acquire 1.61± acres of strategically located land at the corner of Gulf Drive and Charles Street, just two blocks east of US Highway 19 in the heart of New Port Richey, FL. With 200± feet of frontage on Gulf Drive and daily traffic counts of approximately 6,600 vehicles, the property boasts strong visibility and access.

Located within the City of New Port Richey, the site is zoned for Medical Office use and may also offer potential for residential development, making it an ideal location for a variety of future uses. Positioned in Flood Zone X and surrounded by dense residential and commercial development, this property is priced to attract investors and developers alike.

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. ©2025 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.