

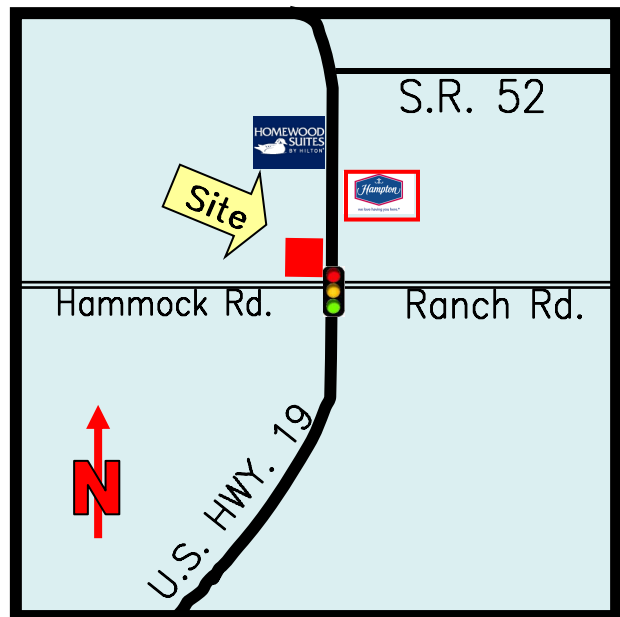


DEVELOPMENT SITE FOR SALE



**N.W. CORNER OF U.S. HWY. 19
& HAMMOCK RD.
PORT RICHEY, FL 34668**

- ZONED: C-2
- LAND USE: ROR
- 190' FRONTAGE
- SIGNALIZED INTERSECTION
- BUILD-TO-SUIT
- **PRICE: \$750,000**



Revised: 10/18/17

PROPERTY OVERVIEW

SV-297

ADDRESS: U.S. Hwy. 19 & Hammock Rd.
Port Richey, FL 34668

LOCATION: N.W. Corner of U.S. Hwy. 19
& Hammock Rd.

LAND AREA: 38,000 SF
DIMENSIONS: 190' X 200'

ZONING: C-2 - Commercial General - Pasco County
LAND USE: ROR- Pasco County
FLOOD ZONE: "AE" - Flood Insurance Required

IMPROVEMENTS: N/A

LEGAL DESCRIPTION: Lengthy - in file

YEAR BUILT: N/A

UTILITIES: Water & Sewer, City of Port Richey
Electric - Duke Energy

PARKING: N/A

TAXES: \$3,404,69 (2016)

PARCEL ID #: 09-25-16-0010-04400-0050

PRESENT USE: Vacant Land

MORTGAGE HOLDER: F & C

TRAFFIC COUNT: 56,500 - v.p.d (2013)

PRICE: \$750,000

TERMS: Cash at closing

NOTES: This pad-ready out parcel is available for "Build to Suit Sale" ground lease or "Build to Suit Lease". Excellent for Medical Professional or upscale retail.

KEY HOOK#: N/A

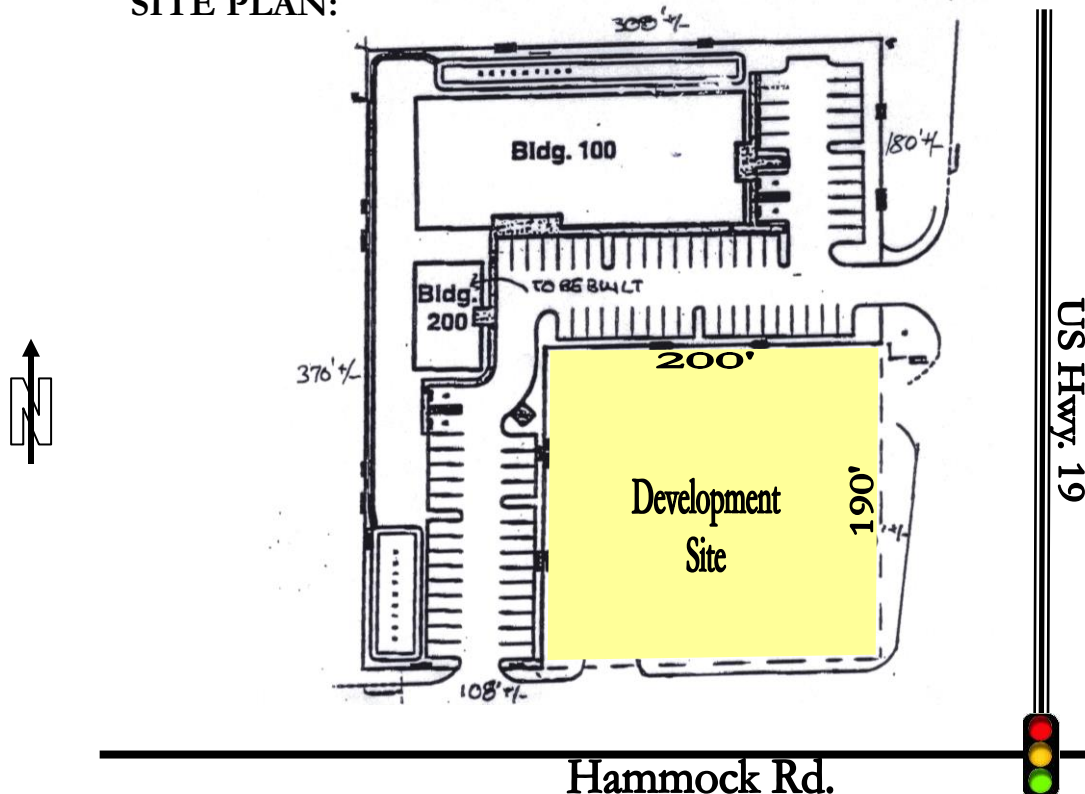
ASSOCIATE: Mark S. Klein, CCIM

SIGNAGE: 3 x 4

LISTING CODE: SV-297-3-13

SHOWING INFORMATION: Go to site.

SITE PLAN:



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