



# +/-1.72-AC DEVELOPMENT LAND

*High Traffic Corridor With Nearby Retail Development Activity*

**Ridge Road, New Port Richey, FL 34654**

**OFFERING MEMORANDUM**

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## HIGHLIGHTS // RIDGE ROAD LAND

- **PRIME DEVELOPMENT OPPORTUNITY:** A +/-1.72-acre fee simple development site located in the New Port Richey, FL market.
- **DENSE RETAIL PROXIMITY:** 550 feet of frontage along Ridge Road, 0.3 miles from the Ridge Rd/Little Rd intersection in a growing retail and business corridor.
- **SURROUNDING RESIDENTIAL DENSITY:** Strategically positioned next to multiple housing communities.
- **EXCELLENT CONNECTIVITY:** Convenient access to US-19 from Ridge Rd, which sees approximately 25,000 vehicles per day (VPD) and Little Rd, seeing 44,000 VPD.
- **RETAIL EPICENTER:** Surrounded by national powerhouse retailers including Walmart, Lowe's, Home Depot, Hobby Lobby, Wawa, Chipotle, Chase Bank, Kohl's, AutoZone, Advance Auto Parts, Tidal Wave Car Wash and more.
- **FLEXIBLE ZONING:** Recently rezoned as a COM (commercial) future land use district, suitable for a wide variety of general commercial developments, including retail, office, hotels, multifamily, and conditional light manufacturing.
- **TAMPA MSA:** Part of the Tampa-St. Petersburg metro, which has grown to over 3.3 million residents with a favorable business climate and diverse economy.
- **ATTRACTIVE PRICING:** Offered at \$785,000, representing a competitive price of \$456,395 per acre for a prime "in-fill" location.

# OFFERING SUMMARY // RIDGE ROAD LAND

**\$785,000**  
LIST PRICE

**\$456,395**  
PRICE/ACRE

## PROPERTY DESCRIPTION

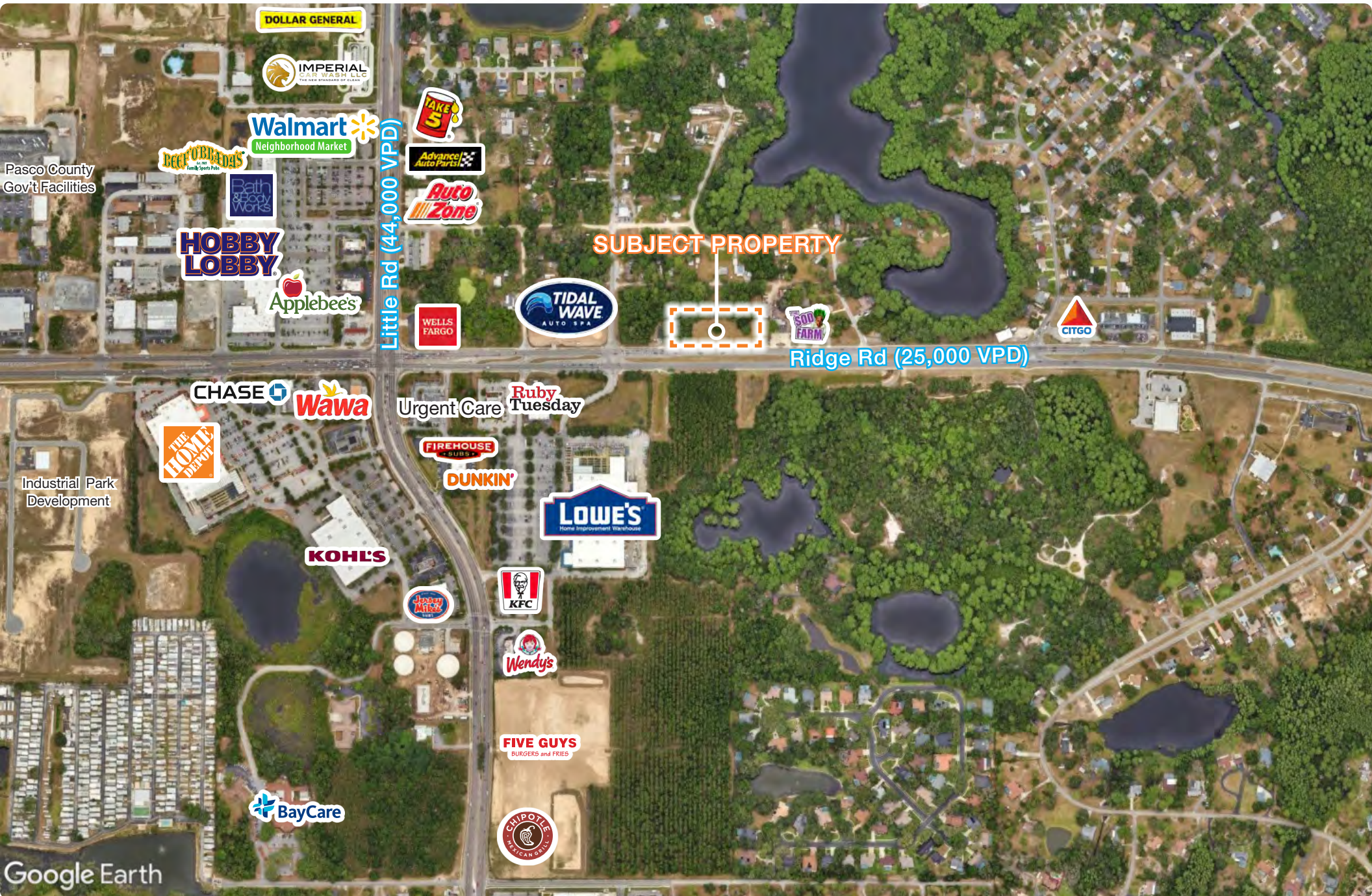
Address:	Ridge Road, New Port Richey, FL 34654
Lot Size:	+/-1.72-Acres
Gross Land SF:	74,900-Sq. Ft.
Type of Ownership:	Fee Simple
Parcel No.:	26-25-16-0020-00600-0280 & 26-25-16-0020-00600-0320
Flood Zone:	No

## ZONING DESCRIPTION

Future Land Use:	COM (Commercial)
Intent:	Pasco County's commercial future land use, guided by the Pasco 2050 Comprehensive Plan adopted in late 2025, intends to identify established areas exhibiting a broad range of commercial uses and to recognize the continued existence of such areas through the long-range-planning time frame. Also, to establish appropriate sites for the development of major future community- or region-serving, commercial uses and to permit the land use intensities necessary to achieve this result.
Permitted Uses:	Commercial uses, office uses, hotels, motels, compatible light manufacturing, processing and assembling of goods. No uses which have a primary purpose of distribution of goods shall be permitted in commercial. Residential uses are only permitted when constructed in combination with commercial uses within a single building of two or more stories.
Max FAR:	0.60



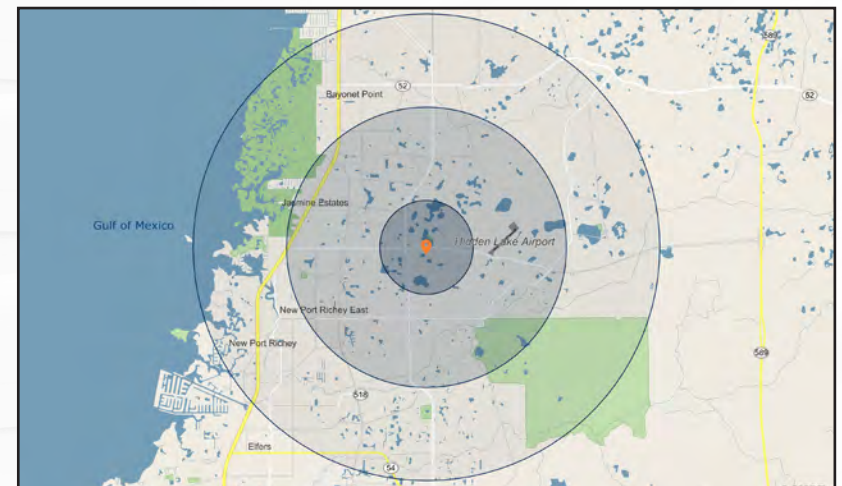
# AERIAL // RIDGE ROAD LAND



# DEMOGRAPHIC REPORT // NEW PORT RICHEY, FL

POPULATION	1 Mile	3 Miles	5 Miles
<b>2030 Projection</b>			
Total Population	3,848	68,946	149,766
<b>2025 Estimate</b>			
Total Population	3,709	67,120	145,886
<b>2020 Census</b>			
Total Population	3,533	65,637	143,238
<b>2010 Census</b>			
Total Population	3,225	58,741	130,549
<b>Daytime Population</b>			
2025 Estimate	5,668	59,924	125,296
<b>HOUSEHOLDS</b>			
	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
<b>2030 Projection</b>			
Total Households	1,726	30,163	67,986
<b>2025 Estimate</b>			
Total Households	1,654	29,234	65,957
Average (Mean) Household Size	2.3	2.3	2.2
<b>2020 Census</b>			
Total Households	1,518	27,453	62,063
<b>2010 Census</b>			
Total Households	1,382	25,007	57,218

HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
<b>2025 Estimate</b>			
\$250,000 or More	3.0%	2.2%	2.2%
\$200,000-\$249,999	1.6%	1.2%	1.2%
\$150,000-\$199,999	3.8%	3.7%	4.0%
\$125,000-\$149,999	7.4%	4.4%	4.3%
\$100,000-\$124,999	7.7%	8.1%	7.9%
\$75,000-\$99,999	15.2%	13.9%	12.6%
\$50,000-\$74,999	17.4%	19.5%	19.0%
\$35,000-\$49,999	9.7%	15.3%	15.4%
\$25,000-\$34,999	10.3%	10.9%	10.8%
\$15,000-\$24,999	10.6%	10.6%	11.2%
Under \$15,000	13.3%	10.3%	11.3%
Average Household Income	\$75,907	\$70,509	\$69,529
Median Household Income	\$60,108	\$58,237	\$55,269
Per Capita Income	\$31,446	\$30,286	\$31,344



# MARKET SUMMARY // TAMPA, FL MSA

## TAMPA-ST. PETE METRO OVERVIEW

Tampa Bay refers to both a larger metropolitan area and to the bay that extends inland from the Gulf of Mexico. The Tampa-St. Petersburg metro has over 3.3 million residents and spans four counties along the west coast of central Florida: Hillsborough, Pasco, Hernando and Pinellas. Northeast of the bay, Tampa — the county seat of Hillsborough County — is the most populous city with nearly 405,000 people. St. Petersburg follows; located on the peninsula near the mouth of the bay, it has over 260,000 residents. Robust job growth since 2020 has attracted new people to the metro, many of whom moved into higher-density redevelopment projects near city cores or larger master-planned communities in the suburbs.



## METRO HIGHLIGHTS



### FAVORABLE BUSINESS CLIMATE

A relatively low cost-of-living and economic development support a growing business landscape in the Tampa Bay-St. Petersburg metro.



### PORT ACTIVITY

One of the Southeast's largest seaports, the Port of Tampa services passenger cruise ships and commercial freighters. The Port of St. Petersburg, the only superyacht marina on Florida's Gulf Coast, is also in the metro.



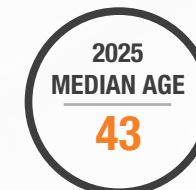
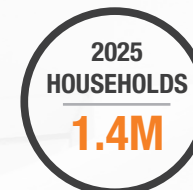
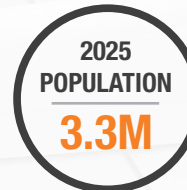
### DIVERSE ECONOMY

High-tech industries as well as the tourism, military, finance and seaborne commerce segments drive the region's economy.

## ECONOMY HIGHLIGHTS

- Local ports contribute to a major presence in the shipping, distribution and logistics industry. The CSX Intermodal facility in nearby Polk County provides quick access to markets throughout the nation.
- Bioscience and other high-tech industries are expanding. Local Fortune 500 companies include Tech Data, Mosaic, Raymond James Financial and Jabil.
- Tourism also plays a significant role in the local economy, with visitors drawn to Busch Gardens, the Salvador Dalí Museum and the region's many beaches.

## DEMOGRAPHIC HIGHLIGHTS



# RIDGE ROAD LAND

New Port Richey, FL 34654

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