

PORT RICHEY VACANT COMMERCIAL

0 RIDGE ROAD
PORT RICHEY, FL 34668

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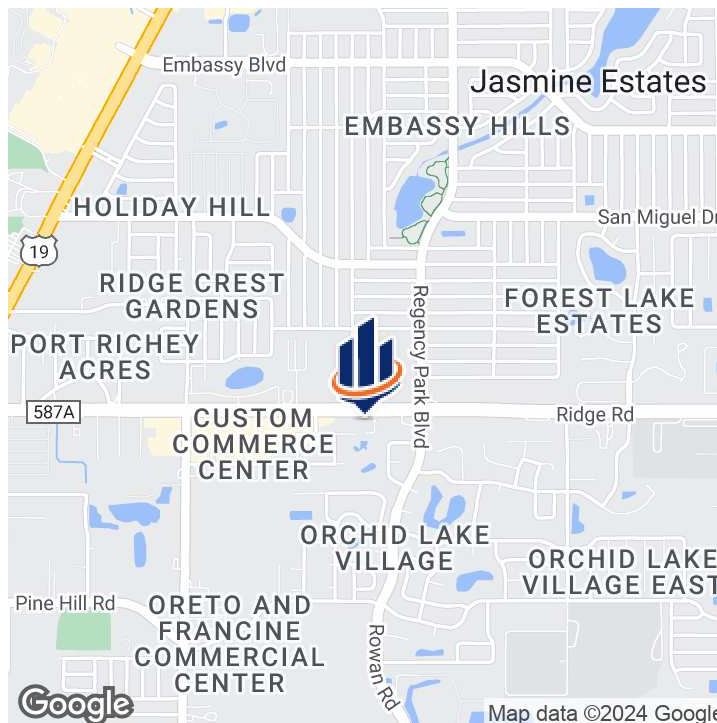
SUBJECT

23,500 ±
Cars/Day

Ridge Road



Property Summary



OFFERING SUMMARY

Sale Price:	\$590,000
Lot Size:	0.86 Acres
Price / Acre:	\$686,047
Zoning:	C2
Traffic Count:	23,500 ± Cars/Day
Road Frontage:	154 ± FT
APN:	28-25-16-0010-03300-0000

PROPERTY OVERVIEW

The property, located in Port Richey, Florida, offers an attractive opportunity for developers with its C2 zoning, good road frontage, and high traffic area that sees 23,500 ± cars per day from Ridge Road. The C-2 General Commercial District zoning designation by Pasco County permits a diverse range of uses, aligning with the community's needs for general goods and services, as well as social, cultural, and civic activities. The property's strategic location and high traffic area present a prime setting for development that can capitalize on the steady flow of potential customers. This combination of zoning, road frontage, and traffic volume makes the property an appealing prospect for developers seeking to establish a successful commercial presence in the area.

PROPERTY HIGHLIGHTS

- Zoned C2 by Pasco County
- Ideal for general goods and services
- Allows for social, cultural, and civic activities
- Good road frontage
- High traffic area with 23,500 ± cars per day
- 1.1 ± miles from U.S Highway 19
- Strategic location in Port Richey
- Diverse development potential

Location & Site Description



LOCATION DESCRIPTION

Port Richey, located in sunny Florida, offers a strategic location for land and other investment opportunities. Situated adjacent to the beautiful Gulf of Mexico, the area boasts a dynamic mix of residential, commercial, and recreational development potential. Nearby points of interest include the picturesque Werner-Boyce Salt Springs State Park, ideal for nature enthusiasts, and the bustling Gulf View Square Mall for retail prospects. The vibrant local community and close proximity to major transportation hubs make this location an attractive choice for investors seeking to capitalize on the area's growth potential. With its diverse offerings, Port Richey presents a compelling investment prospect for those looking to make their mark in this flourishing market.

The subject property is right off Ridge Road, which sees approximately 23,500 ± cars per day. It enjoys having U.S. Highway 19 just 1.1 ± miles away and has surrounding retailers which include Publix, CVS, 7-Eleven, Walgreens, and many others.

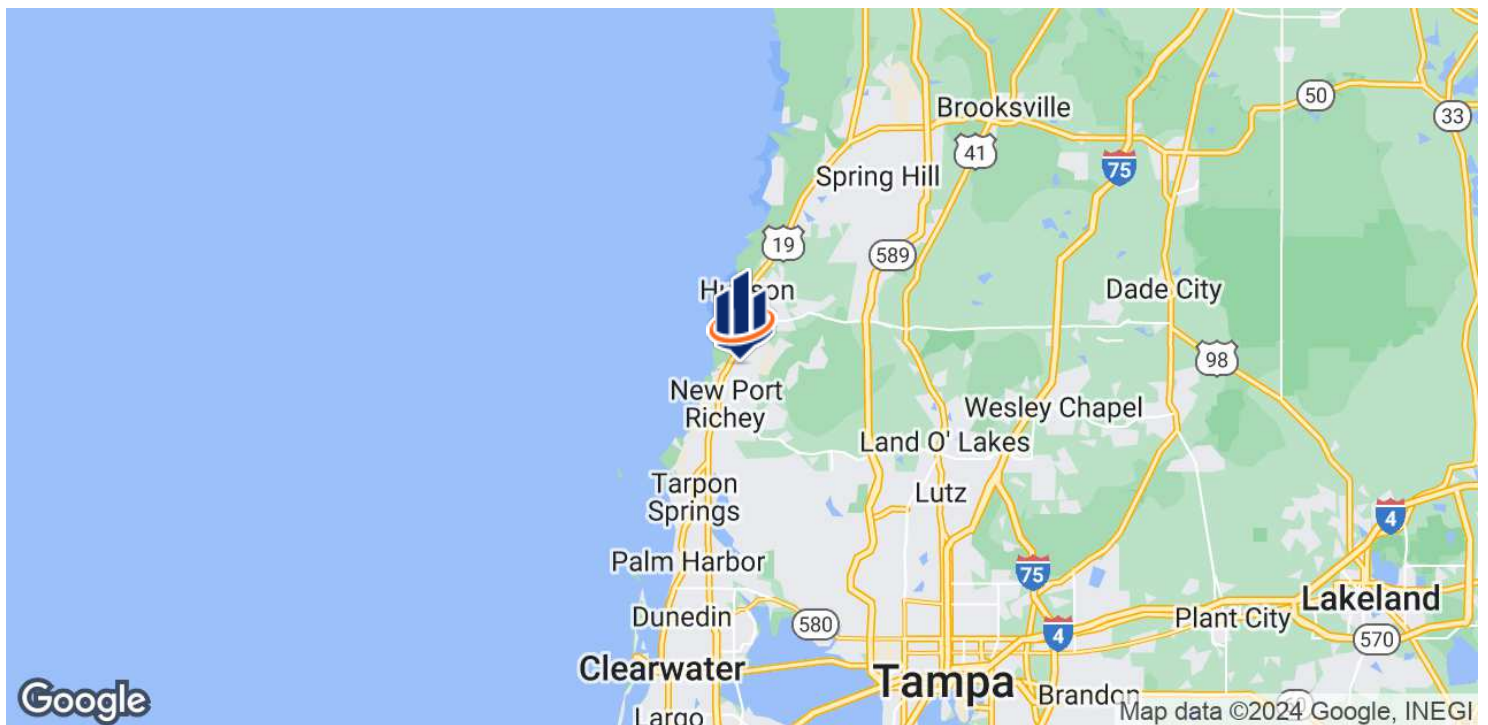
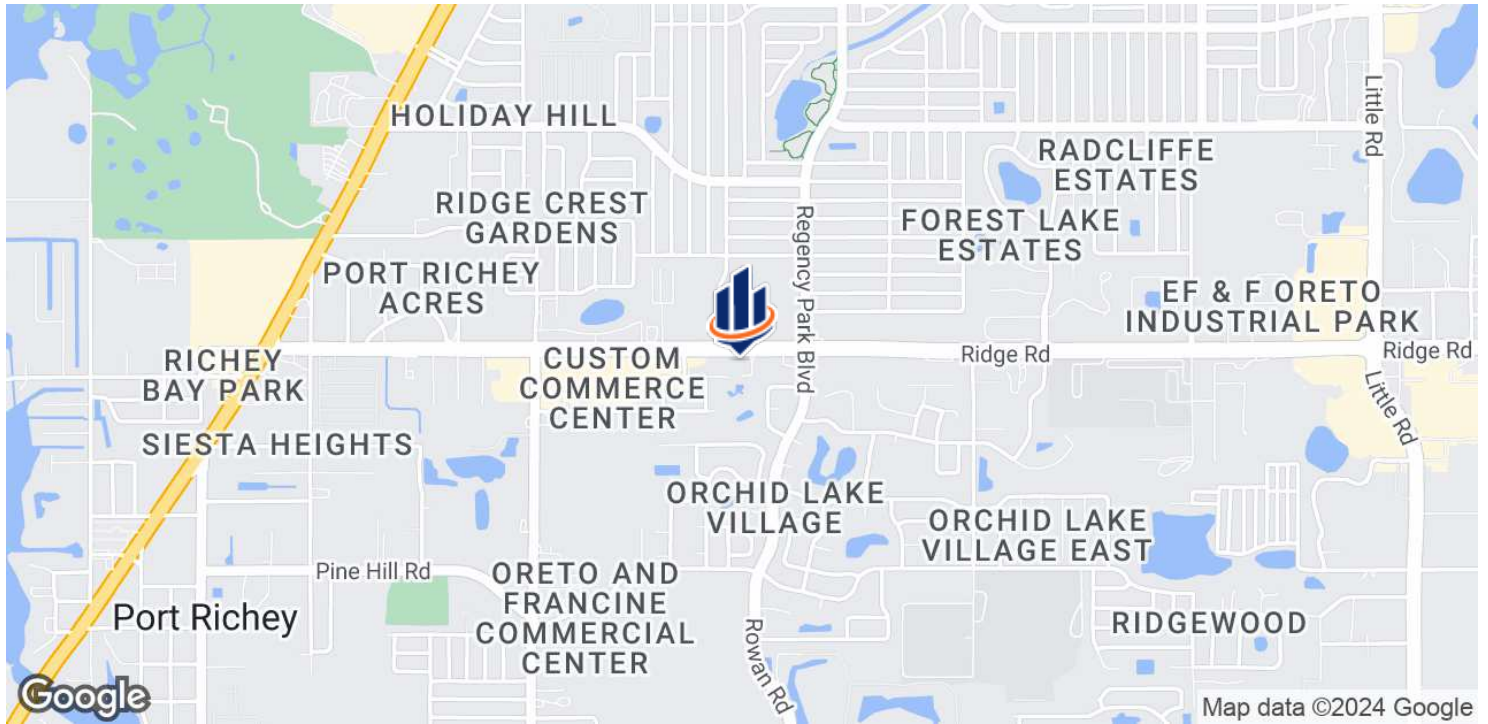
SITE DESCRIPTION

Situated in a highly desirable location with favorable C2 zoning, this property offers unparalleled potential for your next venture.

Boasting excellent visibility from a major roadway, this site is primed to attract attention and foot traffic. Whether you're considering opening a retail store, restaurant, office space, or any other commercial establishment, the possibilities are endless.

Recently, the owner has invested in preparing the property for its next chapter. The understory has been meticulously cleared of foliage, debris, and all other materials, providing a clean slate for development. While the property features some palm trees for aesthetic appeal, the majority of the parcel is ready and waiting for your creative touch.

Regional & Location Map





Custom Commerce Center

23,500 ± Cars/Day

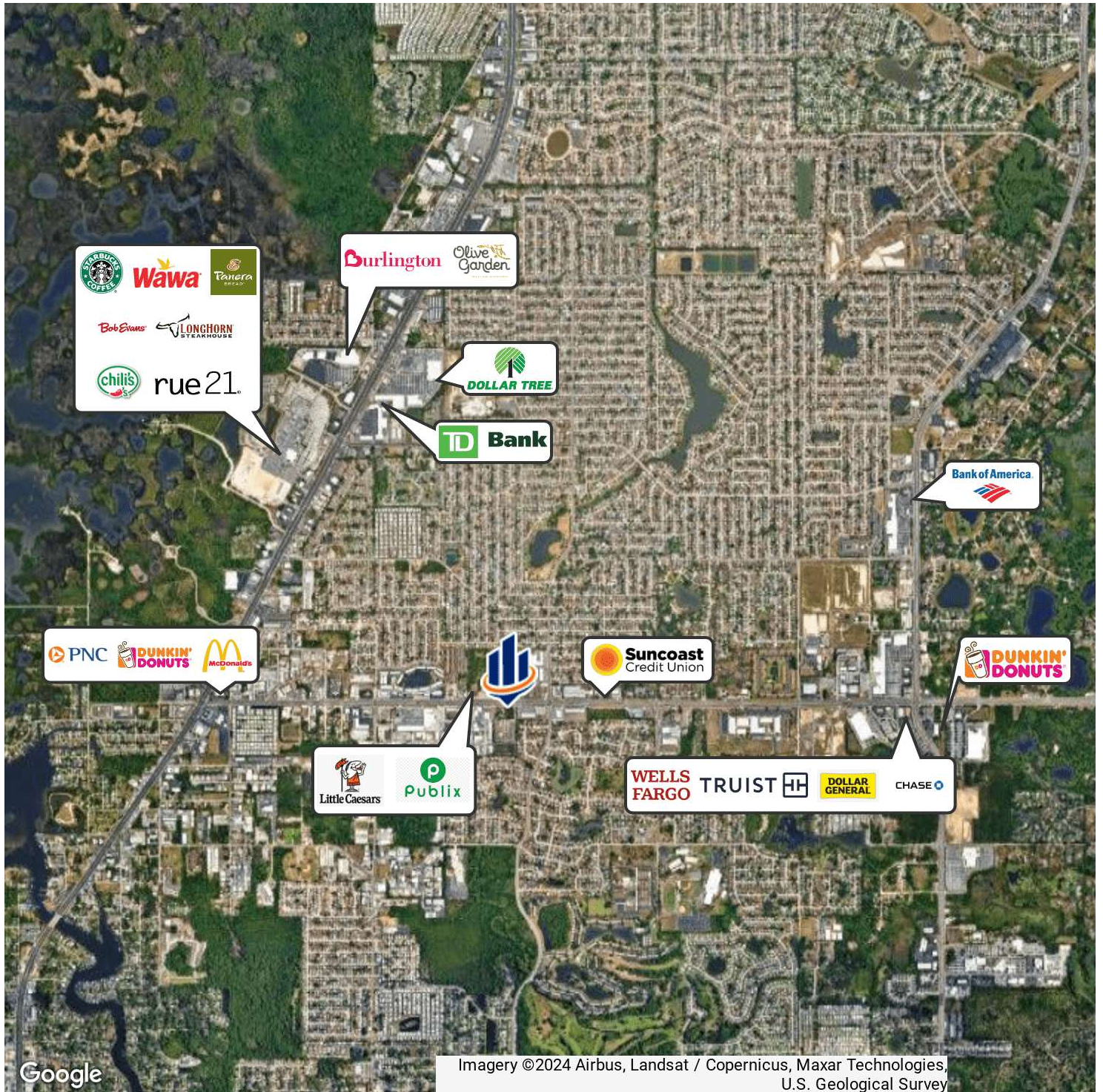
Mobil

Ridge Road

\$10.99 LARGE CARRY OUT SPECIAL
PAPA JOHN'S

AAMCO

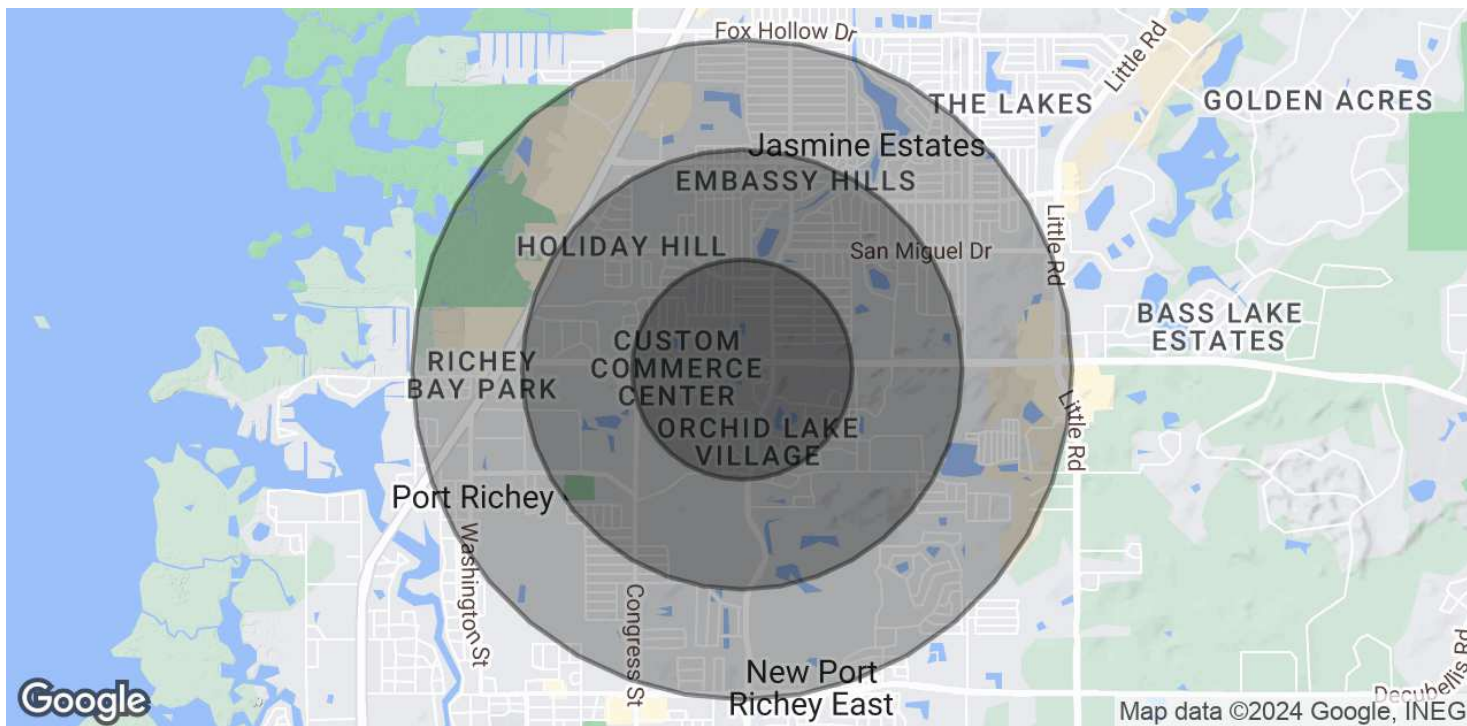
Retailer Map



Additional Photos



Demographics Map & Report



POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	3,287	11,490	22,137
Average Age	40.6	39.1	41.3
Average Age (Male)	40.9	37.2	39.9
Average Age (Female)	40.2	41.3	43.2
HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	1,680	5,425	10,553
# of Persons per HH	2.0	2.1	2.1
Average HH Income	\$35,620	\$39,443	\$41,819
Average House Value	\$85,063	\$93,723	\$105,541

* Demographic data derived from 2020 ACS - US Census



SHEA R. BOOSTER

Associate Advisor

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PROFESSIONAL BACKGROUND

Shea Booster is an Associate Advisor at SVN | Saunders Ralston Dantzler Real Estate in Lakeland, Florida.

Shea believes that the quality of a deal is directly related to the quality of relationships he can build with his clients. Plainly speaking, he puts "People First."

Shea holds a Bachelor of Science degree in Agricultural Education and Communication with minors in Leadership and International Studies from the University of Florida. During his time in the "Swamp," Shea was extremely involved on campus. He was President of the University of Florida's Collegiate Farm Bureau Chapter, sat on multiple advisory boards, held various leadership roles in his professional agriculture fraternity, Alpha Gamma Rho, and is a member of Florida Blue Key.

Prior to his time in Florida, Shea served as a National FFA Officer for the National FFA Organization. As the 2018-2019 Western Region National Vice President, Shea traveled over 100,000 miles across the country and internationally, advocating for ranchers, farmers, and agriculturalists at conventions, in boardrooms, and the U.S. Capitol. His time in this role led him to Florida.

In addition to his work at SVN, Shea also owns and operates a leadership development company, People First Leadership Solutions LLC, that provides leadership development training and programming for various companies and universities across the country.

Shea was born and raised in the High Desert region of Central Oregon. Although he is an Oregonian by birth, he is a Floridian by choice. He has a deep passion for agriculture, native landscapes, and people. In his free time, Shea enjoys hunting, traveling, and going to the movie theater with his fiancé, Kourtney.

Shea specializes in:

- Agriculture and Ranch Land
- Conservation Easements
- Hunting and Recreation tracts
- 1031 Tax-Free Exchanges



CLAY TAYLOR, ALC

Senior Advisor

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PROFESSIONAL BACKGROUND

Clay Taylor, ALC is a Senior Advisor at SVN | Saunders Ralston Dantzler Real Estate in Lakeland, Florida.

Clay has been with SVN SRD since January 2007. Prior to that, he worked 23 years with the Polk County School Board, 21 of those years being at Lakeland High School as a teacher and football coach. While there, he coached the defensive backs as that was the position he played at LHS and in college. The last 10 years he was the defensive coordinator, where he helped lead the Dreadnaughts to six State Championships and the “mythical” National Championship twice.

Clay obtained a Bachelor of Science degree in Food and Resource Economics from the University of Florida. Prior to that he attended and played football at Carson Newman College in Jefferson TN and the University of Central Florida in Orlando, FL.

Clay is a member of National RLI [Realtor’s Land Institute] and has served as treasurer of the Florida RLI Chapter since 2008. He is also a member of the FAR [Florida Association of Realtors®], the NAR [National Association of Realtors®], the LAR [Lakeland Association of Realtors®], and the CID [Commercial & Industrial Division of LAR].

Clay’s personal interests include exercising, hunting, fishing, watching sports, traveling, and spending time with his wife Gigi, his adult children Maddie, Clayton, and Jesse, and his yellow lab Tucker.

Clay specializes in:

- Residential Land Development
- Ranches & Recreational Land
- Agricultural Land

EDUCATION

- 2020 SVN® Achiever Award
- 2020 SVN Elite Sales Advisor
- 2016 CBC Circle of Distinction – BRONZE
- 2015 CBC Circle of Distinction – SILVER
- 2015 RLI Peer-to-Peer Networking Award/Overall Collaboration [National]
- 2014 CBC Circle of Distinction - BRONZE
- 2013 CBC Top 2% Sales Professional
- 2013 National Commercial Award by National Association of Realtors®
- 2013 RLI Peer-to-Peer Networking Award/Overall Collaboration [National]
- 2012 Florida RLI Land Realtor of the Year
- 2012 Florida Land Realtor® of the Year Award by RLI
- 2012 CBC Circle of Distinction - BRONZE
- 2011 CBC Circle of Distinction - BRONZE




The SVN® brand was founded in 1987 out of a desire to improve the commercial real estate industry for all stakeholders through cooperation and organized competition.

Today, SVN® International Corp., a full-service commercial real estate franchisor of the SVN® brand, is comprised of over 1,600 Advisors and staff in over 200 offices across the globe. Geographic coverage and amplified outreach to traditional, cross-market and emerging buyers and tenants is the only way to achieve maximum value for our clients.

Our proactive promotion of properties and fee sharing with the entire commercial real estate industry is our way of putting clients' needs first. This is our unique Shared Value NetworkSM and just one of the many ways that SVN Advisors create amazing value with our clients, colleagues and communities.

Our robust global platform, combined with the entrepreneurial drive of our business owners and their dedicated SVN Advisors, assures representation that creates maximum value for our clients.

The 9.6% Report



SVN® ADVISORS share fees because it creates more demand and more value for our clients. In 2016, economists analyzed 15,000 records of sales between \$2.5 and \$20 million in the four core building types: industrial, multifamily, office and retail*.

THE RESULTS? The average price per square foot was higher in every asset class for transactions involving two separate brokerage firms. In aggregate, the average selling price was 9.6% higher with brokerage cooperation.

IT'S COMMON SENSE

When a broker says they know all the buyers for a property, do they really? With 65% of buyers coming from out of market, how could they? 250 years ago, Adam Smith wrote down the basic laws of supply and demand: the higher the demand of a product, the higher the sales price.

THINK ABOUT IT

Marketing a property to the widest possible audience increases the price for an owner. This is how SVN® Advisors operates: we share fees and build trust with our clients and colleagues.

VISIT SVN.COM TO FIND OUT MORE.

*Peter Froberg and Viroj Jienwatcharamongkhol, Cooperation in Commercial Real Estate Drives Results

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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.



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