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Pasco County

A FLORIDA COUNTY GUIDE · GULF COAST

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REGION

Gulf Coast

COMMUNITIES TO START WITH

**New Port Richey,
Wesley Chapel, Dade
City, Zephyrhills**

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Fast-growing communities near Tampa sit beside established Gulf towns, ranchland, trails and historic east-county centers.

Pasco County stretches from established Gulf-side communities through fast-growing Wesley Chapel to Dade City and Zephyrhills in the east. West, central and east Pasco offer different housing, road, healthcare and employment patterns, so the county name alone does not describe the move.

Healthcare, construction, retail, logistics, education and service businesses continue to grow, while many households commute toward Hillsborough County. I-75, the Suncoast Parkway, U.S. 19 and SR 54/SR 56 organize daily travel and can make interchange proximity more important than straight-line distance.

A scouting trip should cross at least two parts of Pasco. Compare an established west-county neighborhood with a newer central corridor or an east-county town, drive the Tampa route if needed, and verify roads, utilities, schools, flood information and planned development for the exact address.

Lifestyle: Growth · New communities · Variety

Pasco County by the numbers

Population Census estimate	611,444	At the last full count 2020 Census	561,891
Median age	43.4	Aged 65 and over	21.9%
Under 18	20.2%	Median household income	\$70,492
Median home value what owners estimate	\$300,900	Homeownership	75.7%
People per household	2.56	Average commute	31.1 minutes

U.S. Census Bureau, American Community Survey, published January 2026, read September 19, 2026. Survey figures are estimates; median home value is what owners estimate their home is worth, not a sale price.

Communities to compare

New Port Richey

New Port Richey provides a historic riverfront center and access to established west-county neighborhoods near the Gulf. Compare city services with unincorporated mailing areas, then review flood, evacuation and U.S. 19 travel.

Dade City

Dade City offers a smaller historic county-seat setting, rolling terrain and rural surroundings in east Pasco. Confirm well or septic conditions, broadband, road access and travel to major healthcare or employment centers.

Wesley Chapel

Wesley Chapel is a major growth center near I-75 and SR 56 with newer communities, healthcare, retail and access toward Tampa. Review association costs, construction timing, school assignment and the complete commute beyond the interchange.

Zephyrhills

Zephyrhills combines an established small city, retirement communities and expanding development near the Hillsborough and Polk lines. Compare older housing with newer options and test routes toward Tampa, Lakeland or Wesley Chapel.

Checks before Pasco County becomes the answer

- ☐ **Choose west, central or east Pasco.** Match the home to the employment and service corridor; crossing the county east-west can become the repeated burden.
- ☐ **Drive the Tampa commute past the interchange.** Test I-75, the Suncoast Parkway or U.S. 19 from the actual neighborhood, including the surface-road approach.
- ☐ **Review growth around the property.** Check approved development, road projects, construction access and future land use rather than judging only today's view.
- ☐ **Confirm utilities and site conditions.** Verify water, sewer, well, septic, drainage, road responsibility and broadband for the exact parcel, especially outside dense growth corridors.
- ☐ **Map healthcare by part of county.** New facilities are expanding access, but specialty and hospital trips vary widely between west, central and east Pasco.
- ☐ **Price Gulf and river exposure.** In west Pasco, review flood, evacuation, elevation, drainage, roof and insurance options; inland addresses still require wind and rain planning.

Questions to answer for Pasco County

Pasco contains three different growth stories

Established Gulf communities, the Wesley Chapel and SR 54 growth corridor, and east-county towns offer distinct housing ages, services, road patterns and lifestyle tradeoffs.

Local growth meets Tampa employment

Healthcare, retail, construction and services have expanded within Pasco, while many residents still travel south. The household's job mix determines whether a community is convenient.

Healthcare follows the growth corridors

West and central Pasco have expanding hospital and medical networks, while rural areas may involve longer specialty trips. Test both routine and urgent access.

Highways help but do not solve surface traffic

I-75, the Suncoast Parkway, U.S. 19 and SR 54/SR 56 provide regional connections. The neighborhood-to-highway segment often determines the commute.

Coastal and inland risks differ

West-county storm surge and flooding require close review, while inland properties need drainage, wind, access and outage planning. Use the address, not the ZIP code, for verification.

Places that reveal the county

Werner-Boyce Salt Springs State Park

A young and largely undeveloped state park on four miles of Pasco County's Gulf shoreline, named for a saltwater spring 320 feet deep.

Historic Downtown Dade City

The county seat of Pasco, a small inland town of brick storefronts and old houses that the interstate never reached.

Robert K. Rees Memorial Park

Forty-five acres at Green Key in New Port Richey, the main public beach on the Pasco coast and a known place to watch the sun go down.

Pioneer Florida Museum & Village

Twenty-one acres north of Dade City holding a schoolhouse, a church, a train depot and an 1860s farmhouse moved here and restored.

SunWest Park

A county park built around a 70-acre spring-fed lake in an old limestone quarry at Hudson, with a white sand beach and a cable wakeboard system.

Giraffe Ranch

Forty-seven acres of private ranch near Dade City where visitors feed giraffes from a safari vehicle, a camel or a Segway, by reservation only.

Snowcat Ridge

A winter-season snow park at Dade City with a 400-foot tubing hill under real snow, open from November into the new year.

Jay B. Starkey Wilderness Park

More than 8,300 acres of pine flatwoods and swamp east of New Port Richey, with thirty miles of trail and a campground.

Anclote River Park

A 31-acre county park at the mouth of the Anclote River in Holiday, with a swimming beach, a boat ramp and views out to Anclote Key.

James E. Grey Preserve

Eighty acres of river frontage inside New Port Richey, with a boardwalk along the Pithlachascotee and an accessible kayak launch.

Starkey Ranch District Park

A county sports park in Odessa built with the Starkey Ranch development, sharing its site with a school, a library and a theater.

Withlacoochee River Park

A 260-acre county park on the Withlacoochee River at the edge of the Green Swamp, with an observation tower over the treeline.

TreeHoppers Aerial Adventure Park

An aerial ropes course in the woods at Dade City with ten color-graded routes and more than a hundred obstacles between the trees.

Florida Exotic Bird Sanctuary

A parrot sanctuary at Hudson caring for more than 800 birds, open to visitors by appointment on guided tours.

Beaches in Pasco County

Always verify current parking, fees, water quality, lifeguard coverage and posted rules before leaving.

Robert K. Rees Memorial Park Beach

Anclote River Park Beach

Where to check

Pasco County Government	· Official county services, departments, meetings and resident information.	pascocountyfl.gov
Pasco Emergency Management	· Current alerts, evacuation and household preparedness guidance.	pascocountyfl.gov
Pasco Metropolitan Planning Organization	· Countywide transportation planning and future mobility work.	pascocountyfl.gov
GoPasco Planning & Reports	· Transit development and public-transportation planning documents.	pascocountyfl.gov