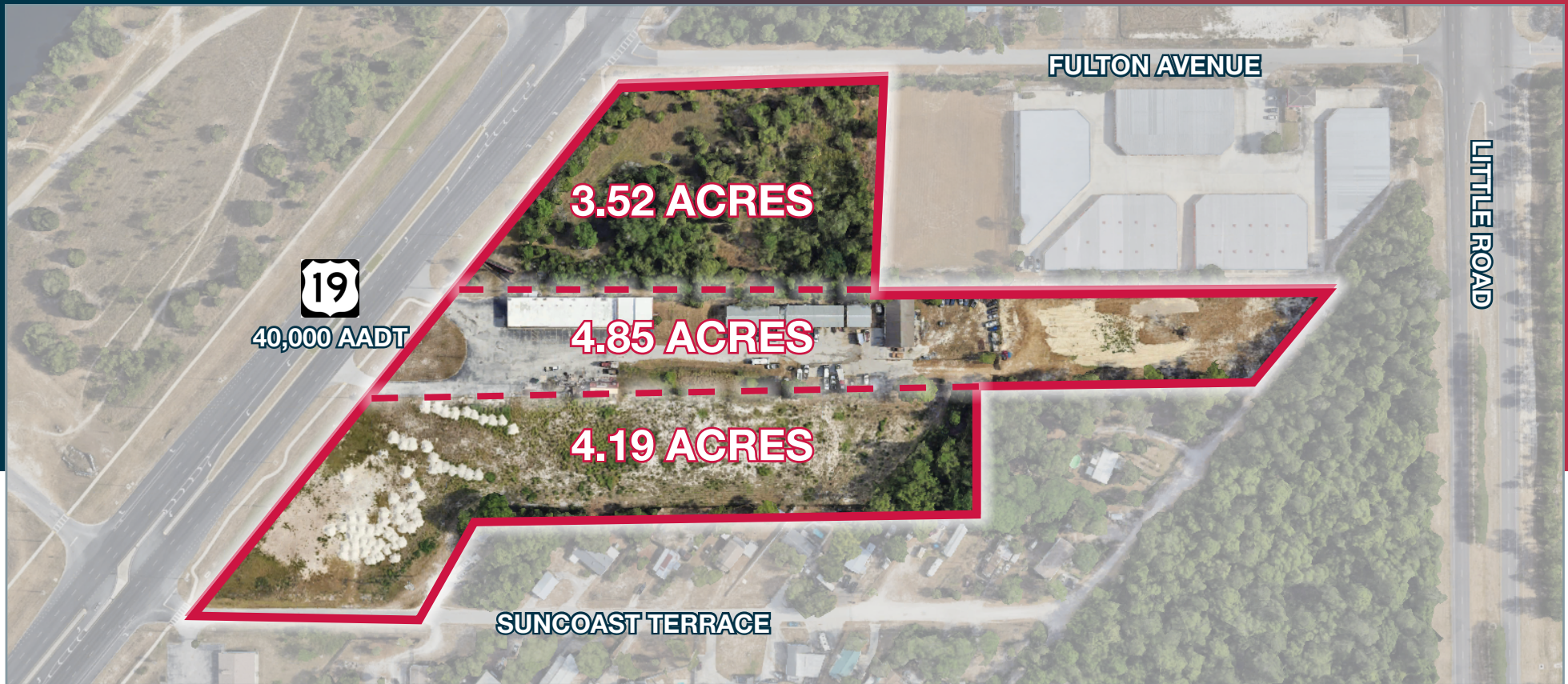


UP TO 12.56 ACRES FOR SALE

9081 SUNCOAST TER | 16408 US HWY 19 | 0 FULTON AVE | HUDSON, FL 34667



- OPPORTUNITY ZONE
- C-2 ZONING
- VISIBILITY ALONG US HWY 19
- IDEAL FOR WAREHOUSE, RETAIL OR AUTO USES
- GROWING RESIDENTIAL BASE
- HIGH TRAFFIC COUNT
- FLEXIBLE ZONING USES
- HIGH MARKET ADAPTABILITY

JACKSON O'NEILL
813 701 7948
joneill@lee-associates.com

KEVIN HUNT
813 647 6001
kphunt@lee-associates.com

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.



THE PROPERTY

Presenting an exceptional opportunity to acquire up to 12.56 acres of prime commercial land situated along the highly visible U.S. Highway 19, in Pasco County's rapidly growing corridor along Florida's Nature Coast.

PERMITTED USES

- RV, boat, commercial vehicle and self-storage
- Automotive sales, service, and repair
- Warehousing and general store
- Lumber yards
- Office, medical, and professional service buildings
- Contractor and trade service establishments



**OPPORTUNITY
ZONE**



ZONED C-2



**40,000 AADT
TRAFFIC COUNT**

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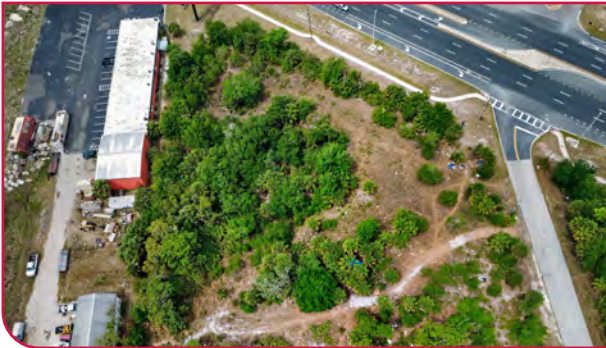
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UP TO 12.56 ACRES FOR SALE

HUDSON, FL 34667



DEMOGRAPHICS

POPULATION

- 1 MILE: 3,126
- 3 MILES: 17,170
- 5 MILES: 56,469

MEDIAN HOUSEHOLD INCOME

- 1 MILE: \$52,002
- 3 MILES: \$55,544
- 5 MILES: \$55,384

MARKET DRIVERS

Strong Population Growth: The Hudson area has seen consistent increases in population and residential development, driving demand for nearby storage, service, and convenience-based businesses.

Lifestyle-Oriented Market: With access to the Gulf Coast and abundant recreational amenities nearby, there is ongoing demand for RV and boat storage, making this property well-positioned to capture both local and seasonal users.

