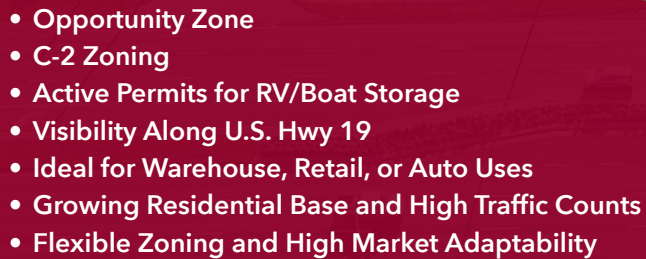




4.19 ACRES FOR SALE

9081 SUNCOAST TERRACE | HUDSON, FL 34667



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.



4.19 ACRES FOR SALE

9081 SUNCOAST TERRACE | HUDSON, FL 34667

THE PROPERTY

Presenting an exceptional opportunity to acquire 4.19 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.

ZONING

The site is in an Opportunity Zone and zoned C-2 (General Commercial District) which includes uses for self storage & outdoor storage. Permits are in place for RV and boat storage, providing a near shovel-ready opportunity for investors or owner-users seeking to serve the area's strong recreational and residential storage needs.

PERMITTED USES

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



**OPPORTUNITY
ZONE**



ZONED C-2



**STORAGE USES
PERMITTED**

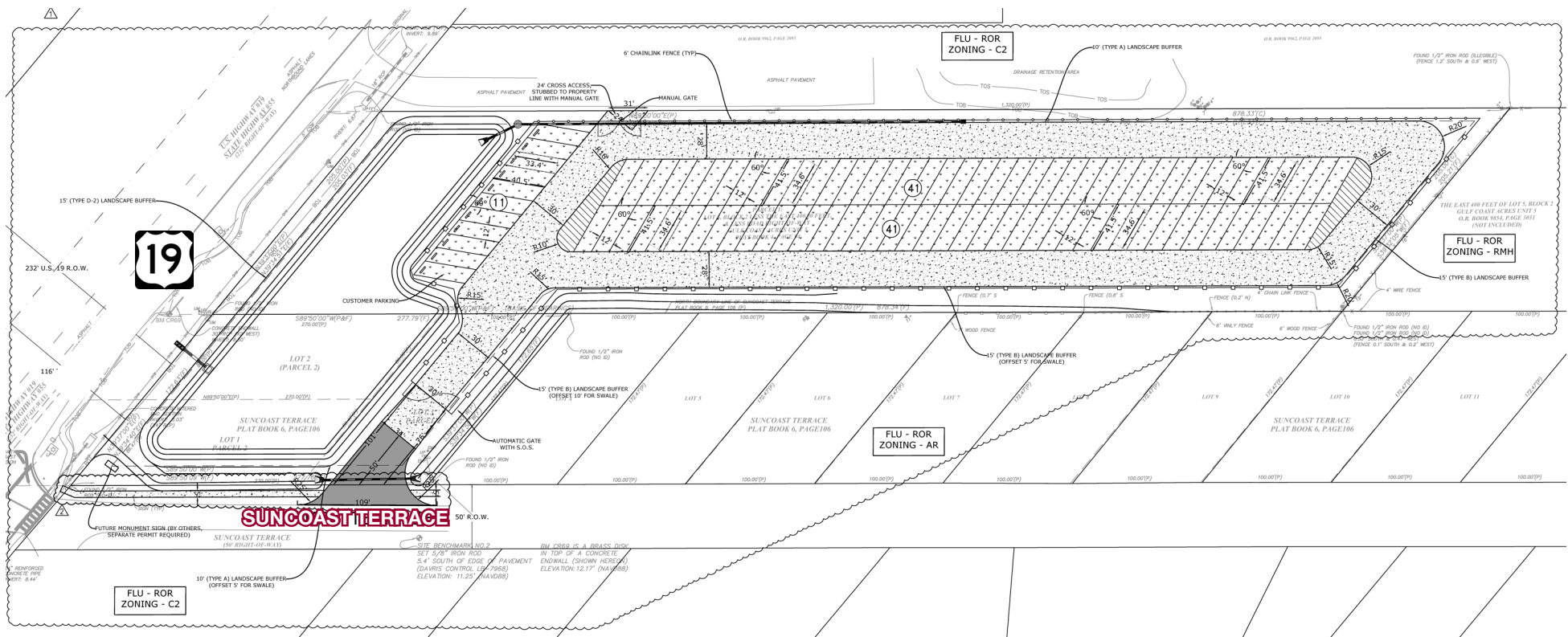


**40,000 AADT
TRAFFIC COUNT**



SITE PLAN

- Approved for 93 boat/rv storage spaces (40'x15')
- Options available to break into smaller spaces (20'x15')



4.19 ACRES FOR SALE

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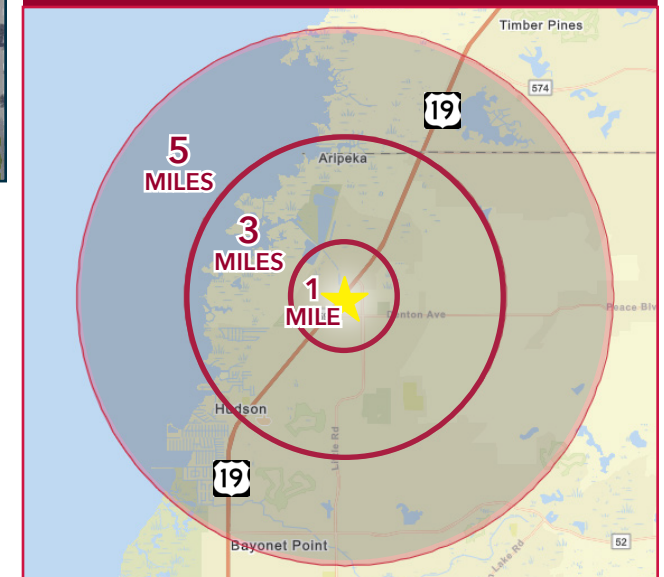
DEMOGRAPHICS

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.

JACKSON O'NEILL
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