

14,130 SF | 1.55 ACRES

6 UNIT OFFICE PARK

FOR SALE

HUDSON, FL



MAJESTIC PARK

12029 MAJESTIC BLVD., HUDSON, FL 34667

OFFERING MEMORANDUM



DISCLOSURE

Offering Memorandum (“Memorandum”) is being provided on a confidential basis by the undersigned Broker and/or affiliated representatives (“Broker”) solely for the purpose of evaluating a potential acquisition of the business described herein (“Business”). By accepting this Memorandum, the recipient (“Recipient”) agrees to keep its contents strictly confidential and not to reproduce or disclose any of the information contained herein to any party other than financial, legal, or business advisors directly involved in evaluating the opportunity, provided such parties are informed of and agree to be bound by this confidentiality obligation.

This Memorandum contains select information pertaining to the Property and the Owner and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented “as is” without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property’s suitability for your needs. Any reliance on the content of this memorandum is solely at your own risk.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be non-binding and neither Doyle & McGrath nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner.

By accepting this memorandum, the recipient agrees to be bound by the terms above.

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TABLE OF CONTENTS

1

EXECUTIVE
SUMMARY

2

PROPERTY
DESCRIPTION

3

LOCAL
MARKET SUMMARY

4

MSA
OVERVIEW

1. EXECUTIVE SUMMARY

Located in Hudson, Pasco County, Florida, this 14,130 SF office park benefits from a strategic position along Florida’s west-central Gulf Coast, conveniently located between Little Road and US Highway 19 approximately 45 miles northwest of downtown Tampa and roughly 50 miles from Tampa International Airport. The property sits within Pasco County, a region that has experienced steady population and employment growth as residents and businesses migrate north from the Tampa metro in search of affordability and accessibility. Hudson provides convenient connectivity via U.S. Highway 19, a major north-south commercial corridor linking the asset to Tampa, Clearwater, and surrounding Gulf Coast communities, while also benefiting from proximity to residential neighborhoods that support local office demand.

The property consists of six office units totaling ~14,130 square feet, offering various suite sizes well-suited for small professional users. The immediate trade area is anchored by national and regional retailers along the U.S. 19 corridor, including grocery, pharmacy, and service-oriented tenants that drive consistent daily traffic. Nearby retailers such as Walmart, Publix, CVS, Walgreens, and a variety of quick-service restaurants and neighborhood services enhance the location’s convenience for tenants and visitors alike. This surrounding retail ecosystem supports strong long-term fundamentals for office users seeking visibility, ease of access, and proximity to amenities.

With only one unit currently occupied, the asset represents a true value-add opportunity through lease-up of vacant space and implementation of market rents. Investors can capitalize on improving local demand and continued growth in Pasco County by stabilizing the property over time & investing in capital improvements, creating income growth and appreciation potential.

Building Size	±14,130 SF 6 Office Units
Land Area	±1.55 Acres
Year Built	1982
Parcel #	03-25-16-0000-00100-0043
Average Daily Traffic County	SR 52 W - 27,000 ADT
Population within 5-Miles	103,744



\$2.3M
PRICE

\$163
PRICE/SF

1.55
ACRES

6
UNITS



Investment Highlights

1 Value-Add Lease-Up Opportunity

With a majority of the space currently vacant, the property offers immediate upside through lease-up at market rents, allowing investors to significantly increase NOI and overall asset value through active management.

2 Strategic Pasco County Location

The office park is located in Hudson, a growing coastal community positioned along the U.S. Highway 19 corridor, benefiting from strong regional connectivity to the greater Tampa Bay market and steady in-migration trends.

3 Medical and Service-Oriented Synergy

Hudson's mature demographic profile supports strong demand for healthcare, counseling, therapy, and back-office medical users. Proximity to HCA Florida Bayonet Point Hospital and surrounding clinics creates a natural ecosystem for medical and medical-adjacent office tenants.

4 Strong Retail Adjacency

The asset is surrounded by daily-needs and service-oriented retailers along U.S. 19, providing convenience for tenants and supporting long-term occupancy through proximity to grocery, pharmacy, dining, and essential services.

5 Small-Bay Office Format with Broad Demand

The multi-suite configuration is well suited for local professional users such as medical services, insurance, legal, real estate, and small businesses that favor affordable, flexible office space in suburban markets.

6 Limited New Office Supply

Pasco County has seen limited speculative suburban office development compared to multifamily and industrial. This constrained supply environment helps support occupancy and rent stability for well-located, well-maintained office properties.



2. PROPERTY DESCRIPTION



Building Size	±14,130 SF 6 Office Units
Land Area	1.55 Acres
Year Built	1982
Roof - Replaced 2019	Shingle

Parcel #	03-25-16-0000-00100-0043
Flood Zone	X - Low Flood Risk Area
Parking-Resurfaced 2024	65 Surface Spaces
Zoning	C2-Commercial Office

RENT ROLL

UNIT	TENANT	GLA	PRO RATA %	LEASE TYPE	ANNUAL RENT	\$/SF	EXPIRATION
1	Vacant	3,755	26.57%				
2	Vacant	1,170	8.28%				
3	Vacant	2,225	15.75%				
4	Vacant	2,123	15.02%				
5	Sunflower Inspired Creations, LLC	2,360	16.70%	MG	\$35,400	\$15.00	8/31/2030
6	Vacant	2,497	17.67%				
TOTAL VACANT		11,770	83.30%				
TOTAL OCCUPIED		2,360	16.70%				
TOTAL		38,713	100%				



3. LOCAL MARKET SUMMARY

Hudson is a Gulf Coast community in northwest Pasco County, positioned along the US-19 corridor within the Greater Tampa Bay region. The area benefits from a strong “live on the coast, commute to the metro” dynamic, providing relatively affordable housing, everyday convenience retail, and access to regional employment nodes throughout Pasco, Pinellas, and Hillsborough Counties. As Pasco continues to add rooftops and infrastructure, Hudson is supported by steady in-migration and demand for essential services, medical uses, and neighborhood retail.

Hudson draws from a broad Pasco County employment base, anchored by government, education, and healthcare. Pasco County’s largest employers include: Pasco County Public Schools, Pasco County Government, HCA Healthcare, State of Florida, BayCare Morton Plant North Bay Hospital, Florida Medical Clinic, AdventHealth (multiple campuses), HCA Florida Bayonet Hospital, Federal Government, and the Pasco County Sheriff, among others.

A key local anchor is HCA Florida Bayonet Point Hospital - located only 3 miles from the subject property, is a 392-bed acute care hospital and Level II Trauma Center, supporting a deep medical ecosystem and consistent traffic drivers for surrounding commercial corridors.



HCA Florida Bayonet Point Hospital

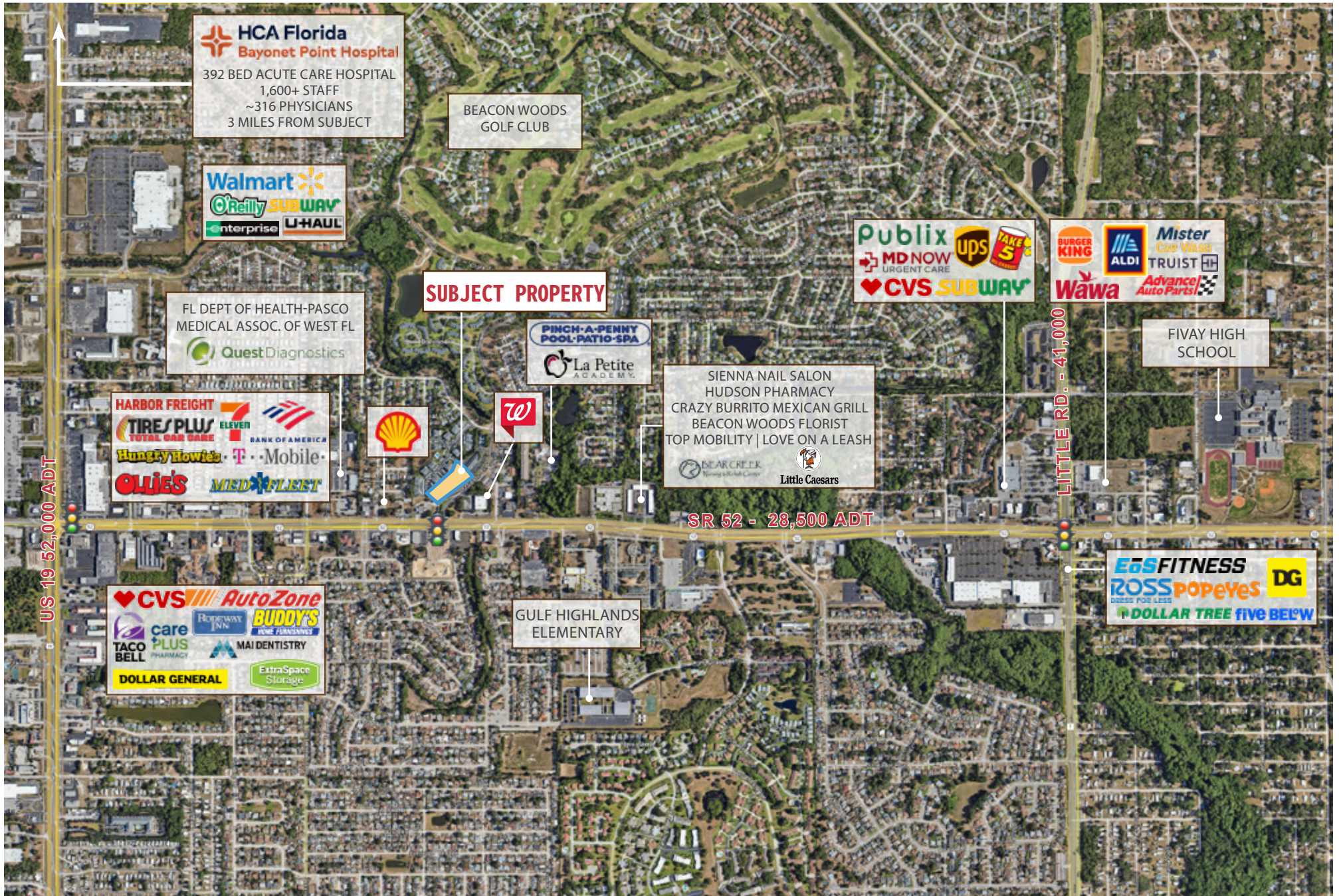
DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION			
2025 Population	12,740	59,704	103,744
5 Year Projected Population Growth	2.25%	4.7%	5.8%
2025 Median Age	53.0	52.0	50.4
HOUSEHOLD INCOME			
Average Household Income	\$63,330	\$68,909	\$71,318
HOUSING			
Households	5,935	26,765	46,299
Average Home Price	\$328,293	\$299,798	\$306,834
DAYTIME POPULATION			
2025 Daytime Population	11,972	55,077	100,822

THE BOTTOM LINE

Hudson sits in northwest Pasco County, along the US-19 corridor, and benefits from the same fundamentals driving suburban office success across the greater Tampa Bay region—lower costs, convenience, and proximity to rooftops. For both tenants and owners, Hudson offers a practical, value-oriented office environment that can perform well for everyday business users rather than trophy office concepts.

Hudson offers a function-first suburban office market: not about Class-A prestige, but about affordability, access, and everyday usability. For tenants, it means lower rent, easier commutes, and client-friendly layouts. For landlords, it means a lower entry point and realistic value-add opportunities in a growing Pasco County submarket that continues to benefit from Tampa Bay’s northward expansion.

RETAIL MAP



4. GREATER MARKET OVERVIEW

TAMPA - ST PETE - CLEARWATER MSA

NATIONALLY RANKED | ECONOMICALLY RESILIENT | GROWTH-DRIVEN

RANKINGS

- » #2 Best Market for Real Estate Investment – PwC Emerging Trends in Real Estate® 2024
- » Top 10 U.S. Metros for Job Growth – U.S. Bureau of Labor Statistics
- » #1 in Florida for Inbound Migration – United Van Lines 2023 National Movers Study
- » #6 Best Metro for Remote Workers – Zillow/LinkedIn 2023
- » Top 20 U.S. Metro for GDP Output – U.S. Bureau of Economic Analysis

FLORIDA

NO SALES TAX ON COMMERCIAL RENT

Florida repealed the sales tax on commercial rent (business rent tax) effective October 1, 2025.

This means:

- Commercial lease payments (office, retail, industrial) no longer carry the state's 2% sales tax or local surtaxes that landlords traditionally passed through to tenants.

Why this matters to you as a small office park investor:

- Lower cost of occupancy for tenants
- Improved leasing velocity & occupancy: Reduced total rent costs can shorten vacancy periods and strengthen demand.
- Stronger cash flow and Net Operating Income

MAJOR ATTRACTIONS



World Class Beaches

- 400 Miles of Shoreline
- Pinellas County
 - 35 Miles of Beaches
 - 11 Barrier Islands

Award Winning International Airport

- Tampa International Airport Voted Best Large Airport in US, 2024, 2025
- 24.8M Passengers in 2024
- Generates \$14.4B in Economic Impact & Supports 121,000 Jobs

#1

FLORIDA
BEST STATE
ECONOMY IN USA
U.S. NEWS, 2024

Military Impact: MacDill Air Force Base

Total Economic Impact:
- \$5B Annually

Employment Impact:
- 105,200 Direct & Indirect Jobs

Defense Sector
- \$16B to the Region's GRP
- Supports 152,321 Jobs

Tourism Impact:

In 2024, Tourism generated \$9.4B in Hillsborough County

- 28.2M Visitors
- \$6.0B Spent while visiting
- Supporting 61,326 jobs
- Generating \$683M in state & local taxes
- Hotel Revenue surpassed \$1.16B in 2024



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