

3.52 ACRES FOR SALE

0 FULTON AVE. | HUDSON, FL 34667



- Opportunity Zone
- C-2 Zoning
- Visibility Along U.S. Hwy 19
- Ideal for Warehouse, Retail, or Auto Uses
- Growing Residential Base and High Traffic Counts
- Flexible Zoning and 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 3.52 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 & PERMITTED USES

The site is in an Opportunity Zone and zoned C-2 (General Commercial District)

- Passenger or commercial truck, trailer, RV, boat, motorcycle sales, storage and service
- Automotive sales, service, and repair
- Warehousing and general store | sales & office
- Office and professional service buildings
- Contractor and trade service establishments
- Medical offices, clinics, imaging labs
- Contractor's office and storage. All storage shall be inside the building or in an enclosed area not visible from the right-of-way
- Parking lots and garages
- Financial institutions
- Self-storage facilities
- Plant nurseries
- Lumber yards
- Plumber shops



ZONED C-2



**OPPORTUNITY
ZONE**



**40,000 AADT
TRAFFIC COUNT**



3.52 ACRES FOR SALE

0 FULTON AVE. | 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.

