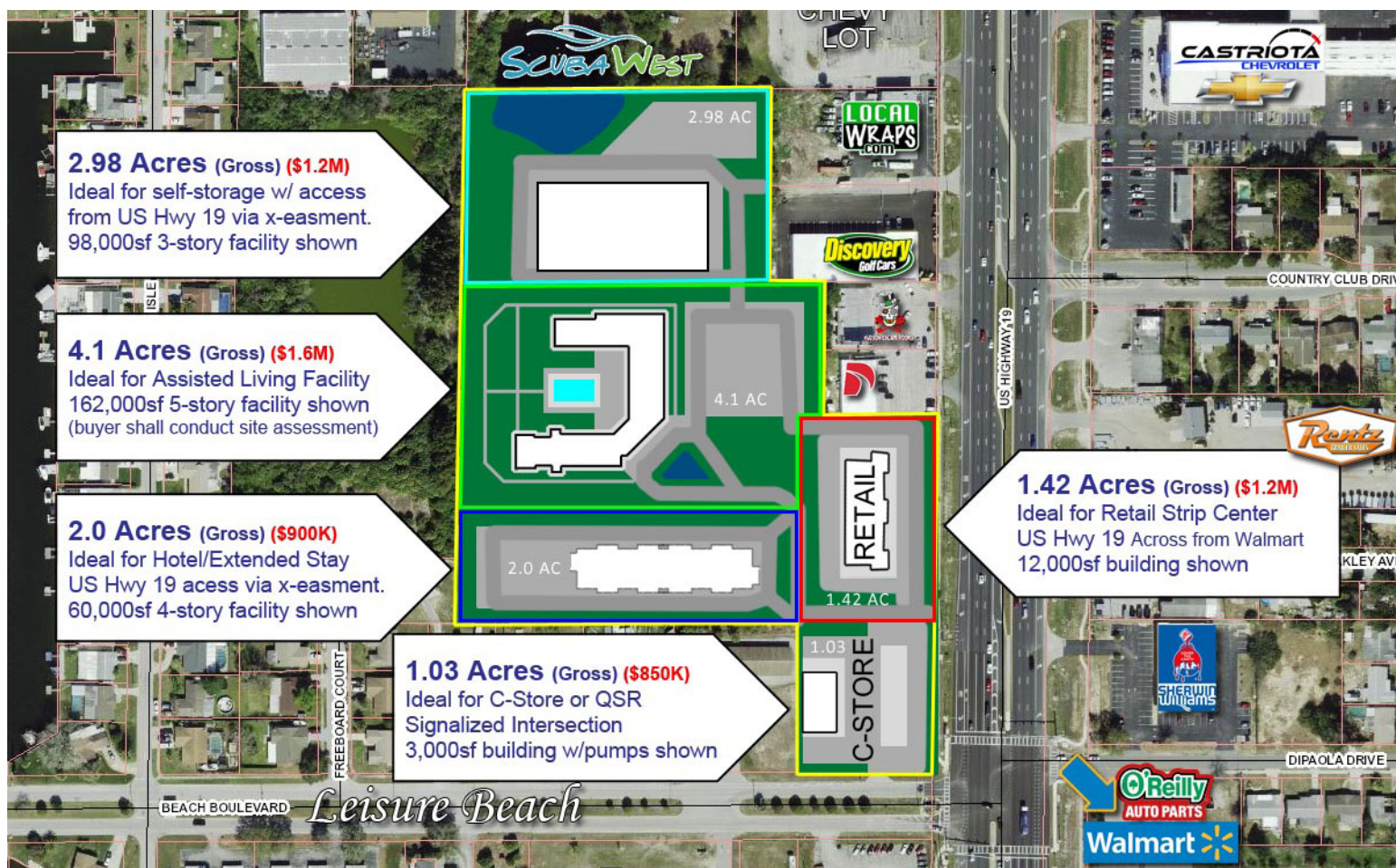


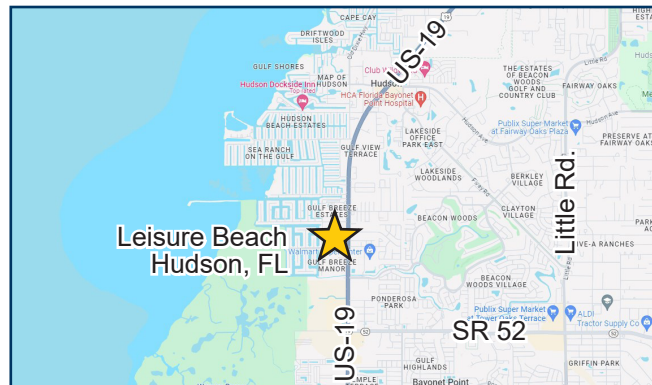


Discover the potential of an 11.53-acre canvas awaiting transformation in Hudson, Florida – a thriving section of Pasco County poised for unprecedented growth. This strategic mixed-use development opportunity, zoned C-2, spans a 3-parcel assemblage at a signalized intersection, making it an ideal investment for forward-thinking developers. Capture the attention of 52,000 vehicles passing daily with a retail strip center boasting approximately 12,000 square feet, fronting the highway and a quick-serve retail or convenience store on the corner of US Hwy 19 and Beach Blvd.

11.53ac Zoned C-2 (ROR) asking \$4,900,000

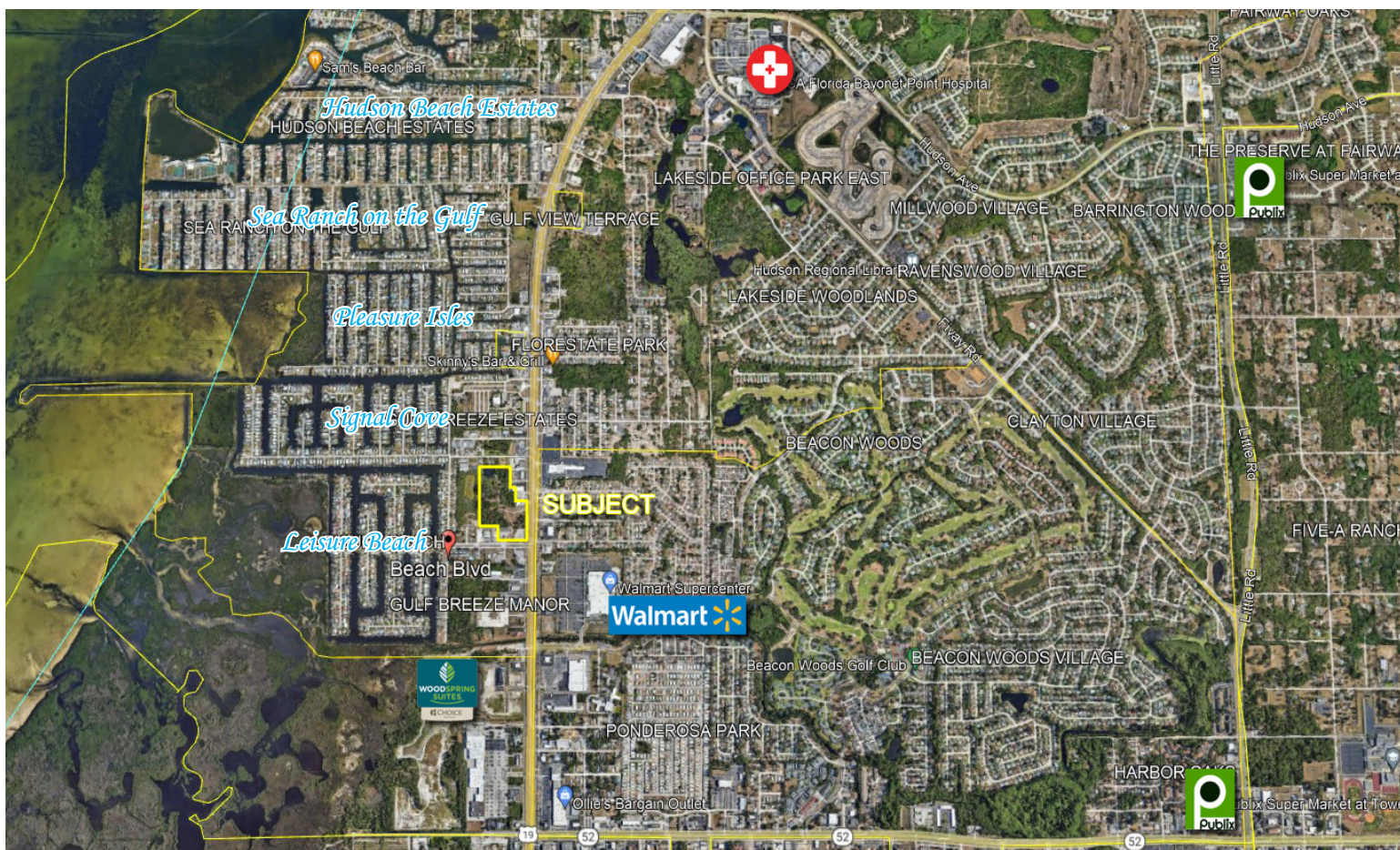
KEY FEATURES

- 11.53 up to possible 12.49 Acres of Prime Development Land
- C-2 Zoning for Commercial and Residential Applications
- Signalized Intersection on US Hwy 19 and Beach Blvd.
- Proximity to Super Walmart and Major Retail Redevelopment
- Ideal for Retail, Hotel, ALF, SSL, Townhomes, etc (will divide)
- Daily Traffic of 52,000 Vehicles Ensures High Visibility



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Hudson is a coastal city at the northern edge of redevelopment along Pasco county's US Hwy 19 artery. Just north of the SR 52 intersection, the subject property is located diagonally across the street from a Super Walmart, O'Reilly Auto Parts and just south of HCA Florida Bayonet Point Hospital. There is a Publix and Aldi 2.9 miles away and a second Publix 3.7 miles north east of this location. Leisure Beach, Signal Cove, Pleasure Isles, Sea Ranch on the Gulf and Hudson Beach Estates are just a few of the neighboring coastal communities.

This area is however, in need of more affordable housing as most of the water-front property in this area is priced beyond the grasp of first time buyers. Water's Edge in New Port Richey is the closest new Town-home development, and new units have been selling for \$215-\$266/sf over the past year.

Commercial lots fronting US Hwy19 have seen recent valuations in the \$800k-\$900k/Acre range over the past year, with residential multi-family land averaging around \$350k/acre. This project contains 2.45 Acres of prime frontage and room enough for a 12,000 sf strip center, with the corner of US 19 and Beach Blvd a signalized intersection and 9.08 acres can accomodate mixed retail uses a hotel, assisted living, self storage or potentially up to 12 townhome buildings of 6 units each (for 72 total units).

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