

# FOR SALE: US Hwy 19 - Hudson Mixed Use

Hudson, FL 34667



*This listing consists of two separate tracts available for sale together or separate.*

|                              |                                                                                                          |
|------------------------------|----------------------------------------------------------------------------------------------------------|
| <b>Sale Price Per Tract:</b> | <b>\$1,097,500</b>                                                                                       |
| <b>Total Land Size:</b>      | <b>18.67 +/- acres</b><br>Tract A: 9.03 +/- acres (\$1,097,500)<br>Tract B: 9.64 +/- acres (\$1,097,500) |
| <b>Parcel ID:</b>            | Tract A: 13-24-16-0040-0020-0080<br>Tract B: 13-24-16-0040-0020-0010                                     |
| <b>Utilities:</b>            | Water & Sewer - Pasco County Utilities<br>Electric - Withlacoochee River Electric Coop                   |
| <b>Traffic Count:</b>        | 38,000 AADT on US Hwy 19                                                                                 |
| <b>Zoning/FLU:</b>           | Tract A: C2 & C3/ROR - Retail/Office/Residential<br>Tract B: AR & C2/ROR - Retail/Office/Residential     |
| <b>Road Frontage:</b>        | Tract A: 410 +/- FT on US Hwy 19<br>Tract B: 415 +/- FT on US Hwy 19<br>1,320 +/- FT on Gladwin Ave.     |

For More Information Contact

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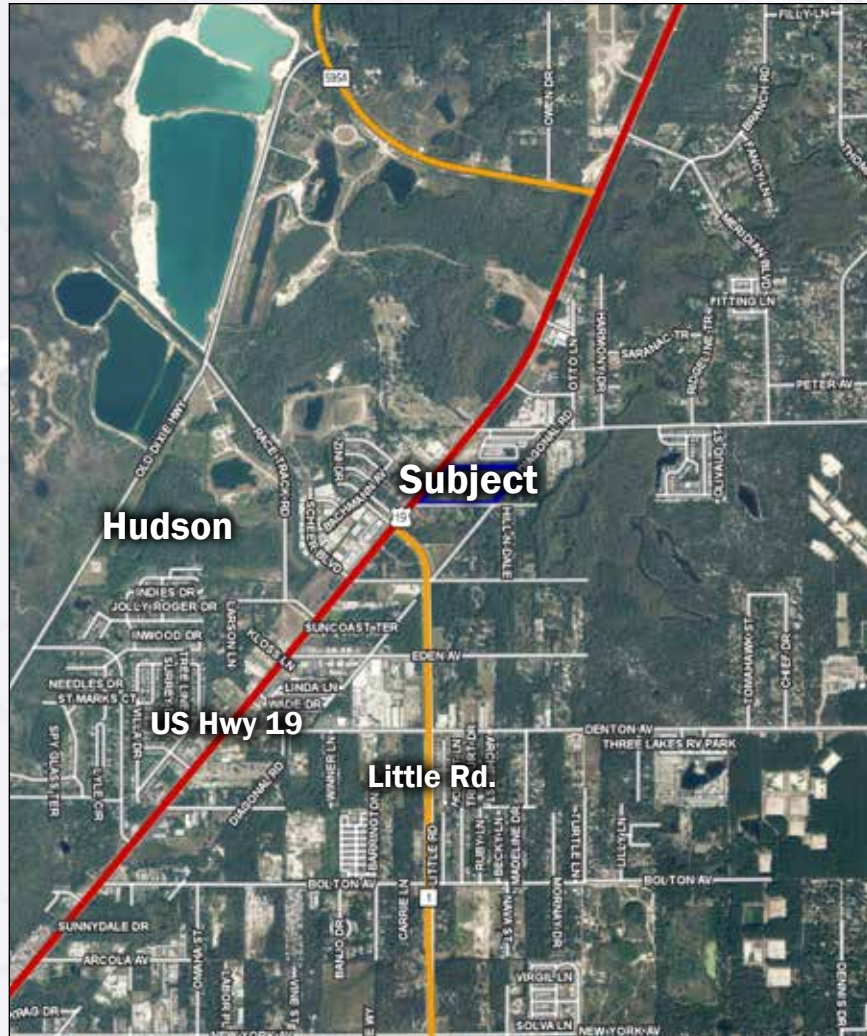
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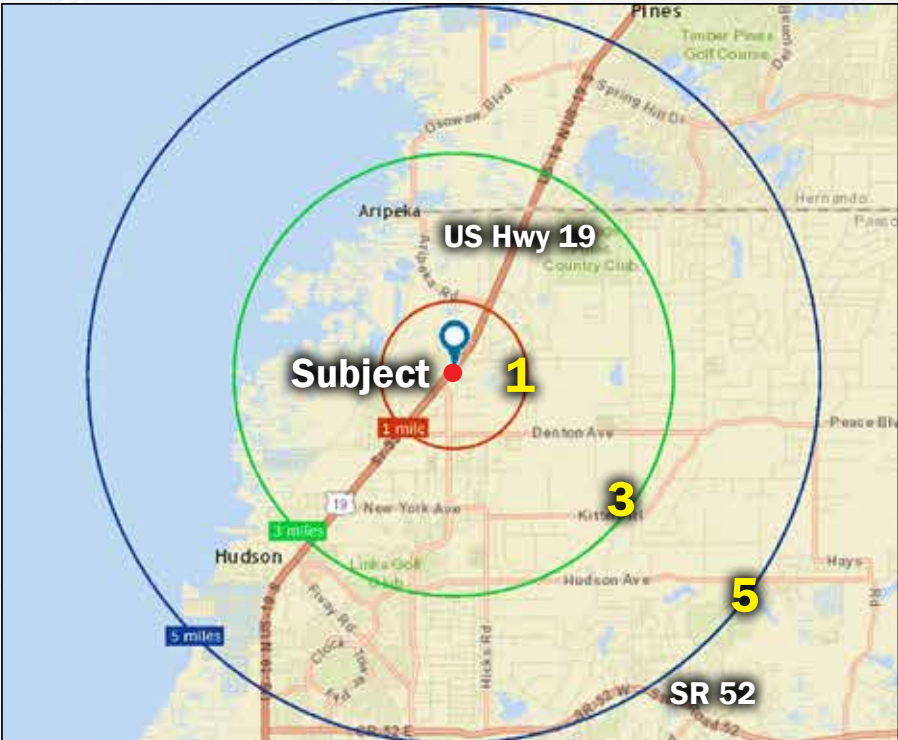


# Location Map and Photos



# Demographics

## Demographic Summary 1, 3, 5 Mile Radius

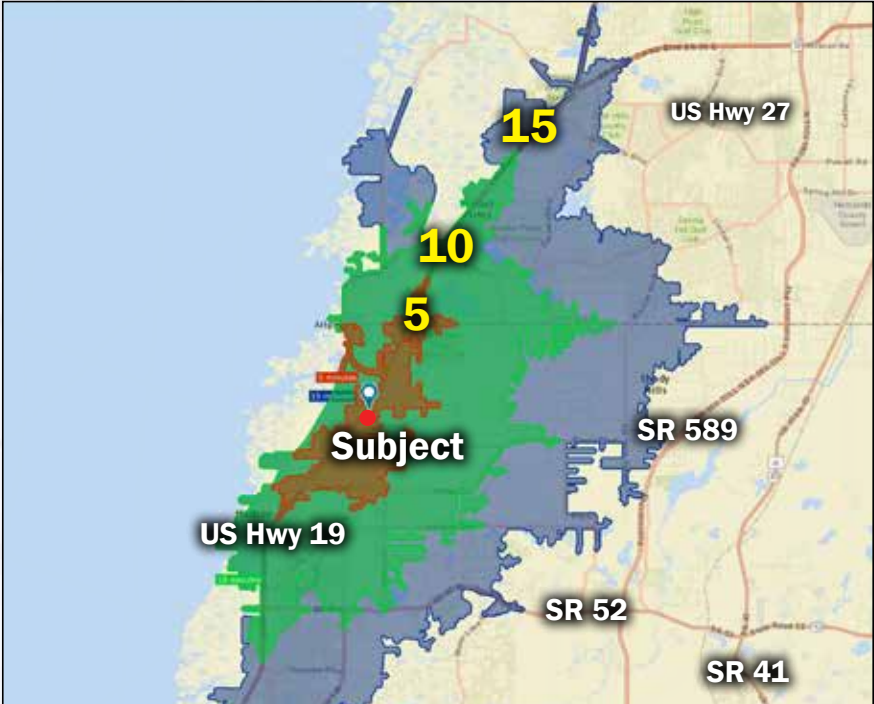


### Great location for:

- Office
- Retail
- Convenience Store
- Grocery Store

| 2014                    | 1 Mile   | 3 Miles  | 5 Miles  |
|-------------------------|----------|----------|----------|
| Population              | 1,507    | 14,501   | 51,306   |
| Households              | 587      | 6,592    | 22,446   |
| Median Household Income | \$32,419 | \$37,003 | \$35,943 |

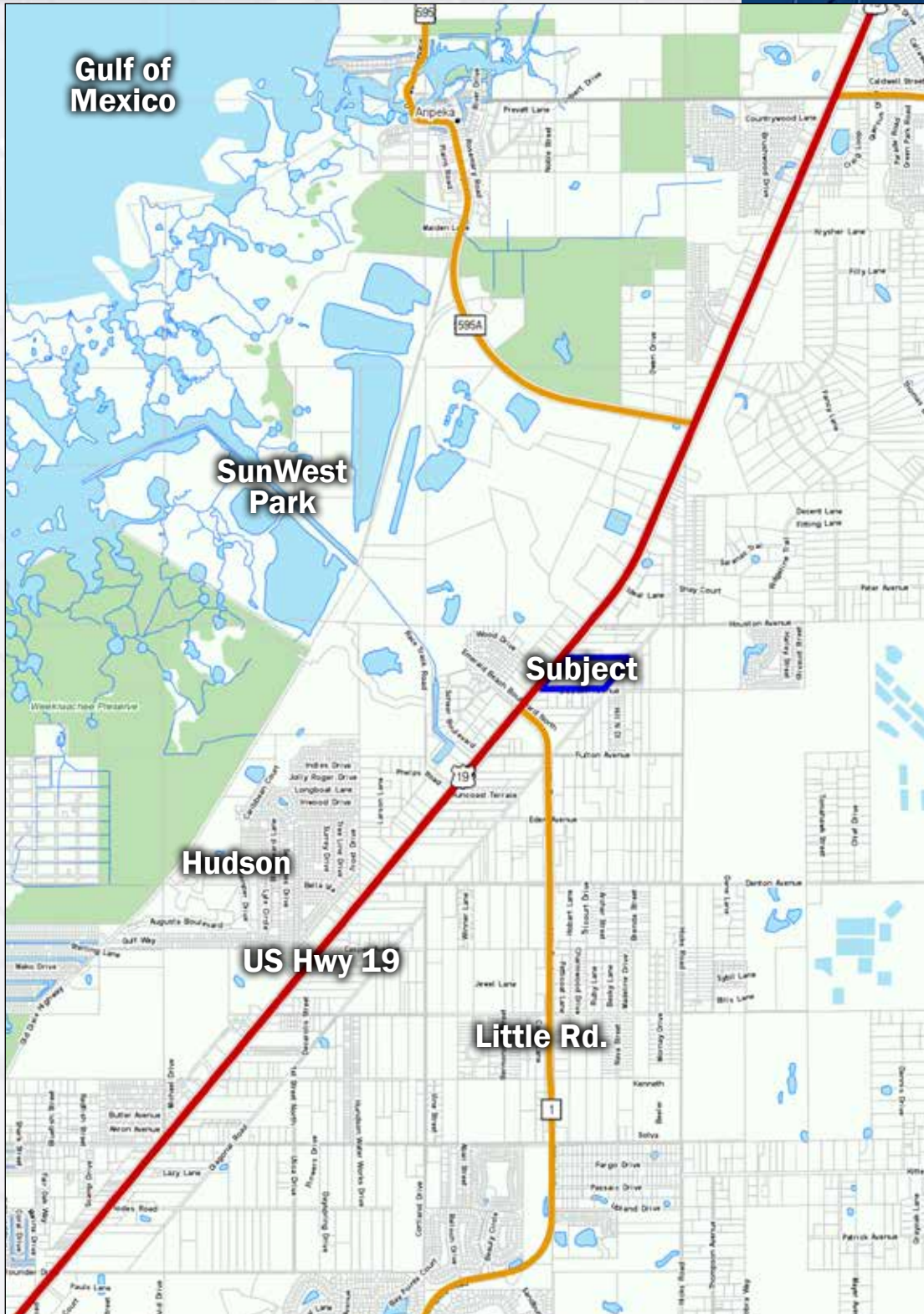
## 5, 10, 15 Minute Drive Times





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