





# Aerial Overview





# Property Description

## PROPERTY DESCRIPTION

This opportunity presents investors and users alike with the chance to capitalize on a strategically located parcel adjacent to the Publix-anchored Hays Road Town Centre in Hudson, FL. Situated at the intersection of SR 52 and Hays Rd, this .79-acre "Pad Ready" parcel offers immense potential for mixed-use development, allowing for up to 20,396 SF buildable, including the existing parking already in place. All site improvements are in place, as well, at no cost to Buyer, inclusive of parking, landscape and amenities, off-site detention and utilities.

## LOCATION DESCRIPTION

The property is located on the north side of State Road 52, just west of Hays Road. It's less than 5 minutes to the Suncoast Parkway, 30 minutes to Tampa International Airport, and 35+ minutes to downtown Tampa. The property is situated just on the other side of the Suncoast Parkway from the coming 6,200+ acre mixed-use, master-planned community of Angeline.

## MUNICIPALITY

Pasco County

## PROPERTY SIZE

0.79 Acres

## ZONING

MPUD

## PARCEL ID

11-25-17-0000-00100-0016

## PROPERTY OWNER

HAYSVEST LLC

## PRICE

\$1,200,000

## BROKER CONTACT INFO

<b>Chris Bowers, CCIM</b> Senior Broker Associate 813.287.8787 x8 <a href="mailto:chris@thedirtdog.com">chris@thedirtdog.com</a>	<b>Pat Shelton</b> Broker Associate 813.287.8787 x14 <a href="mailto:pat@thedirtdog.com">pat@thedirtdog.com</a>
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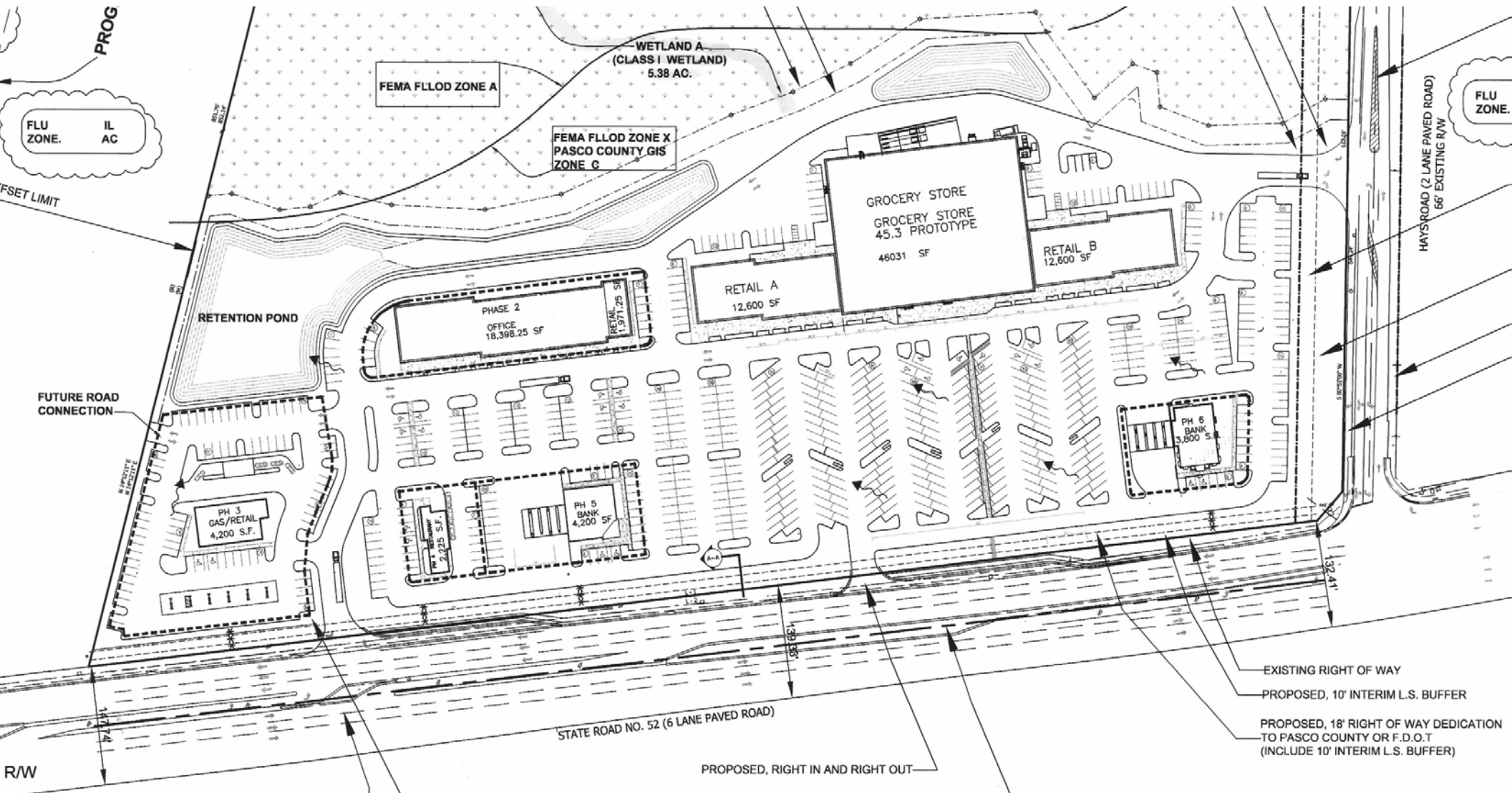


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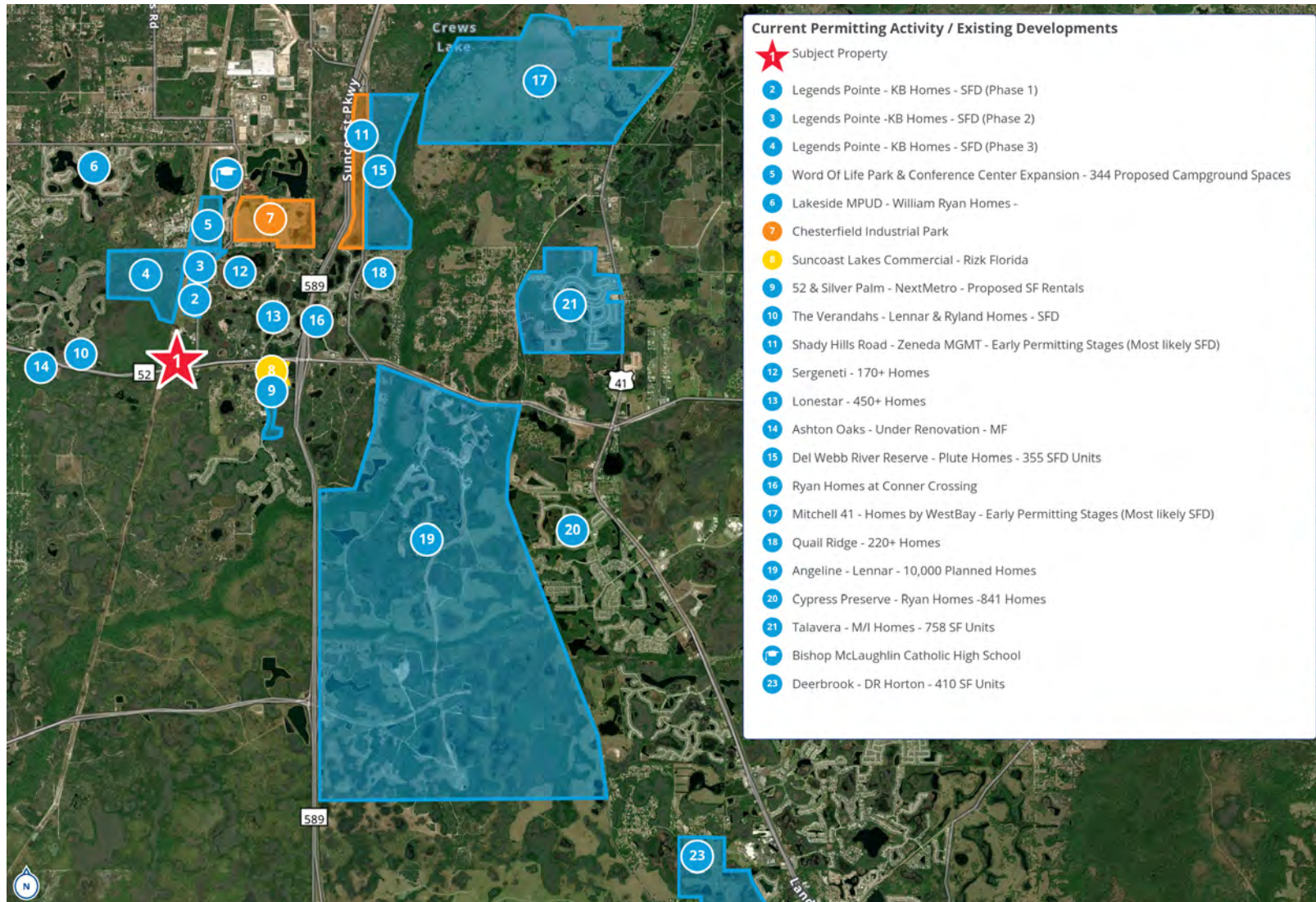


# Site Plan





# Permitting Activity



# Demographics Map & Report

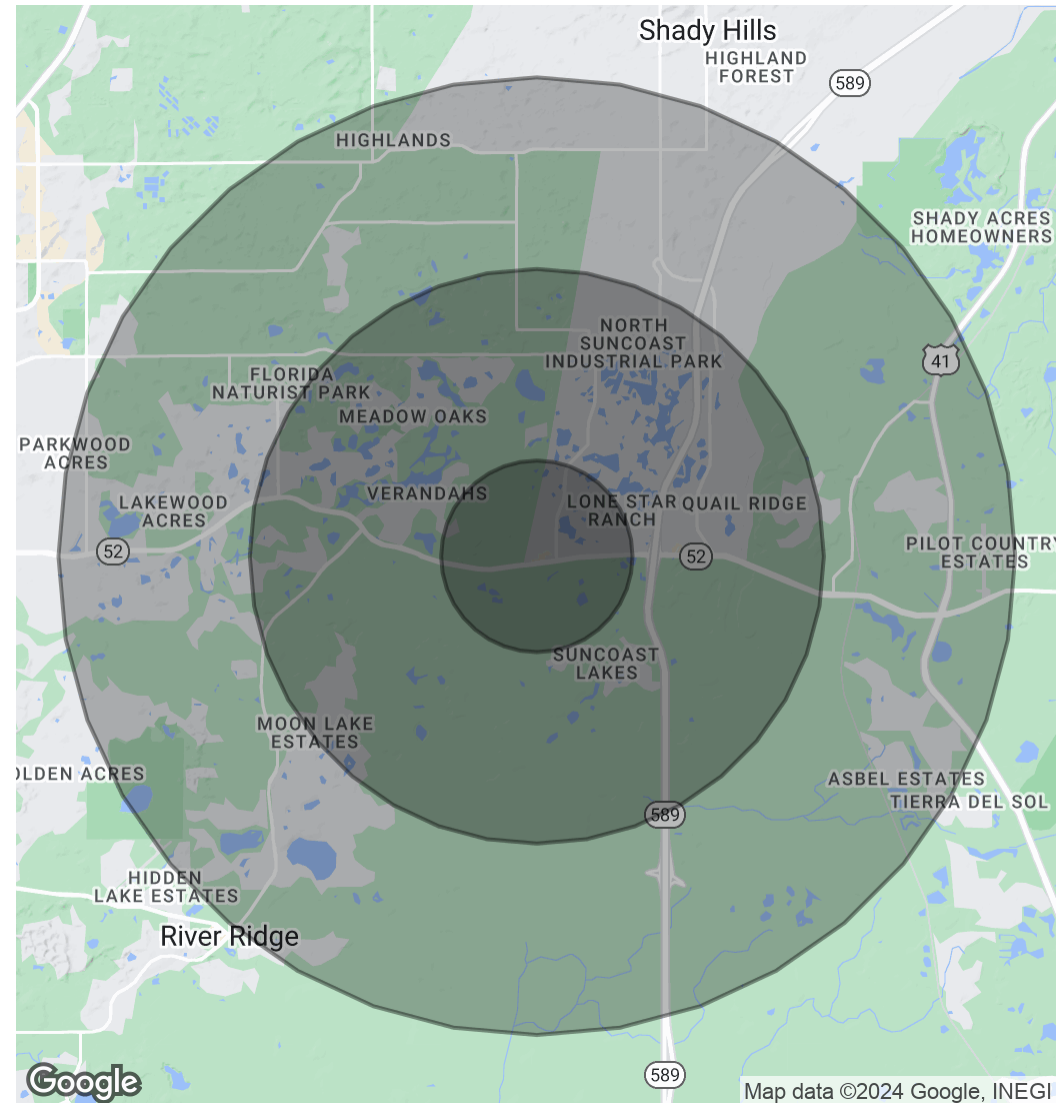
## POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	1,408	12,344	35,113
Average Age	39.2	44.0	43.3
Average Age (Male)	40.2	42.8	42.1
Average Age (Female)	39.5	45.6	45.4

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	603	5,286	14,688
# of Persons per HH	2.3	2.3	2.4
Average HH Income	\$67,023	\$58,364	\$58,902
Average House Value	\$166,170	\$148,457	\$159,815

2020 American Community Survey (ACS)



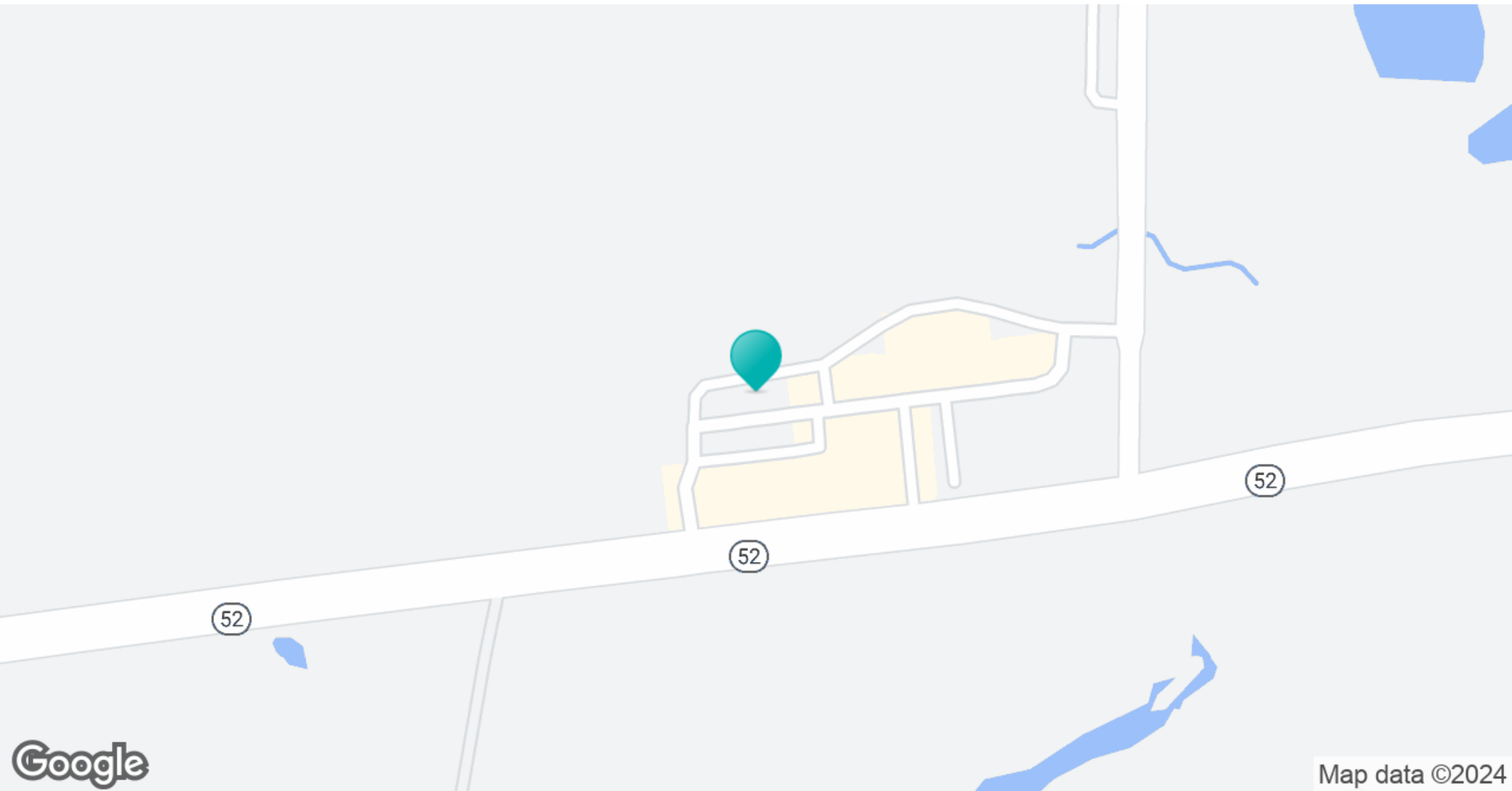


# Regional Map





# Location Map





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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Eshenbaugh Land Company, LLC in compliance with all applicable fair housing and equal opportunity laws.

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