

# FOR SALE

Gulf Side Acres  
NEC Old Dixie Hwy & NY Avenue  
Hudson, FL 34667



## AMAZING OPPORTUNITY FOR INVESTOR / DEVELOPER!

Attention entrepreneurs and business owners! An exceptional 6+ acre vacant land is now available at the northeast corner of Old Dixie Highway and New York Avenue in Hudson, FL. The two-parcel assemblage boasts over 1300 feet of combined road frontage, offering unparalleled visibility and accessibility for your business. The land has a future land use designation of RES-6, which means that there are virtually limitless possibilities for development on this prime commercial land.

Located just west of US 19 and in close proximity to the Gulf Side Acres community, this property is perfectly situated for maximum exposure. An engineer has cleared the land to facilitate three 8-unit buildings, which makes it an ideal investment opportunity. With an average condo size of 1000 square feet and nearby condos selling for between \$220-270K, the potential for a lucrative return on investment is undeniable.

But it's not just about business - this land is situated in a thriving and active corner of Hudson, FL. Enjoy the convenience of being near bars and restaurants while still having peace and calm in your surroundings. Plus, the proximity to the Gulf of Mexico, Hudson Marina, and several golf courses means there is always something to do and see. Don't miss out on this incredible opportunity to establish your business on this prime commercial land. Contact us today to schedule a viewing!



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FOR SALE

**\$275,000**

**6.07 ACRES**  
LOT SIZE

**154,750 SQ FT**  
SQUARE FOOTAGE

**RIHM**  
ZONING

**2,700 ADT**  
NY Ave TRAFFIC COUNT

**716± Old Dixie**  
FRONTAGE

**588± NY Ave**  
FRONTAGE

## PROPERTY DETAILS

- 6.07 acres Zone RIMH
- NE Corner of NY Ave & Old Dixie Hwy
- 1,300 Combined frontage
- FLU RES-6

**BERKSHIRE HATHAWAY**  
HOMESERVICES

FLORIDA  
PROPERTIES  
GROUP