

**FOR
SALE**

**HUDSON LAND, IOS, TRUCK PARKING OPPORTUNITY
9.67 ACRES TO 23.67 ACRES**



EXCELLENT LOCATION
RIGHT ON US HIGHWAY 19



FULLY FENCED & STABILIZED



POTENTIAL REDEVELOPMENT
OPPORTUNITY

18610 US HIGHWAY 19, HUDSON, FL 34667

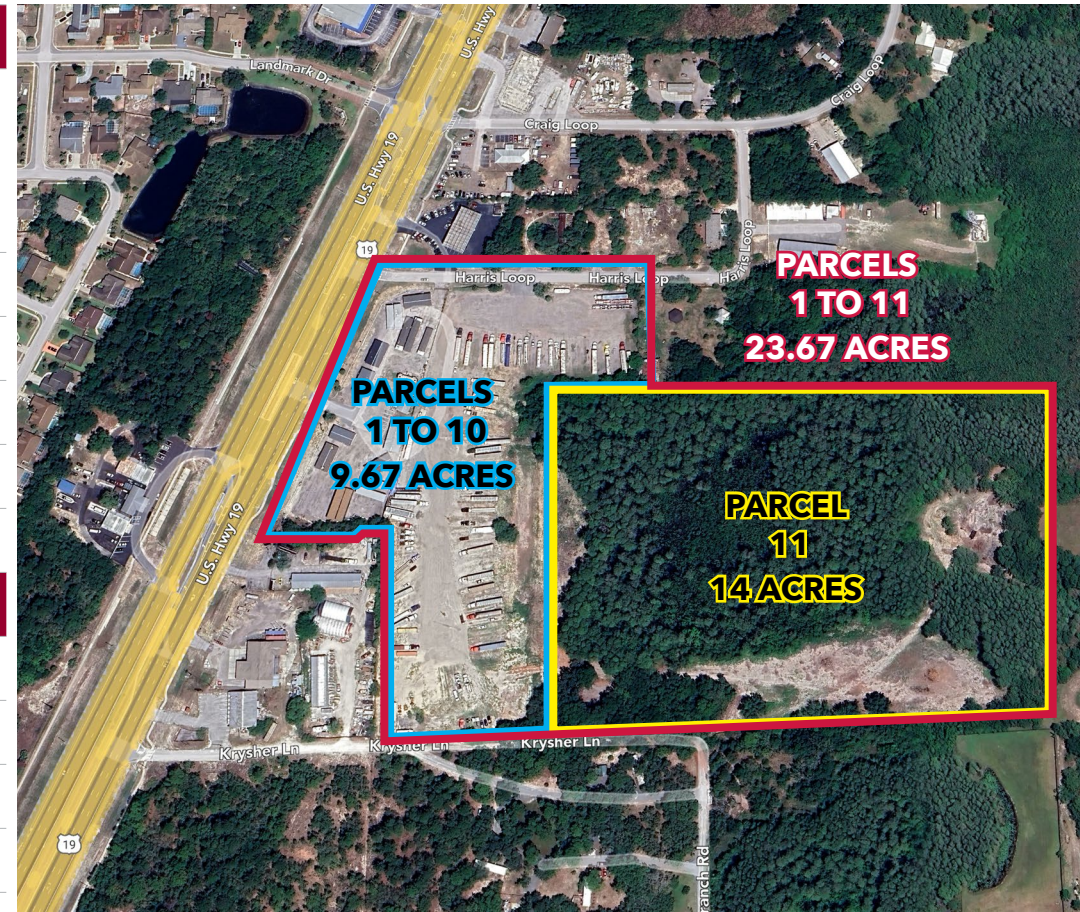
PROPERTY OVERVIEW | 18610 US HIGHWAY 19, HUDSON, FL 34667

Parcels 1 - 10

Address	10522 Harris Loop Hudson, FL 34667 18610 US Highway 19 Hudson, FL 34667 18560 US Highway 19 Hudson, FL 34667 10505 Krysher Lane, Hudson, FL 34667
Site Size	9.67 Acres
Improvements	Fully stabilized, fenced, two separate offices
Access Points	4 Points of ingress/egress
Zoning	C-2 & AC
Current Income	\$38,680/Month NNN for 10 Years

Parcel 11

Address	18522 Branch Road, Hudson, FL 34667
Site Size	14 Acres
Site Condition	Raw Land
Zoning	AC
Comments	RV Park can fit 75 spaces Site has utilities and septic Two (2) RV hookups Dedicated turning lane on US 19 44,500 AADT



SALE PRICE FOR 23.67 ACRES: \$6,700,000

CAN BE SOLD AS SEPARATE LOTS

Potential Seller Financing

LEASE ABSTRACT

Address	10505 Krysher Lane, Hudson FL 34667
Tenant	USA Storage Yards LLC
Use	Storage of equipment and materials
Lease Start Date	July 1, 2024
Lease End Date	June 30, 2035
Rent Commencement	November 1, 2024
Term	11 Years
Lease Type	NNN
Rentable Acres	9.67

RENT ROLL

Year	Price/SF	Monthly	Annual
11/1/24 - 6/30/2025	\$1.10	\$38,680	\$270,760
7/1/2025 - 6/30/2026	\$1.13	\$39,840	\$478,085
7/1/2026 - 6/30/2027	\$1.17	\$41,036	\$492,427
7/1/2027 - 6/30/2028	\$1.20	\$42,267	\$507,200
7/1/2028 - 6/30/2029	\$1.24	\$43,535	\$522,416
7/1/2029 - 6/30/2030	\$1.28	\$44,841	\$538,089
7/1/2030 - 6/30/2031	\$1.32	\$46,186	\$554,231
7/1/2031 - 6/30/2032	\$1.36	\$47,572	\$570,858
7/1/2032 - 6/30/2033	\$1.40	\$48,999	\$587,984
7/1/2033 - 6/30/2034	\$1.44	\$50,469	\$605,624
7/1/2034 - 6/30/2035	\$1.48	\$51,983	\$623,792

18610 US Highway 19

Hudson, FL 34667

23.67 acres

**PRESS
PLAY**

PROPERTY PHOTOS | 18610 US HIGHWAY 19, HUDSON, FL 34667



For more information, please contact one of the following individuals:

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