



# Property Description



## PROPERTY DESCRIPTION

Sanctuary Farms is a 250-acre property located just west of the Suncoast Parkway on State Road 52 in Hudson, FL (Pasco County). It features approximately 20± acres of uplands with 2,800± feet of prime frontage on State Road 52, offering excellent visibility to 29,000 cars per day. Zoned C2 (General Commercial), the site provides significant flexibility in uses and commercial development opportunities, making it an ideal location for developers and users alike seeking high traffic exposure and future growth potential. The northern portion, zoned AC (Agricultural), could be utilized for recreational purposes.

The owner will entertain a sale of just the commercial frontage.

## LOCATION DESCRIPTION

Sanctuary Farms is located on the north side of State Road 52, just west of Hays Road in Hudson in Pasco County. The property is just over one mile west of the Suncoast Parkway and is in very close proximity to the Publix anchored Hays Road Town Center. There are numerous established and ongoing residential developments nearby including Angeline (planned for 30,500 units), Legends Pointe, Legends Preserve, Serengeti, and Lakeside.

## SIZE

250± Acres

## ZONING AND FUTURE LAND USE

Zoning: C2 and AC

Future land use: RES-3

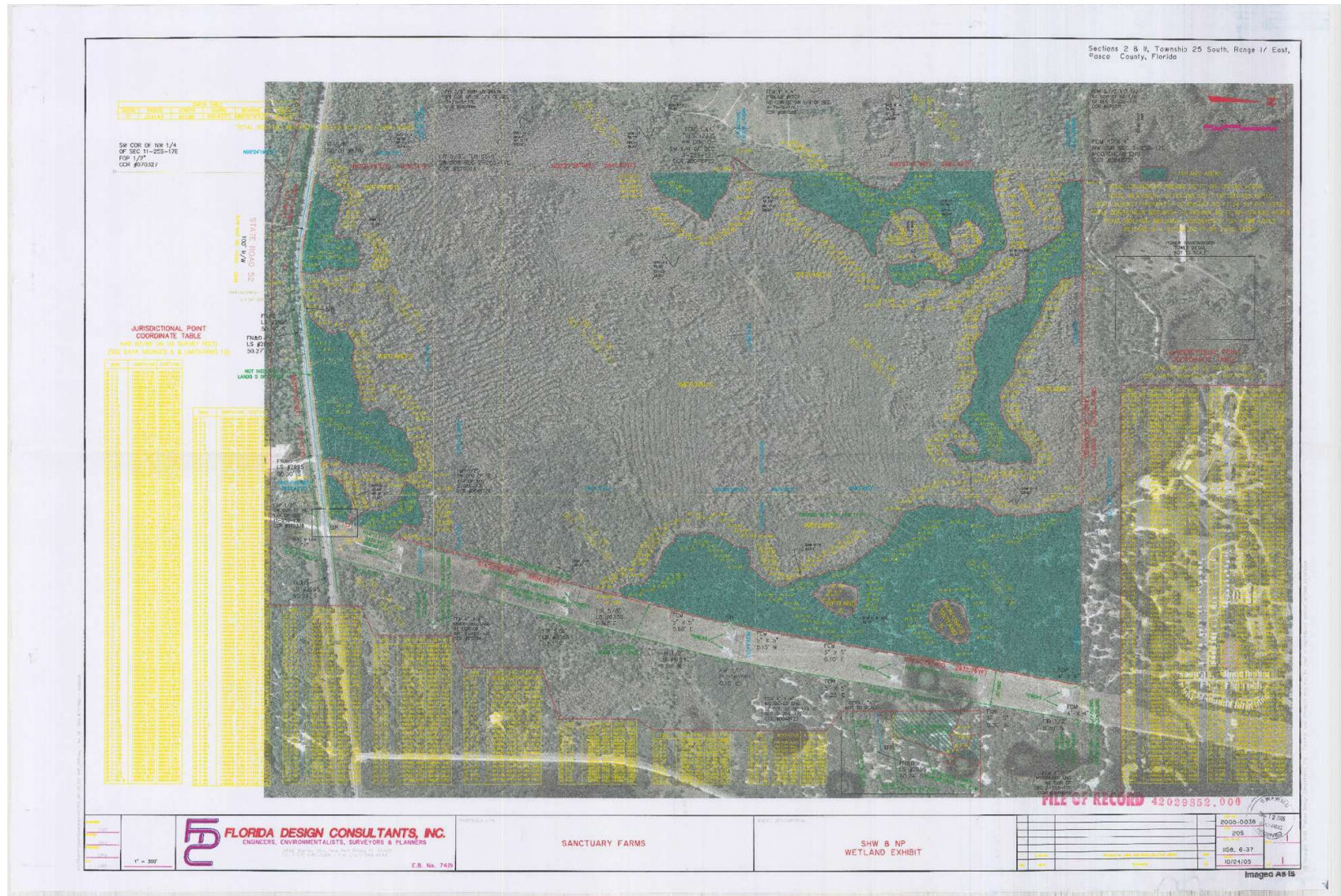


# Aerial





# Survey



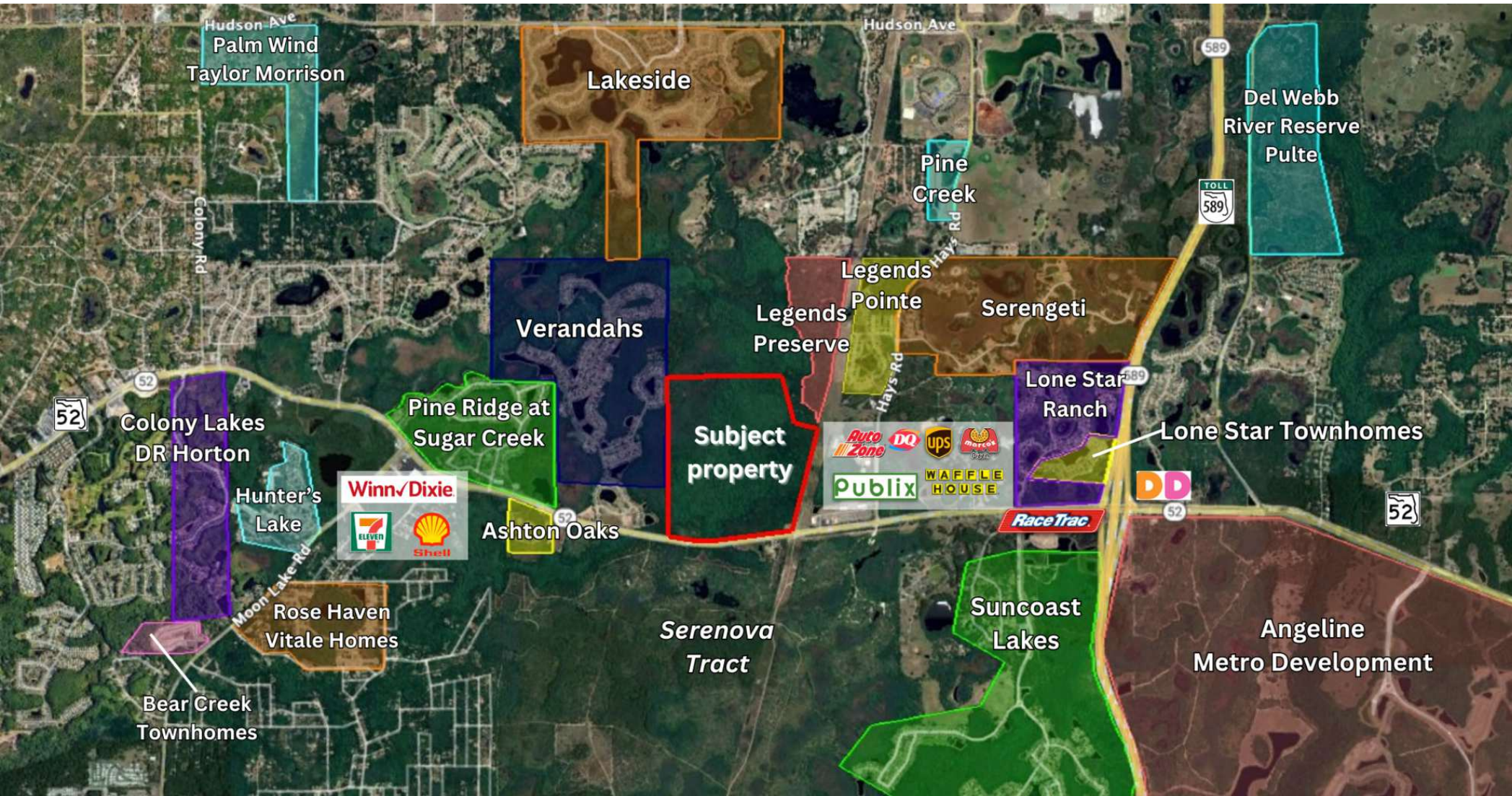


# Additional Photos





# Development Map



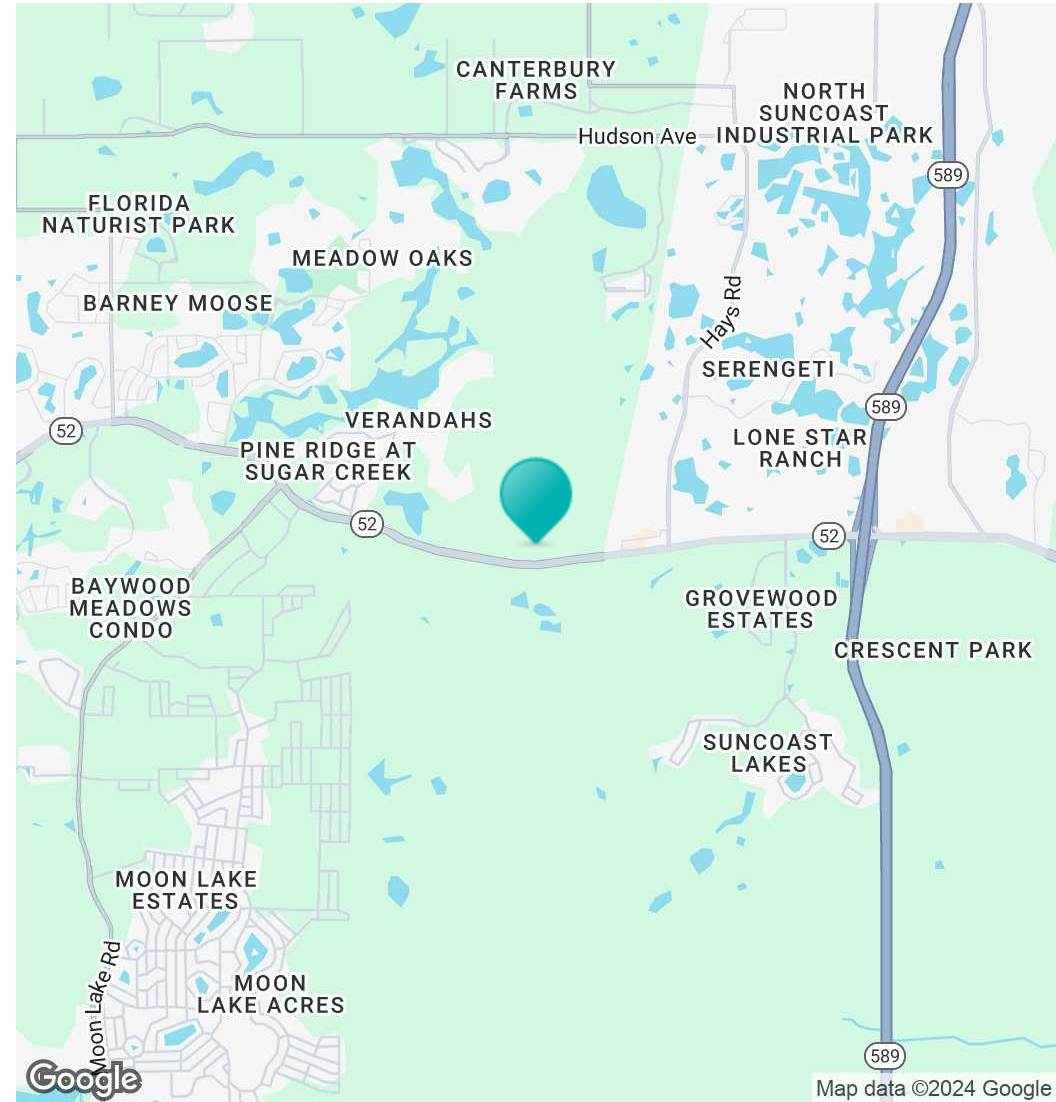
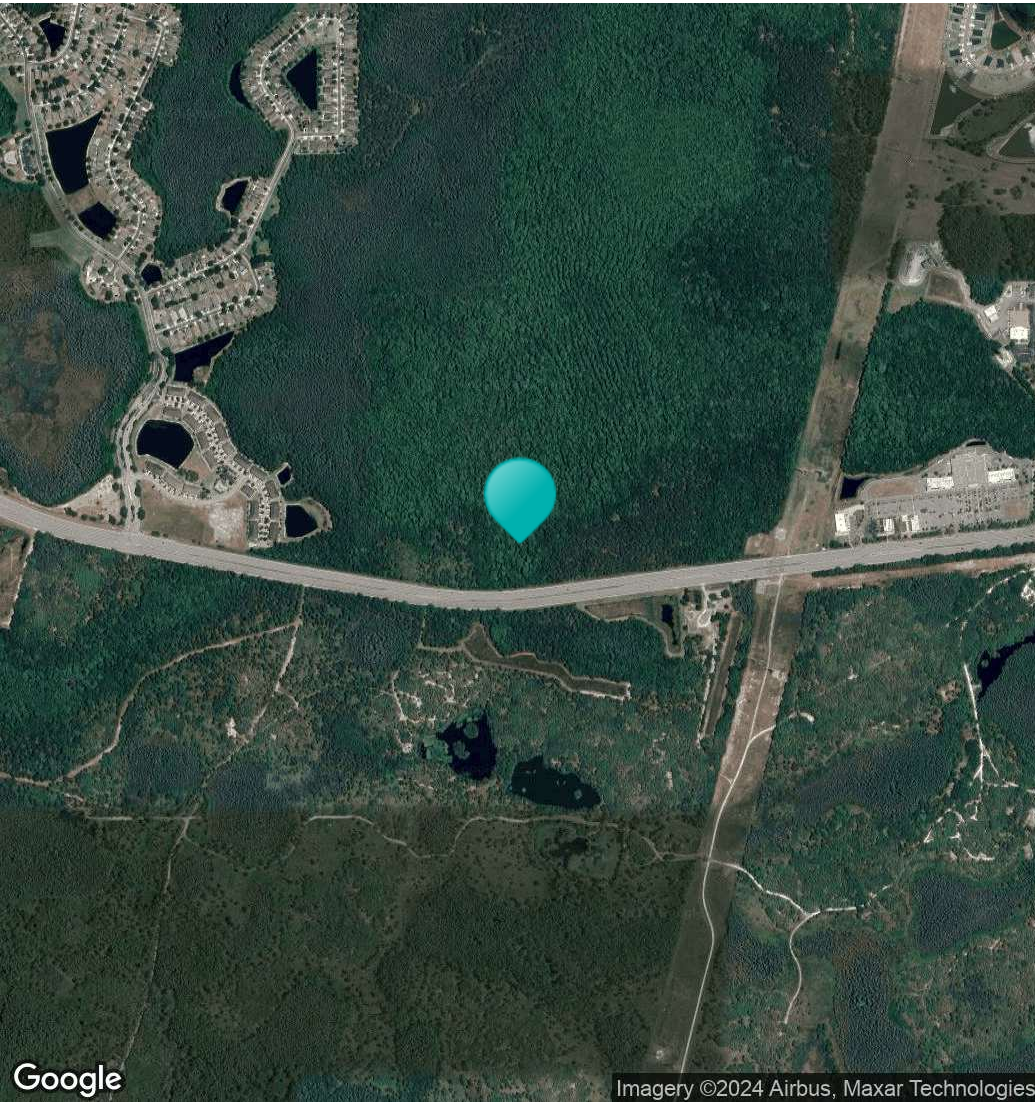


# Zoning Map





# Location Maps





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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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