



Rhodes Road

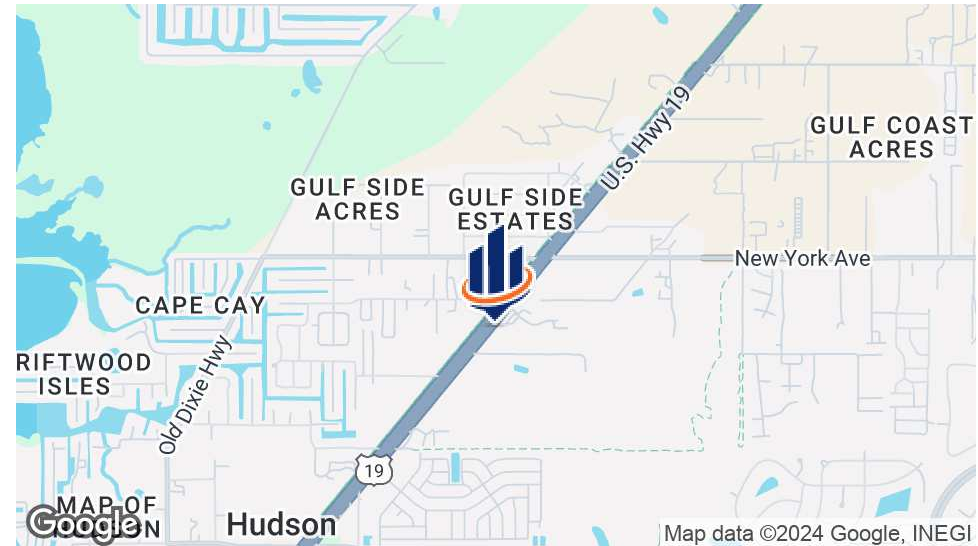
39,500 ±
Cars/Day

HUDSON COMMERCIAL MIXED USE

14802 U.S. 19
HUDSON, FL 34667

Clay Taylor, ALC Clayton Taylor
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Property Summary



OFFERING SUMMARY

Sale Price:	\$1,049,000
Lot Size:	7.1 Acres
Price / Acre:	\$147,746
Zoning:	C2
APN:	27-24-16-0180-00000-0010, 27-24-16-0180-00000-0080

PROPERTY OVERVIEW

Excellent 7.1 acres of commercial land conveniently located right off Highway 19. This site could be a wide variety of commercial, retail, or residential uses. Mixed uses could include office, light manufacturing/assembly, and hotels. There is great visibility and access from US 19, which sees approximately 39,500 ± vehicles per day.

LOCATION OVERVIEW

This property is in Hudson, Florida on the Gulf Coast in a commercial and retail area on U.S Hwy 19. Palm Harbor is 21 miles to the south and Clearwater is 30 miles. To the north 30 miles is Homosassa Springs and 38 miles to Crystal River.

PROPERTY HIGHLIGHTS

- US Hwy 19 frontage
- Various commercial, residential, and retail uses
- 39,500 ± Cars/Day

Specifications & Features



SPECIFICATIONS & FEATURES

Land Types:	Commercial
Uplands / Wetlands:	No Wetlands
Soil Types:	Jonesville Find Sand
Zoning / FLU:	C2 [Commercial-2] Zoning and ROR [Retail Office Residential] Future Land Use
Water Source & Utilities:	Water is at the site
Road Frontage:	200 ± FT of frontage on Hwy 19
Current Use:	Currently leased and used to sell RV's [monthly income to owner].
Land Cover:	Trees and natural vegetation.
Structures & Year Built:	One sales office on property that was built in 1998. 350 SF

 **HCA Florida**
Bayonet Point Hospital

Winn/Dixie
TRUIST 
REGIONS 
SUBWAY 

Walgreens 
Burger King 

SUNOCO 
ABC 

 19

39,500 ±
Cars/Day

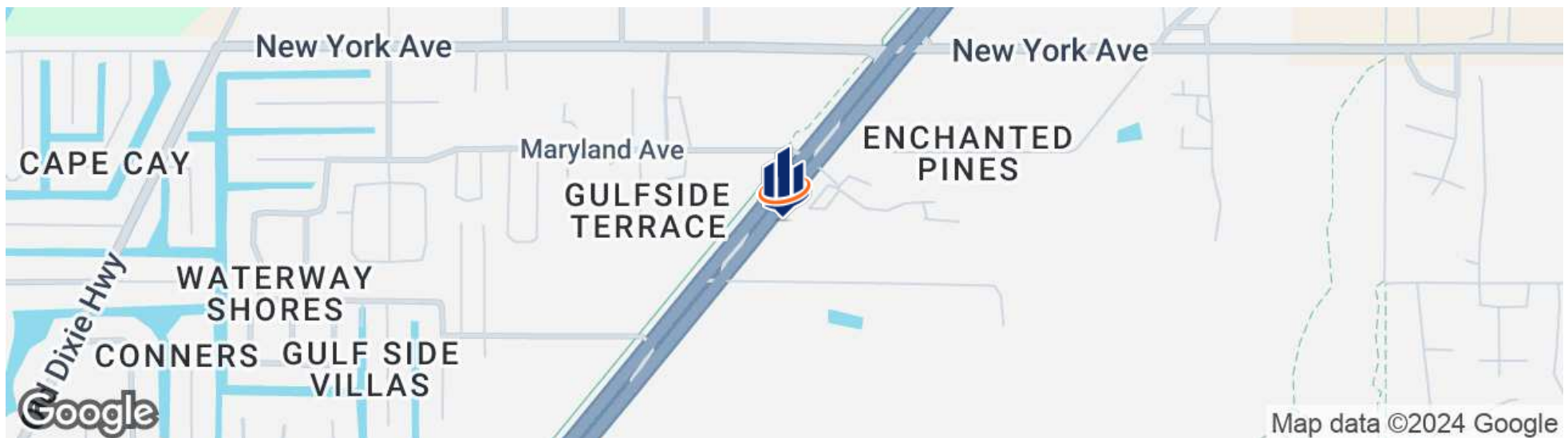
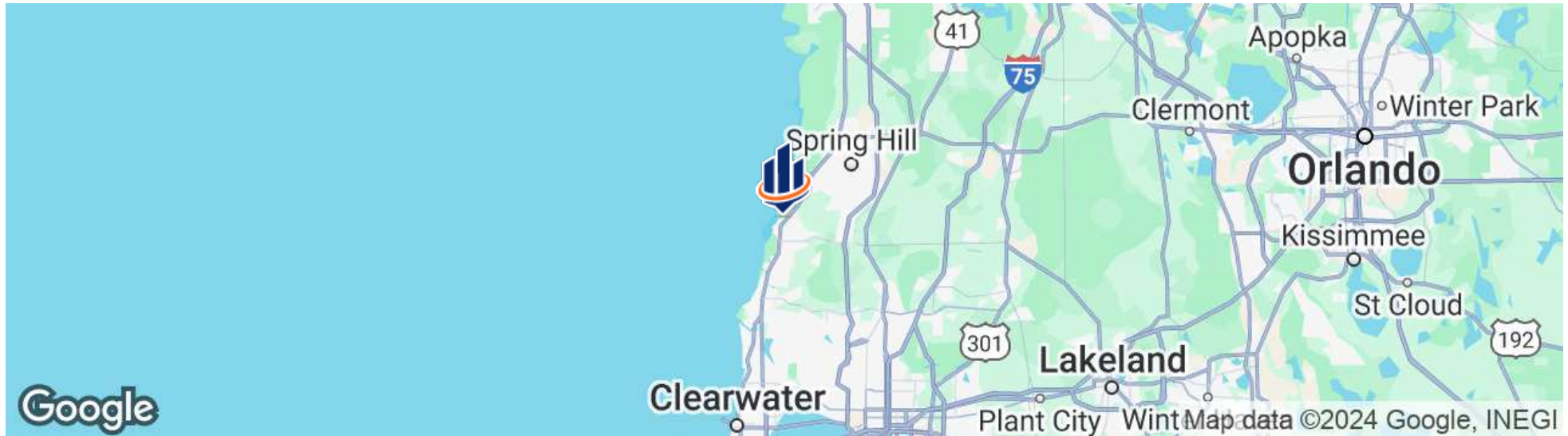




39,500 ±
Cars/Day

HUBSON
AUTO SALES
113-249-8511

Regional & Location Map

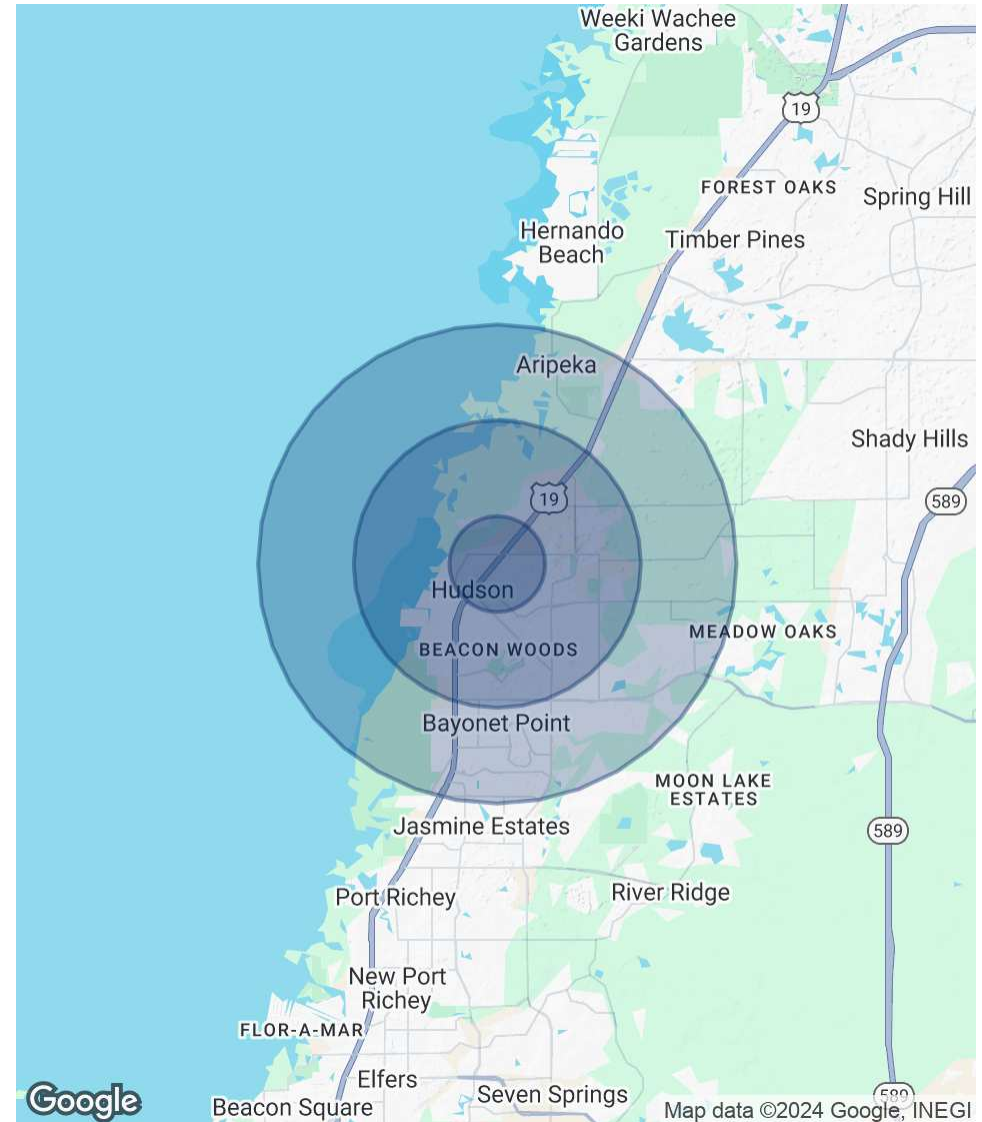


Demographics Map & Report

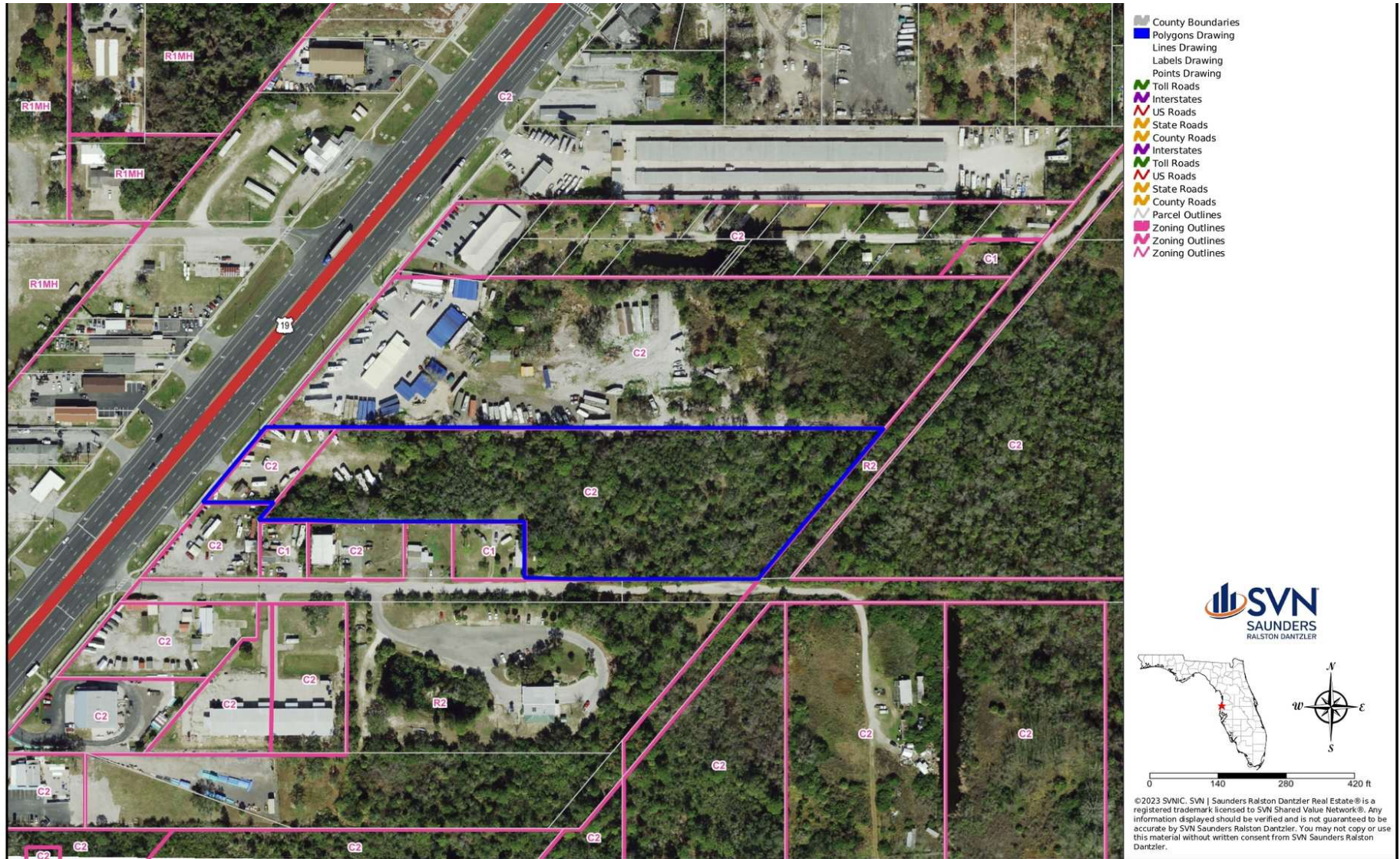
POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,967	32,096	76,261
Average Age	56	53	50
Average Age (Male)	56	52	49
Average Age (Female)	56	54	50

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,962	14,854	33,802
# of Persons per HH	2	2.2	2.3
Average HH Income	\$61,367	\$62,062	\$61,659
Average House Value	\$231,532	\$223,362	\$208,214

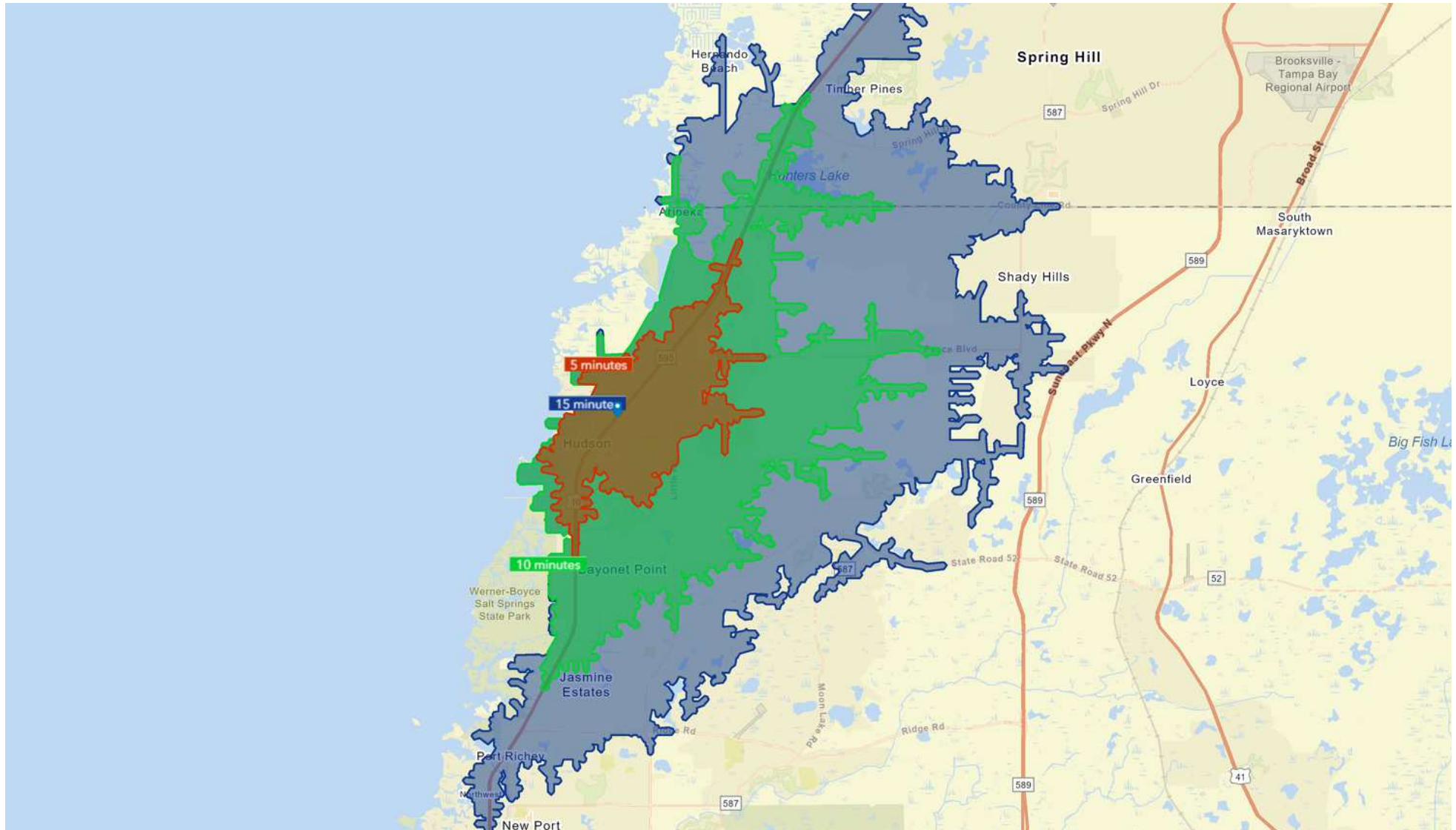
Demographics data derived from AlphaMap



Zoning Map



Drive Time Map



Neighborhood Map



Market Area Map



Additional Photos





CLAY TAYLOR, ALC

Senior Advisor

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PROFESSIONAL BACKGROUND

Clay Taylor, ALC is a Senior Advisor at SVN | Saunders Ralston Dantzler Real Estate in Lakeland, Florida.

Clay has been with SVN SRD since January 2007. Prior to that, he worked 23 years with the Polk County School Board, 21 of those years being at Lakeland High School as a teacher and football coach. While there, he coached the defensive backs as that was the position he played at LHS and in college. The last 10 years he was the defensive coordinator, where he helped lead the Dreadnaughts to six State Championships and the “mythical” National Championship twice.

Clay obtained a Bachelor of Science degree in Food and Resource Economics from the University of Florida. Prior to that he attended and played football at Carson Newman College in Jefferson TN and the University of Central Florida in Orlando, FL.

Clay is a member of National RLI [Realtor’s Land Institute] and has served as treasurer of the Florida RLI Chapter since 2008. He is also a member of the FAR [Florida Association of Realtors®], the NAR [National Association of Realtors®], the LAR [Lakeland Association of Realtors®], and the CID [Commercial & Industrial Division of LAR].

Clay’s personal interests include exercising, hunting, fishing, watching sports, traveling, and spending time with his wife Gigi, his adult children Maddie, Clayton, and Jesse, and his yellow lab Tucker.

Clay specializes in:

- Residential Land Development
- Ranches & Recreational Land
- Agricultural Land



CLAYTON TAYLOR

Associate Advisor

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PROFESSIONAL BACKGROUND

Clayton Taylor is an Associate Advisor at SVN | Saunders Ralston Dantzler Real Estate in Lakeland, Florida.

Clayton was born and raised in Lakeland as a sixth-generation Floridian. While attending Santa Fe Catholic High School, he began to develop strong leadership and teamwork skills as a key player on the school's baseball team. He continued his passion for baseball at Santa Fe College before transferring to the University of Florida. There, he earned a Bachelor of Science in Food and Resource Economics, which would enrich his understanding of agriculture, land use, and real estate. While at UF, Clayton held various leadership roles in the Kappa Alpha Order, notably serving as the chapter's Vice President.

Prior to becoming a real estate advisor, Clayton worked with a land management company, where he deepened his knowledge of landowner needs and how to enhance the value of their properties. This role provided him with practical experience in managing various land types and addressing the challenges faced by property owners. Adding to his expertise in the land real estate industry, Clayton would later complete an internship with SVN | Saunders Ralston Dantzler. Having been mentored by the firm's expert land brokers, he is able to help clients effectively navigate the real estate process, upholding the highest standards of due diligence.

In his spare time, Clayton is an avid outdoorsman who enjoys duck, deer, and turkey hunting.

Clayton specializes in:

- Residential Development
- Agriculture
- Ranch
- Hunting & Recreation



For more information visit www.SVNsaunders.com

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