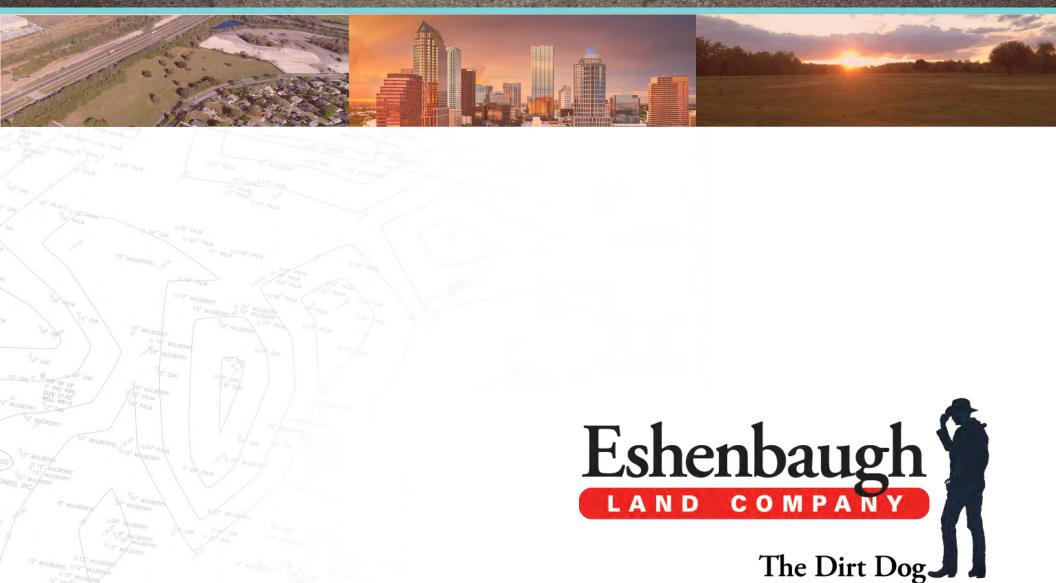
# We know this land.



04 S. WILLOW AVENUE TAMPA, FL 33606 813.287.8787 <u>www.thedirtdog.com</u>

## **Aerial Overview**





## **Property Description**

#### PROPERTY DESCRIPTION

The opportunity is to purchase 3.28± acres situated nicely on the heavily trafficked State Road 52 in Hudson, FL. The property boasts an estimated 1.9± acres usable with 200 feet of frontage to traffic counts of 29,000 AADT. The property is currently zoned AR but can potentially be rezoned for a variety of general commercial uses.

### **LOCATION DESCRIPTION**

Conveniently situated 4 miles east of US 19 and 5.5 miles west of Suncoast Pkwy, the site offers convenient access to major north/south thoroughfares. The site also offers close proximity to the 6,200+ acre mixed-use, master-planned community of Angeline, as well as the coming 775 acre Moffit Cancer Center, bringing 14,000 employees to the immediate area.

### **MUNICIPALITY**

Pasco County

#### **PROPERTY SIZE**

3.28 Acres

#### **ZONING**

AR

### **PARCEL ID**

07-25-17-0510-00000-0610, 07-25-17-0510-00000-0620

### **PRICE**

\$550,000

## **BROKER CONTACT INFO**

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## **Aerial Overview**







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