

We know this land.



Nature Trail

Eshenbaugh

LAND COMPANY



The Dirt Dog

304 S. WILLOW AVENUE

TAMPA, FL 33606

813.287.8787

www.thedirtdog.com

Overview Looking East



Property Description

PROPERTY DESCRIPTION

This **.95± acre commercial development opportunity** is located at **8434 State Road 52, Hudson, Florida, in Pasco County**. Situated just **1.5 miles east of US 19 and 10 minutes west of the Suncoast Parkway**, the property offers convenient access to the greater Tampa Bay and Pinellas regions. It is also only a **35-minute drive to Tampa International Airport**.

Zoned C-2, the site is well-suited for a range of commercial uses. With **over 220 feet of frontage along State Road 52** and an **average daily traffic count (ADDT) of 28,000**, the property enjoys excellent visibility and accessibility, further enhanced by its proximity to major transportation routes.

MUNICIPALITY

Pasco County

PROPERTY SIZE

.95± Acres

ZONING

C-2

PARCEL ID

11-25-16-0010-00100-0020

PRICE

\$399,000

BROKER CONTACT INFO

Tyler Woody, ALC

Advisor

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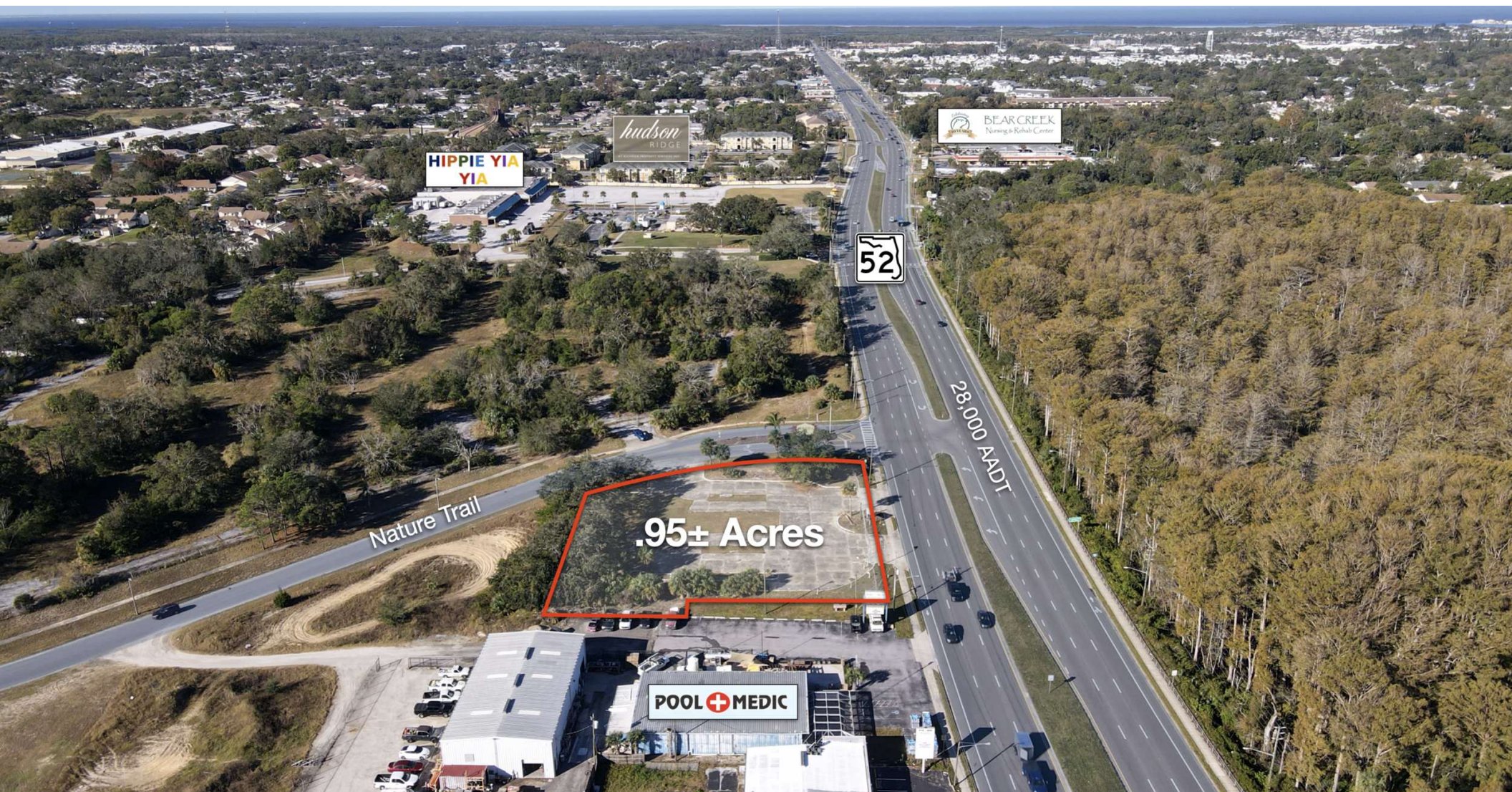
NATURE TRAIL // 8434 STATE ROAD 52 HUDSON, FL 34667



Overview Looking South



Overview Looking West



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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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