

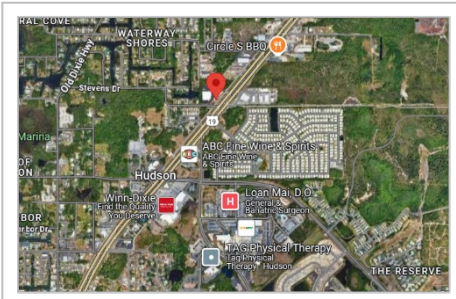
# FOR SALE

1.29± Acres US Highway 19, Hudson, FL 34667

**BERKSHIRE  
HATHAWAY**  
HOMESERVICES

FLORIDA  
PROPERTIES  
GROUP

COMMERCIAL DIVISION



- 1.29± Highly Visible Acres
- Zoned: C2
- FLU - Retail/Office/Residential
- 200± Feet of Frontage on US Hwy 19
- ADDT Traffic Counts 36,000±
- Sale Price: \$185,000

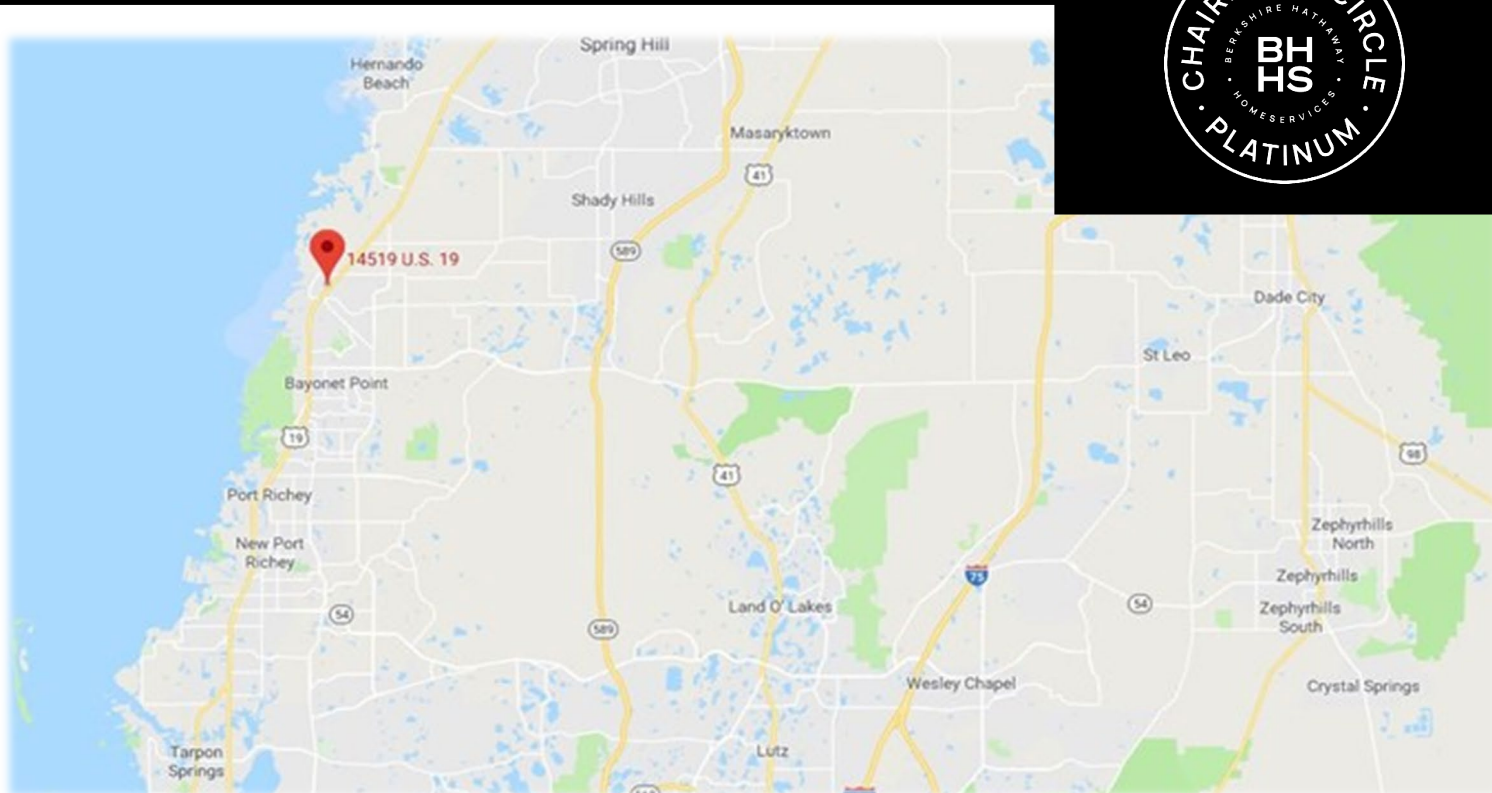


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RENEE  LANDES

COMMERCIAL REAL ESTATE



DEMOGRAPHICS BY MILE			
	1 MILE	3 MILES	5 MILES
Total Population	4,099	97,919	295,780
Avg. HH Income	\$42,503	\$53,955	\$73,125
Median Age	32.1	38.4	37.6
Total Households	1,694	38,216	120,391

DEMOGRAPHICS BY DRIVE TIME			
	5 MIN	10 MIN	15 MIN
Total Population	7,991	94,396	300,360
Avg. HH Income	\$45,510	\$54,232	\$70,462
Median Age	32.4	38.4	38
Total Households	3,342	37,218	119,614

## 1.29± Acres US Highway 19 Frontage

## VACANT LAND | 200± HIGH-VISIBILITY FEET FRONTAGE

1.29± Acres US Highway 19, Hudson, FL 34667

Available for sale is a 1.29± acre parcel of vacant land with 200± feet of high-visibility frontage on busy US Highway 19 and Flounder Drive in Hudson, Florida. Zoned C2 with a Future Land Use designation of Retail/Office/Residential, this site offers excellent development potential for a variety of commercial or mixed-use projects.

Situated in a high-traffic corridor with an average daily traffic count of approximately 36,000 vehicles, the property is ideally positioned to attract strong consumer exposure. The site is competitively priced to sell.

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