



Hudson Commercial & IOS Opportunity - For Sale

10522 Harris Loop, Hudson, Florida 34667



42,500 ±
Cars/Day

Trace Linder
863-287-3281
trace@saundersrealestate.com

Sid Bhatt, CCIM, SIOR
704-930-8179
sid@saundersrealestate.com

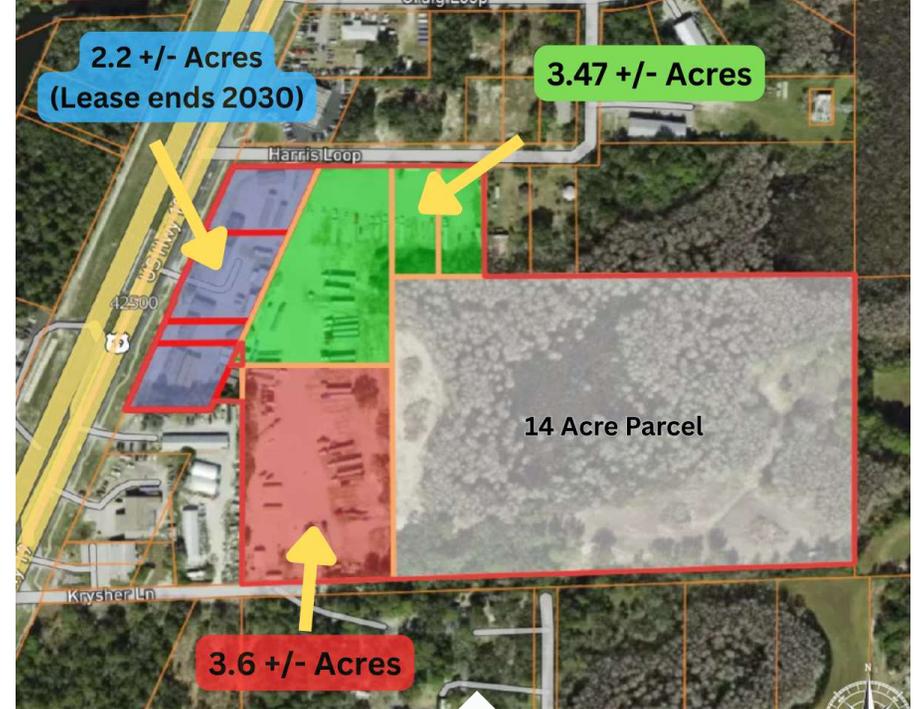
PROPERTY SUMMARY

Sale Price	Contact for Pricing
Property Type	Industrial
Property Subtype	Truck Terminal/Hub/Transit
Parcels	06-24-17-0010-00A00-0171 06-24-17-0010-00A00-0130 06-24-17-0010-00A00-0121 06-24-17-0010-00A00-0090 06-24-17-0010-00A00-020C 06-24-17-0010-00A00-0241 06-24-17-0010-00E00-0000 06-24-17-0010-00A00-0240 06-24-17-0010-00A00-0250 06-24-17-0010-00A00-0260 06-24-17-0010-00E00-0000
Address	10522 Harris Loop Hudson, FL 34667 18610 US Highway 19 Hudson, FL 34667 18560 US Highway 19 Hudson, FL 34667 10505 Krysher Lane Hudson, FL 34667
Total Lot Size	23.67 Acres
Zoning	C2 / AC
Frontage	600' ± along US 19

This premier Industrial Outdoor Storage (IOS) site offers a rare blend of high-traffic retail exposure on U.S. Highway 19 and secure, 24-hour industrial utility tailored for intensive fleet and equipment operations.

The fully stabilized, gated property is engineered for seamless logistics, utilizing a unique multi-ingress configuration across three access points to effectively separate customer traffic from heavy industrial movements. An existing lease on 2.2 acres offers income through 2030, and 7 additional acres offer a value-add opportunity for long-term IOS tenants.

Strategically positioned for regional connectivity, the site also includes significant development potential with a proposed 75-space RV park on an adjacent 14-acre parcel, supported by existing utility hookups and septic availability.



- 2.2 ± Acres fully leased IOS (lease ends 2030) for an immediate income stream
- 7 ± Acres available for long term IOS tenants
- 14 ± Acres vacant for additional parking or potential RV park development (utilities and septic are at site). Could accommodate 75 RV spaces
- Surveys, site plans, appraisals, environmental docs all available to qualified buyers
- Current in place income: \$319,000 annually with upcoming vacancies for a value-add opportunity



KEY HIGHLIGHTS

Key Highlights

- **Operational Flow:** Multiple distinct points of ingress/egress, this is designed to handle high-frequency heavy vehicle movements making it an ideal fit for regional logistics, heavy equipment rental or large-scale fleet operations.
 - **Surface & Security:** The site features stabilized yard space (limerock/recycled asphalt) capable of supporting heavy machinery and trailer loads, protected by perimeter fencing and secured gated access.
 - **Zoning Versatility:** Utilizing Pasco County's flexible C-2/Industrial overlays, the site accommodates a wide variety of uses—from fleet parking to heavy equipment laydown—that are increasingly being zoned out of neighboring Pinellas and Hillsborough counties.
 - **Strategic Location:** Direct access to the US-19 commercial and minutes from the SR-52 interchange and Suncoast Parkway.
 - **Ready for Occupancy:** Significant capital has already been invested into site stabilization and security, offering a "plug-and-play" solution for national tenants.
- Scalable Footprint:** The ability to lease or utilize segments ranging from 3 to 7+ acres provides the flexibility to accommodate growing regional operations or multiple tenant profiles. Full scale redevelopment is an option for small bay and self storage.
- Additional Acreage:** 14 acre adjacent site offers flexible development opportunities.

TENANT INFO



Currently the property features 3 operating leases bringing in a total revenue of \$319,000 annually.

Tenant 1 - American Modular and Manufactured Custom Homes leases 2.2 acres (\$8,800/month) with the lease in place until 3/1/2030

Tenant 2 - Trux Management leases 3.47 acres on Harris Loop with a month to month lease in place. Income varies due to turnover of short term IOS tenants. Average monthly income \$7,500/ month and increasing

Tenant 3 - MLU Services leases 3.6 acres on Krysher Lane with lease expiring 6/30/2026. Current monthly income is \$12,500/month

RENT ROLL - CURRENT IOS TENANTS

<u>Tenant</u>	<u>Acreage</u>	<u>Annual Rent</u>	<u>Lease Start</u>	<u>Lease End</u>
<u>American Modular & Mfg Custom Homes</u>	<u>2.2 ACRES</u>	<u>\$105,600</u>	<u>12/23/24</u>	<u>3/1/30</u>
<u>MLU Services, Inc.</u>	<u>3.6 ACRES</u>	<u>\$150,000</u>	<u>12/10/24</u>	<u>6/30/26</u>
<u>Trux Management</u>	<u>3.47 ACRES</u>	<u>\$63,400</u>	<u>MTM</u>	<u>MTM</u>

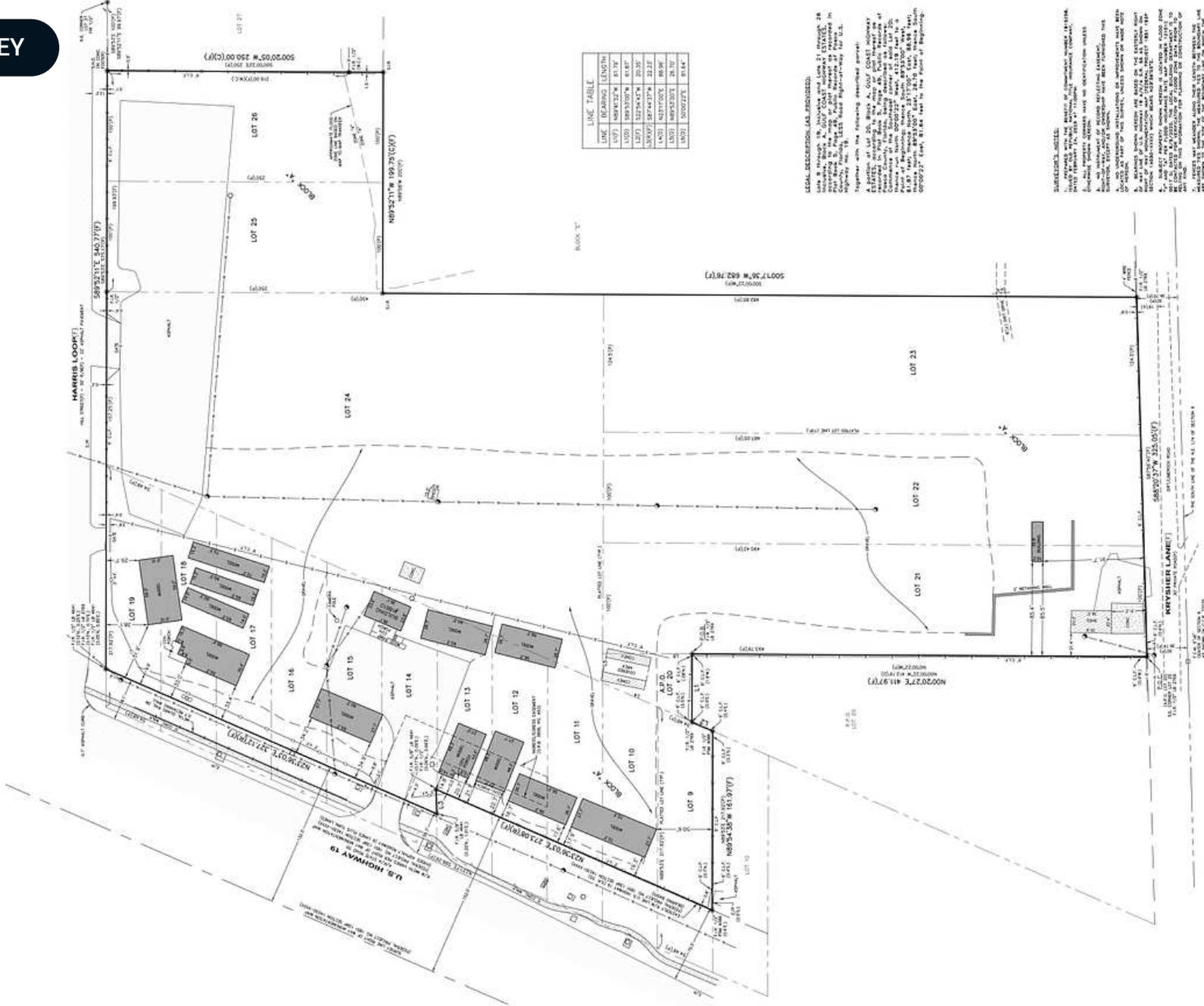


42,500 ±
Cars/Day

BOUNDARY SURVEY

A PORTION OF SECTION 6, TOWNSHIP 24 SOUTH, RANGE 17 EAST, PASCO COUNTY, FLORIDA

SURVEY



Lloyd J Braden
 PROFESSIONAL SURVEYOR
 LICENSE #1174
 Florida Licensed Surveyor and Mapper

Braden LAND SURVEYING
 1100 W. UNIVERSITY BLVD., SUITE 100
 TAMPA, FL 33606
 (813) 833-1111
 www.bradenland.com

PREPARED FOR:
 WILL DEXTER
 1810 U.S. HIGHWAY 19, HOODON
 FL 34646

PREPARED BY:
 Lloyd J Braden
 1100 W. UNIVERSITY BLVD., SUITE 100
 TAMPA, FL 33606
 (813) 833-1111
 www.bradenland.com

DATE: 10/20/2023

SCALE: AS SHOWN

PROJECT: BOUNDARY SURVEY

REVISIONS:

NO.	DATE	DESCRIPTION
1	10/20/2023	INITIAL SURVEY
2	10/20/2023	FINAL SURVEY

CONCEPTUAL DEVELOPMENT SITE PLANS



Parcel ID

- 06-24-17-0010-00A00-0171
- 06-24-17-0010-00A00-0130
- 06-24-17-0010-00A00-0121
- 06-24-17-0010-00A00-0090
- 06-24-17-0010-00A00-0210
- 06-24-17-0010-00A00-020C
- 06-24-17-0010-00A00-0240
- 06-24-17-0010-00A00-0250
- 06-24-17-0010-00A00-0260

There is no know wetlands onsite. A field visit will be required to verify.

Flood Plain

The site is in Flood Zone 'X', per FEMA Map No. 12103C0127G of Pinellas County dated 09/03/03

Utilities

Electricity - Withlacoochee River Electric

Communications - Frontier

Potable Water - Pasco County

Waste Water - Pasco County

Areas

Total Area 9.76 AC ±

Zoning

C-2; AC

Future Land-Use

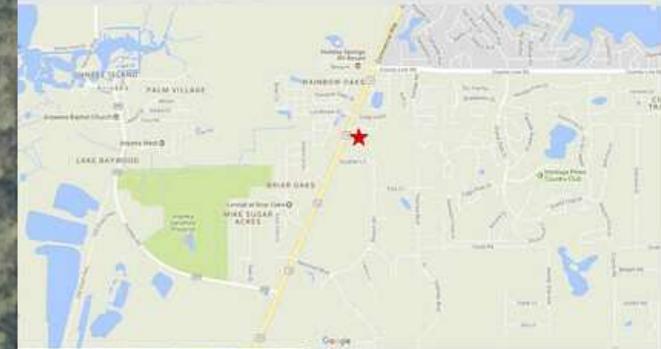
RETAIL/OFFICE/RESIDENTIAL;
RESIDENTIAL-12

Size

13 Townhomes Units

Notes

This layout a conceptual draft and is not for construction and is subject to approval by agencies having jurisdiction.



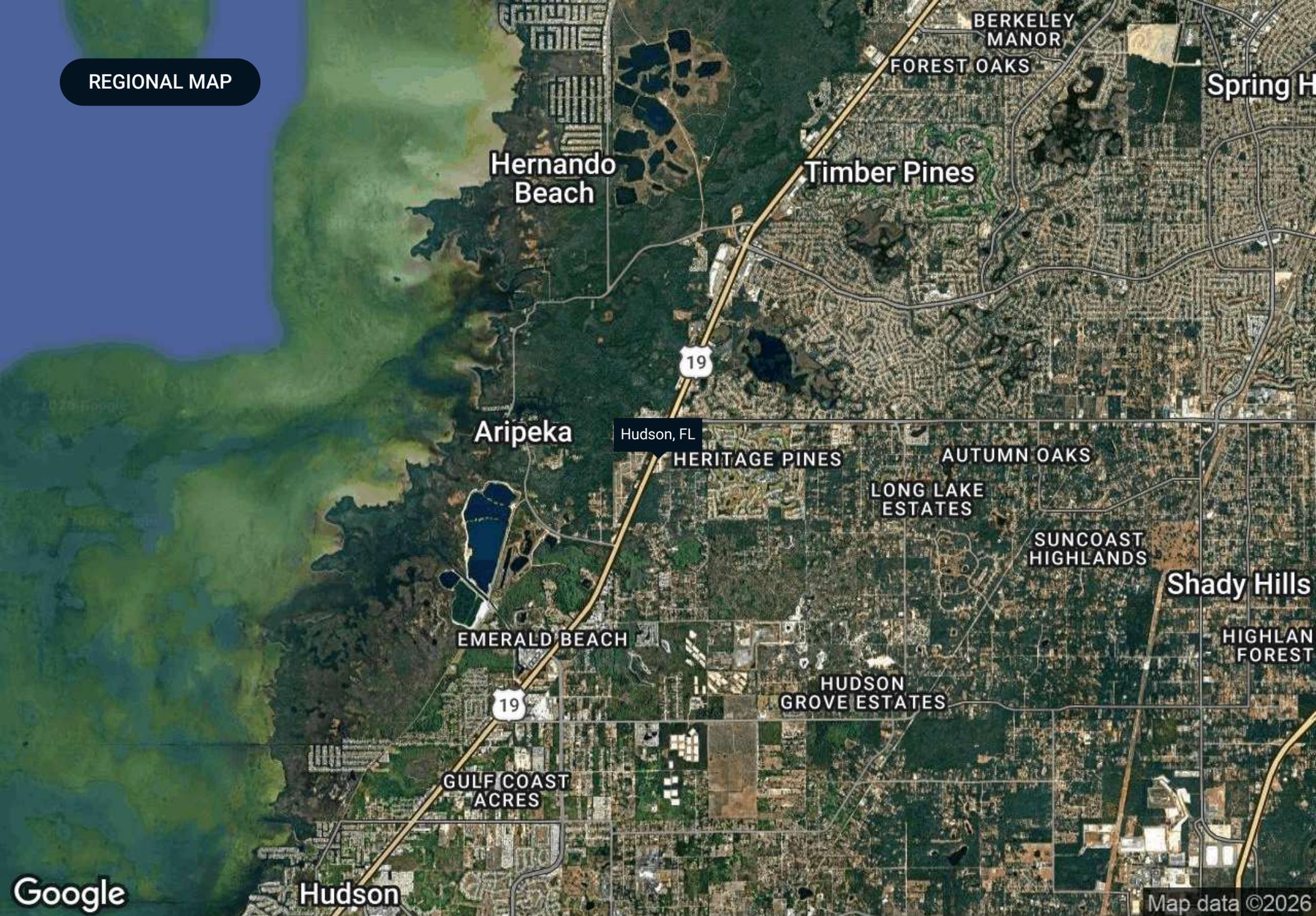
Stuart Rogers, PE LEED AP
srogers@dewberry.com
813.421.8644
www.dewberry.com

ADDITIONAL PHOTOS





REGIONAL MAP



Hernando Beach

Timber Pines

BERKELEY MANOR
FOREST OAKS

Spring H

Aripeka

Hudson, FL

HERITAGE PINES

AUTUMN OAKS

LONG LAKE ESTATES

SUNCOAST HIGHLANDS

Shady Hills

HIGHLAN FOREST

EMERALD BEACH

HUDSON GROVE ESTATES

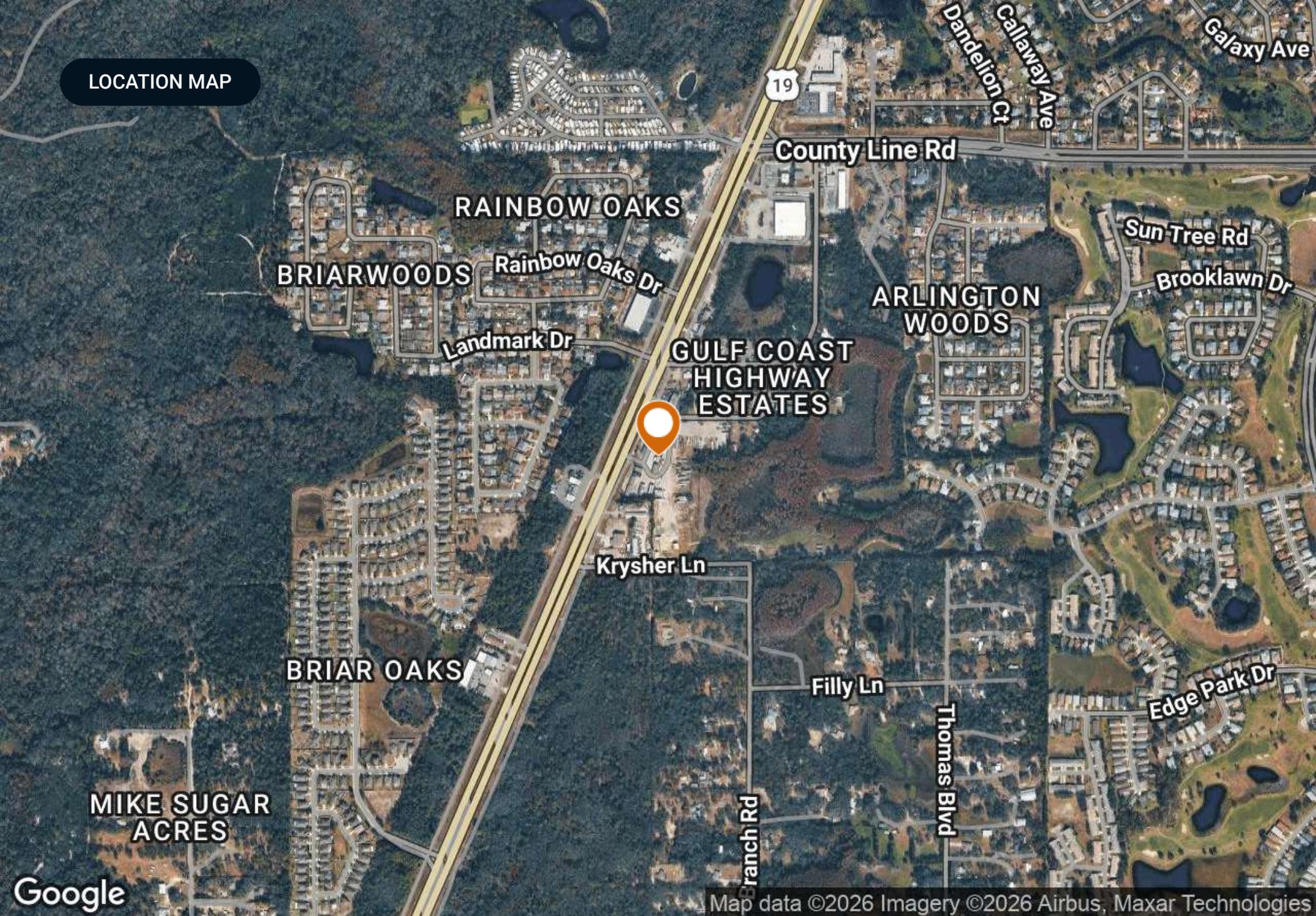
GULF COAST ACRES

Hudson

Map data ©2026

Google

LOCATION MAP



Google

Map data ©2026 Imagery ©2026 Airbus, Maxar Technologies

CCIM Benchmark Demographics Report

10522 Harris Loop, Hudson, Florida, 34667, 10522 Harris Loop, Hudson, Florida, 34667, 10522 Harris Loop, Hudson, Florida, 34667

Prepared by Esri

10522 Harris Loop, Hudson, Florida, 34667

Latitude: 28.42870

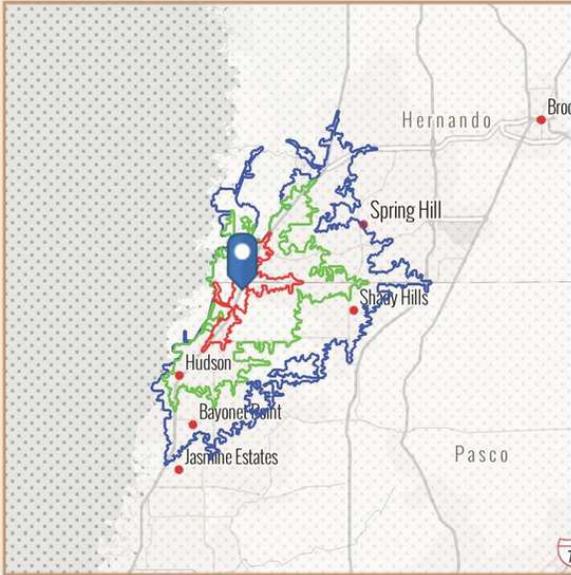
Drive Time: 5 minutes, Drive Time: 10 minutes, Drive Time: 15 minutes

Longitude: -82.64177

BENCHMARK DEMOGRAPHICS

10522 Harris Loop, Hudson, Florida, 34667

Drive time of 5 mins, 10 mins, & 15 mins



Based on ideas by Gary M. Ralston, CCIM, SIOR, CPM, CRE, CLS, CDP, CRX, FRICS

Source: This infographic contains data provided by Esri (2025, 2030), Esri-Data Axle (2025)

	DRIVE TIME			GEOGRAPHY			
	5 mins	10 mins	15 mins	Counties	CBSAs	States	USA
				Pasco County	Tampa-St. Petersburg-Clearwater, FL Metropolitan Statistical Area	Florida	USA
AGE SEGMENTS							
0 - 4	3.68%	3.71%	3.78%	4.79%	4.70%	4.69%	5.39%
5 - 9	3.83%	3.93%	4.06%	5.27%	5.08%	5.03%	5.75%
10 - 14	4.42%	4.25%	4.46%	5.75%	5.40%	5.34%	5.98%
15 - 19	4.91%	4.68%	4.75%	5.91%	5.84%	5.84%	6.47%
20 - 34	12.99%	13.24%	13.80%	16.25%	18.51%	18.43%	20.33%
35 - 54	21.62%	20.13%	20.56%	24.78%	25.01%	24.41%	25.20%
55 - 74	32.11%	32.46%	31.70%	26.26%	25.41%	25.55%	22.82%
75+	16.46%	17.58%	16.87%	10.97%	10.06%	10.74%	8.05%
HOUSEHOLD INCOME							
<\$15,000	7.5%	10.7%	10.9%	8.3%	8.2%	8.0%	8.3%
\$15,000-\$24,999	10.7%	8.8%	8.3%	6.2%	5.8%	5.8%	5.9%
\$25,000-\$34,999	12.3%	9.1%	8.7%	6.9%	6.6%	6.7%	6.3%
\$35,000-\$49,999	10.8%	13.5%	13.5%	10.4%	10.4%	10.5%	9.8%
\$50,000-\$74,999	20.5%	22.7%	21.3%	16.1%	16.9%	16.9%	15.6%
\$75,000-\$99,999	15.9%	13.5%	14.0%	12.4%	12.8%	12.9%	12.5%
\$100,000-\$149,999	14.7%	13.3%	14.1%	19.7%	18.3%	18.4%	17.8%
\$150,000-\$199,999	5.0%	4.9%	5.1%	8.7%	8.8%	8.7%	9.8%
\$200,000+	2.7%	3.4%	4.2%	11.3%	12.0%	12.1%	14.0%
KEY FACTS							
Population	6,187	43,281	131,664	638,322	3,385,153	23,027,836	339,887,819
Daytime Population	6,731	44,383	120,365	566,746	3,364,494	22,846,618	338,218,372
Employees	2,383	15,707	49,428	269,280	1,636,712	10,832,721	167,630,539
Households	2,584	19,405	58,230	258,210	1,406,545	9,263,074	132,422,916
Average HH Size	2.39	2.22	2.25	2.44	2.36	2.43	2.50
Median Age	53.8	55.0	53.7	44.8	43.2	43.6	39.6
HOUSING FACTS							
Median Home Value	313,920	288,614	304,118	371,248	404,577	416,969	370,578
Owner Occupied %	84.6%	78.1%	78.0%	75.8%	67.0%	67.2%	64.2%
Renter Occupied %	15.4%	21.9%	22.0%	24.2%	33.0%	32.8%	35.8%
Total Housing Units	2,852	21,855	66,554	292,548	1,564,169	10,635,372	146,800,552
INCOME FACTS							
Median HH Income	\$61,382	\$59,249	\$60,197	\$78,282	\$78,083	\$78,205	\$81,624
Per Capita Income	\$32,519	\$33,025	\$33,828	\$42,166	\$45,617	\$44,891	\$45,360
Median Net Worth	\$251,968	\$225,026	\$231,711	\$285,843	\$245,761	\$253,219	\$228,144

MARKET AREA MAP



ABC
Supply Co. inc.

Ja-Mar Palms
(499 Lot RV Park - Planned)

SunWest Harbourtowne
(250 Townhome Development - Planned)

Schmitt, Inc.

DECKS & DOCKS

REMEDY
HEATING & COOLING INC.

Town & Country
INDUSTRIES

MARIO'S
AIR CONDITIONING
& HEATING

CITY ELECTRIC SUPPLY

FLORIDA
COMMERCIAL DIVING INSTITUTE

CUBE SMART
self storage

Map data ©2026 Google Imagery ©2026 Airbus, Landsat / Copernicus, Maxar Technologies

ADVISOR BIOGRAPHY



Trace Linder

Advisor

trace@saundersrealestate.com

Direct: **877-518-5263 x463** | Cell: **863-287-3281**

Professional Background

Trace Linder is an Advisor at Saunders Real Estate.

Trace is a licensed real estate sales associate based in Tampa, FL. As a fourth-generation Floridian raised in the Lakeland area, Trace has strong ties to the heart of Florida's cattle and citrus country. He is an avid outdoorsman with a passion for wildlife, conservation, and most importantly the land.

Trace earned his Bachelor of Science degree from the University of Florida's Agricultural Operations Management program before embarking on a twelve-year career in construction equipment sales for one of the leading Caterpillar machinery dealerships in the United States. His sales and management experience later led him to become the North American General Manager for an international construction equipment manufacturer. Throughout his career in sales and customer relations, Trace has always prioritized the needs of his clients.

In addition to his professional accomplishments, Trace is a Caterpillar Six Sigma Black Belt and an active member of several organizations dedicated to wildlife conservation, including Ducks Unlimited, The National Wild Turkey Federation, and Captains for Clean Water. He is also the Chairman of Conservation Florida's Central Florida Advisory Board.

Trace Specializes in:

- Commercial & Industrial
- Residential Development
- Recreational & Hunting Land

ADVISOR BIOGRAPHY



Sid Bhatt, CCIM, SIOR

Senior Advisor

sid@saundersrealestate.com

Direct: **877-518-5263 x484** | Cell: **704-930-8179**

Professional Background

Sid Bhatt, CCIM, SIOR is a Senior Advisor at Saunders Real Estate.

An expert in his field, Sid primarily focuses on managing investment sales, leasing, and property management in the Tampa Bay area. He specializes in critical industrial real estate assets with a focus on 3rd party logistics, cold storage, life science, and sale leasebacks. With over 15 years of commercial real estate experience, Sid has achieved a career sales volume close to \$100 million, fostering client relationships with Lightstone, EB5 United, L&M Development, Switzenbaum & Associates, Crossharbor Capital, CanAM, Big River Steel, Strand Capital, Dollar General & CleanAF Operations, Inc.

In 2008, Sid began his commercial brokerage career in the Carolinas with Coldwell Banker and later with NNNet Advisors, Marcus & Millichap, and eventually the SVN Commercial Advisory Group. Now, Sid has seamlessly transitioned his expertise and deep market insights by joining SVN | Saunders Ralston Dantzler Real Estate.

Since the start, Sid has proven to be an effective deal manager who has strategically penetrated key markets in single & multi-tenant assets through his relationships with developers, private client capital, and overseas investors. He has a strong history of working in investment banking with private placement transactions for accredited investors in structured real estate bonds.

Prior to becoming a commercial broker, Sid worked for over 20 years in sales and marketing management with Hewlett Packard/Agilent Technologies. He was instrumental in implementing several corporate real estate projects, namely the Centers of Excellence in CA, DE, and across the US and Canada. Sid also holds an MBA from Fordham University, NY, and a Certificate of Professional Development from the University of Pennsylvania – The Wharton School.

Sid was awarded the coveted CCIM (Certified Commercial Investment Member) designation in 2010 and the SIOR (Society of Industrial & Office Realtors) in 2022. He is involved in the following charities : DNS Relief Fund, Samaritan's Purse and Gideons International.

Sid Bhatt specializes in:

- Industrial
- Retail
- Office



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At Saunders Real Estate, we deliver full-service real estate solutions across the Southeast, built on more than 30 years of trusted experience. Our dedicated teams—experts in both land and commercial real estate—offer tailored guidance backed by deep regional insight and a proven track record. We believe that successful outcomes start with strong relationships built on trust and a shared commitment to your goals.



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