

# Offering Memorandum



Shady Hills Wastewater Treatment Plant

Hudson Ave 16,900 AADT

Hays Rd 13,300 AADT

HUDSON AVE & HAYS RD

HUDSON AVENUE, SPRING HILL, FL 34610



The Dirt Dog

[www.thedirtdog.com](http://www.thedirtdog.com)

# Property Description

## PROPERTY DESCRIPTION

The opportunity is to purchase 3.3± acres at the northwest corner of Hudson Avenue and Hays Road in Spring Hill, Florida, within Pasco County. The property is zoned AC, though the owner will allow time to rezone for commercial uses. The site benefits from approximately 450± feet of frontage on Hudson Avenue and is located at a lighted intersection.

## LOCATION DESCRIPTION

Located in Pasco County, the property sits just two miles north of State Road 52 along Hays Road, an area experiencing steady residential growth and improved connectivity. At the site, Hudson Avenue sees approximately 16,900 vehicles per day, while Hays Road carries 13,300 vehicles per day, offering strong traffic exposure and accessibility for future development. The site is well-positioned to serve the surrounding Spring Hill and Hudson communities, with easy access to regional transportation corridors.

## MUNICIPALITY

Pasco County

## PROPERTY SIZE

3.3 Acres

## ZONING

AC (Agricultural-Commercial)

## FUTURE LAND USE

RES-1

## PARCEL ID

25-24-17-0010-00001-0140

## PRICE

\$1,800,000

## BROKER CONTACT INFO

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# Aerial



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Shady Hills Wastewater Treatment Plant



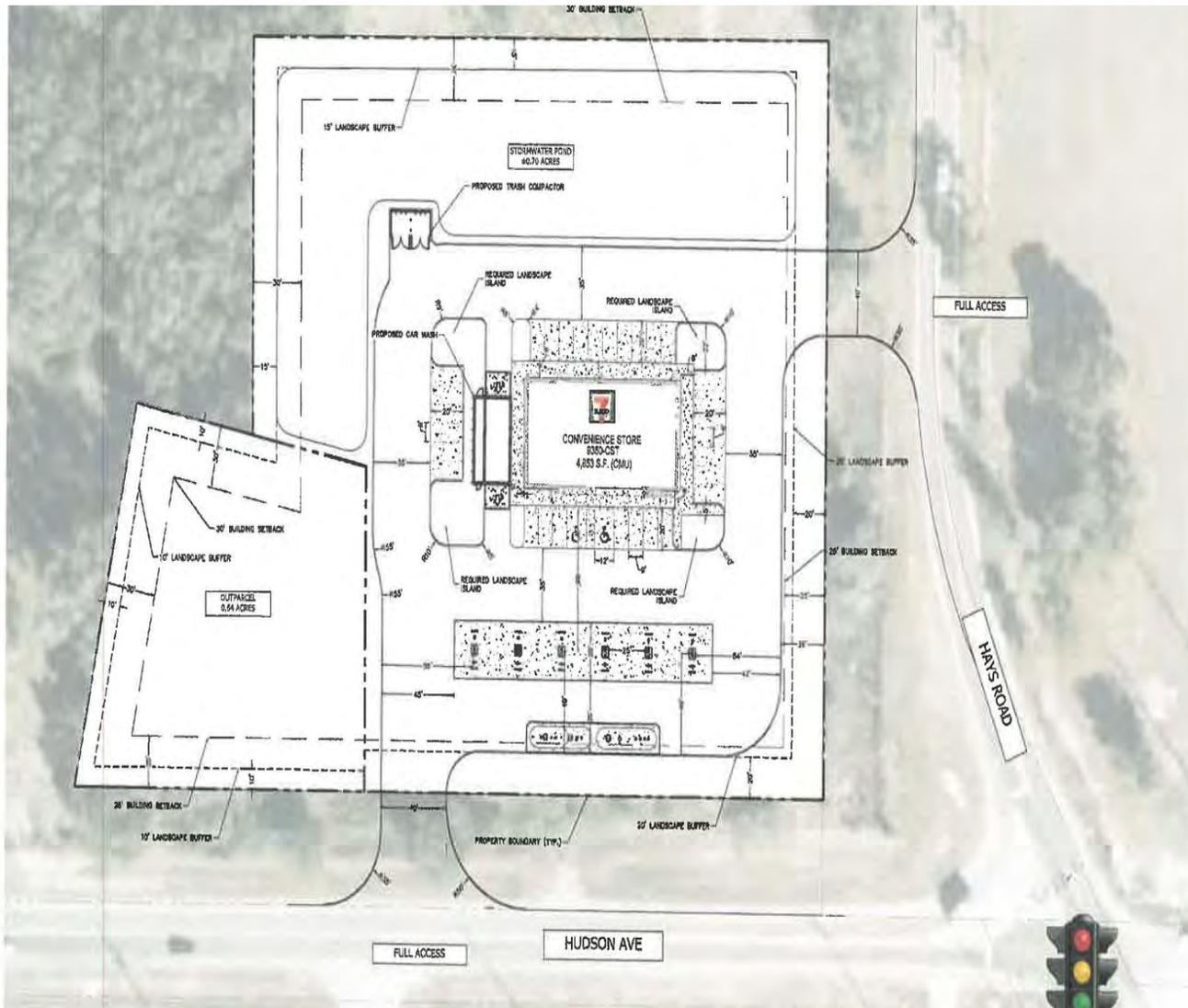
Hays Rd 13,300 AADT

Hudson Ave 16,900 AADT

# Aerial



# Proposed Site Plan



### SITE DATA:

TOTAL PARCEL AREA:	3.30 ACRES (143,748 SF)
OUTPARCEL AREA:	0.64 ACRES (27,788 SF)
PARCEL NUMBER:	25-24-17-0010-00001-0140
FUTURE LAND USE:	RESIDENTIAL (RES-1)
EXISTING ZONING:	AGRICULTURAL (AG)
PROPOSED ZONING:	GENERAL COMMERCIAL (C-2)
MAX. ALLOWED BUILDING HEIGHT:	35'
PROPOSED BUILDING HEIGHTS:	35' MAX
PROPOSED STORMWATER:	0.79 ACRES (23,934)
FEMA ZONE:	ZONE X

### PROPOSED IMPERVIOUS AREA:

BUILDING AREA:	5,833 SF
ASPHALT AREA:	42,585 SF
CONCRETE AREA:	14,550 SF

### PARKING REQUIRED:

1 SPACES / 250 SQUARE FEET (4,853 SQUARE FEET / 250 SQUARE FEET)	19 SPACES
TOTAL SPACES REQUIRED	19 SPACES

### PARKING PROVIDED:

PROPOSED HANDICAP SPACES (12'x20')	2 SPACES
PROPOSED REGULAR SPACES (9'x20')	33 SPACES
PROPOSED ON-SITE SPACES:	32 SPACES

No.	Dimension Element	7-Store Standard	Store
A	Center of bollard to center of dispenser	82	89
B	Center of dispenser to edge of front curb with tanks	47	49
C	Center of dispenser to edge of front curb without tanks	39	N/A
D	Edge of dispenser to side curb with tanks	54	N/A
E	Edge of dispenser to side curb without tanks	46	54
F	Drive aisle width between the face of dispensers (in stacked position)	34	N/A
G	Clearance dimension between the face of dispensers (in stacked position)	27	N/A
H	Drive aisle width between the face of dispensers (in working position)	25	25
I	Shoulder width	8	8
J	Dimensions of fuel island units	9'x20'	12'x20'
K	Dimensions of ADA parking spots	11'x37'	17'x37'
L	Dimension of ADA aisle	5'	5'
M	Islands and express dimension	40'	40'
N	Drive aisle width	20'	N/A
	Parking with restaurant	6.6MB	9
	Parking without restaurant	10	N/A
	Building percentage	25	32

# 360 Virtual Tour



# Demographics Map & Report

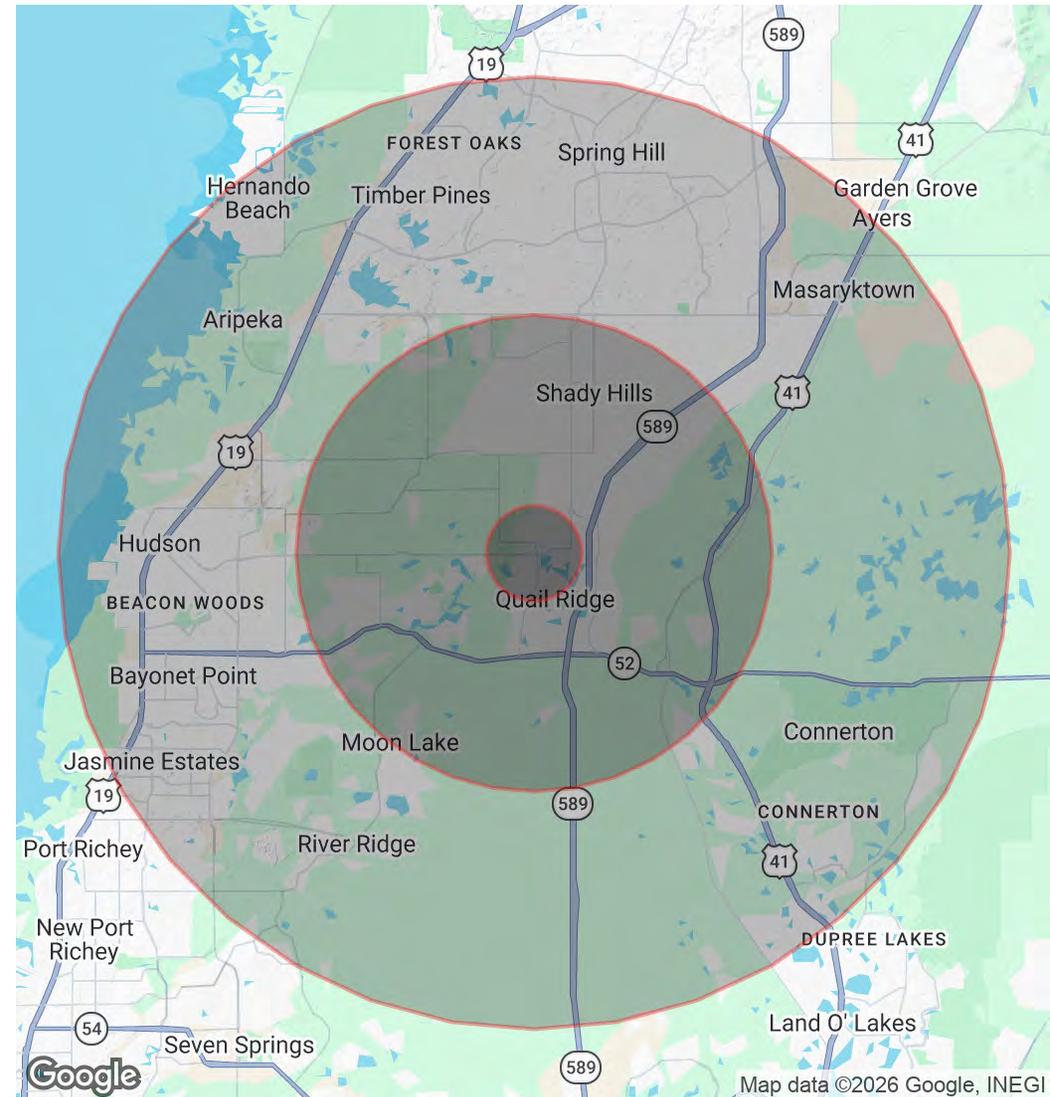
## POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	1,166	40,608	214,363
Average Age	43	45	47
Average Age (Male)	43	44	46
Average Age (Female)	44	45	48

## HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	439	15,884	87,871
# of Persons per HH	2.7	2.6	2.4
Average HH Income	\$98,618	\$88,929	\$82,788
Average House Value	\$277,986	\$285,121	\$278,987

Demographics data derived from AlphaMap



# Regional Map



# Location Map



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