

Offering Memorandum



US 19 & SEA PINES

15553 U.S. HIGHWAY 19, HUDSON, FL 34667

Eshenbaugh
LAND COMPANY

The Dirt Dog

www.thedirtdog.com



Property Description

PROPERTY DESCRIPTION

The opportunity is to purchase 30.42± acres in an Opportunity Zone within unincorporated Pasco County. The site is situated conveniently along the six-lane major thoroughfare of US 19, boasting 890 feet of frontage to traffic counts of 39,000 AADT.

The site is currently zoned C-2, which allows for a variety of general commercial uses. The property is located within the Future Land Use designation of ROR (Retail/Office/Residential).

LOCATION DESCRIPTION

The property is located at the northwest corner of US 19 & Sea Pines Drive in Hudson, FL. The property is situated between two major east/west thoroughfares of County Line (5 miles to the north) and State Road 52 (4.5 miles to the south) allowing easy accessibility.

PROPERTY SIZE

30.42± Acres

ZONING

C-2

FUTURE LAND USE

ROR (Residential/Office/Retail)

PARCEL ID

23-24-16-0000-00300-0000

PRICE

\$3,500,000

BROKER CONTACT INFO

Bill Eshenbaugh, ALC,CCIM

Senior Advisor/Founder

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Aerial Overview



30.42± Acres

Sea Pines Dr

Conceptual Layout Aerial



360 Virtual Tour



Site Plan



Site Data Table

SITE LOCATION:	SIX CORNER US 19 AND SEA PINES DRIVE HUDSON, FLORIDA
PROPERTY AREA:	30.42 ACRES
APPROXIMATE PROJECT AREA:	22.00 ACRES
MASTER STORY W/ATER AREA:	380 ACRES
COMMERCIAL OUTPARCEL AREA:	4.00 ACRES
EXISTING USE:	VACANT
PROPOSED USE:	MULTI-FAMILY APARTMENTS & COMMERCIAL
PROPOSED UNITS:	264 UNITS (2 BEDROOM Q)
REQUIRED PARKING:	528 SPACES (2 SPACES/UNIT)
VISITORS:	66 SPACES (0.25 SPACES/UNIT)
TOTAL:	594 SPACES
15% ALLOWABLE REDUCTION IN PARKING FOR TRANSIT STOP	
TOTAL REQUIRED PARKING:	505 SPACES
PROPOSED PARKING:	505 SPACES

US 19 & SEA PINES // 15553 U.S. HIGHWAY 19 HUDSON, FL 34667



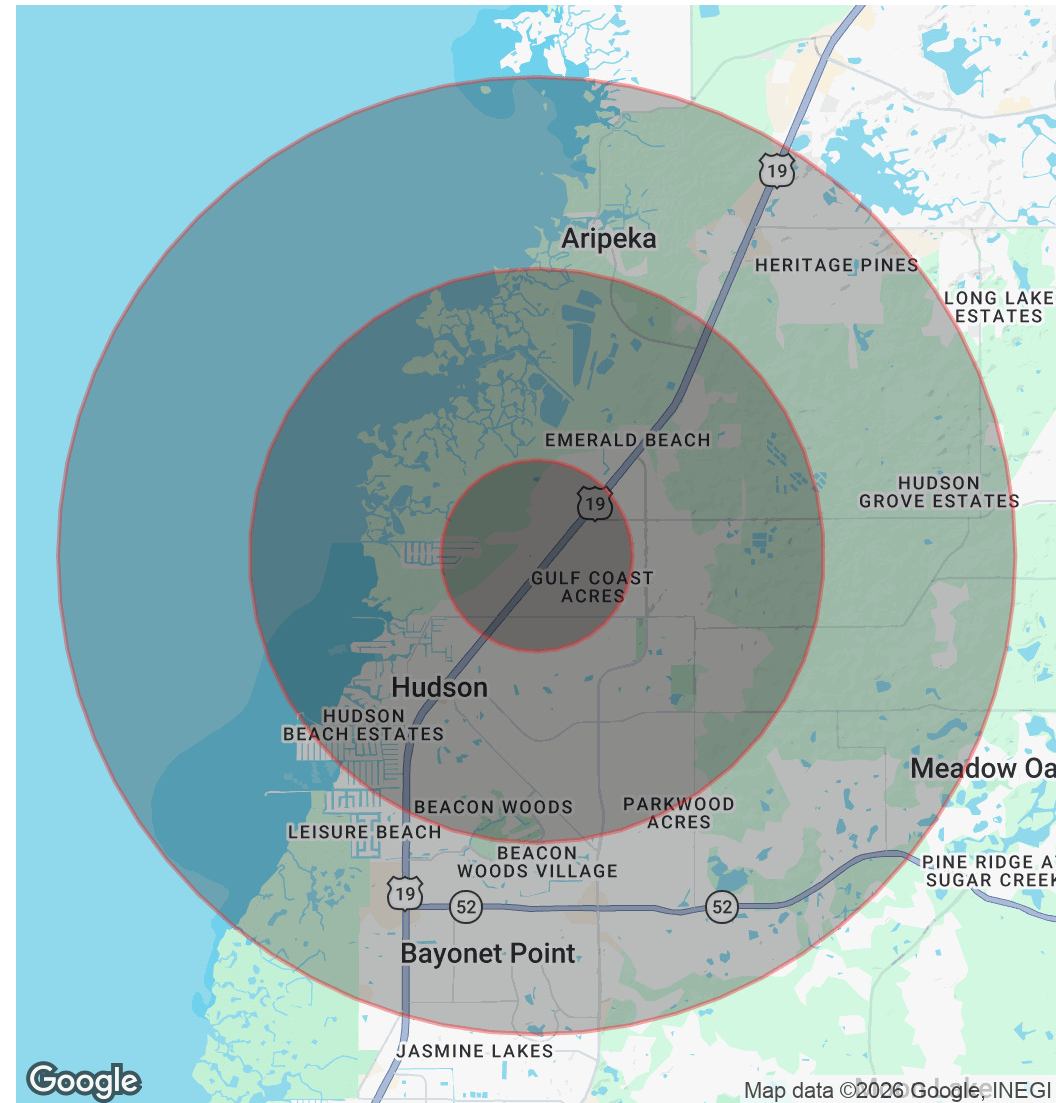
Demographics Map & Report

POPULATION

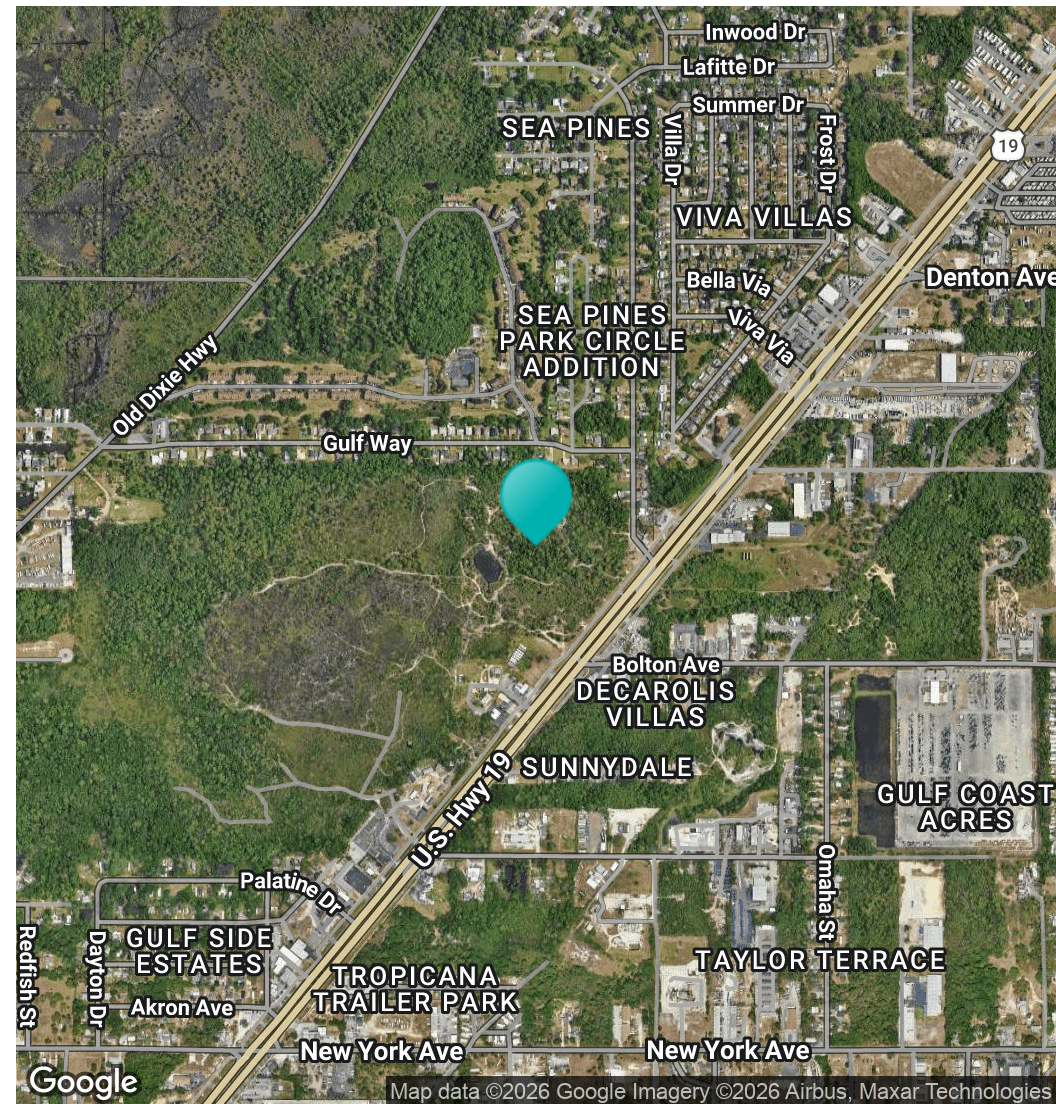
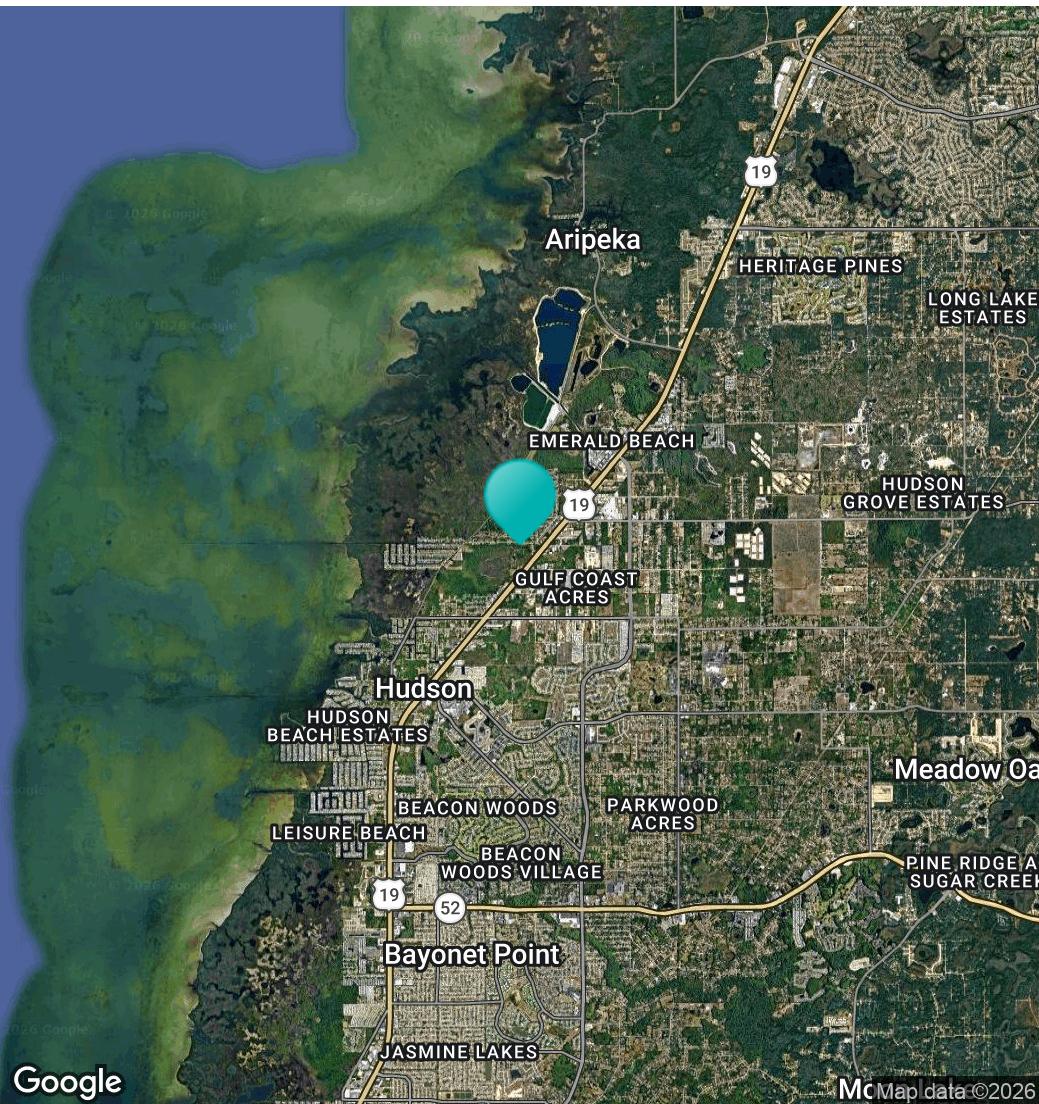
	1 MILE	3 MILES	5 MILES
Total Population	2,058	21,062	54,746
Average Age	49.4	55.8	53.3
Average Age (Male)	51.3	55.2	52.5
Average Age (Female)	47.7	55.8	53.6

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	968	10,155	26,225
# of Persons per HH	2.1	2.1	2.1
Average HH Income	\$77,901	\$71,592	\$66,682
Average House Value	\$169,881	\$220,077	\$201,925



Location Maps



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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.

Eshenbaugh Land Company is a licensed real estate brokerage firm in Florida and William A. Eshenbaugh is the broker of record.



Your Advisor



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Questions | Give us a call or drop us an email



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