



# 5.48 Acres U.S. Highway 19

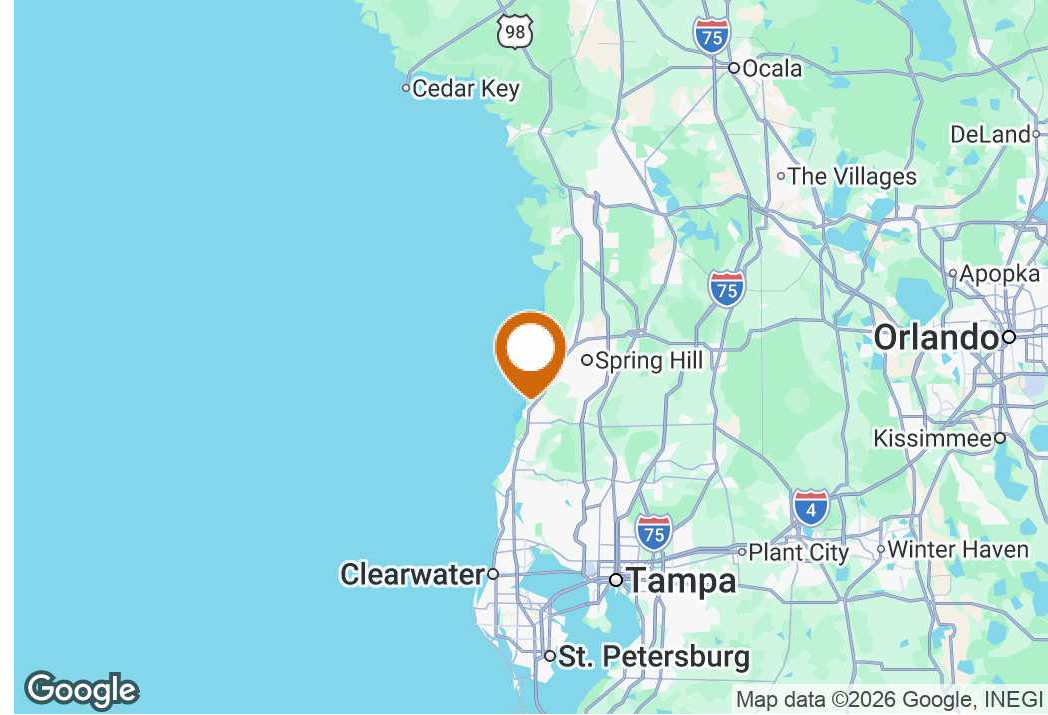
U.S. Highway 19, Hudson, Florida 34667

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39,688 VPD

## PROPERTY SUMMARY



## Offering Summary

<b>Sale Price:</b>	<b>\$1,450,000</b>
<b>Lot Size:</b>	5.48 Acres
<b>Price / Acre:</b>	\$264,599
<b>Zoning:</b>	C-2
<b>PIN:</b>	27-24-16-0000-00500-00S0
<b>City:</b>	Hudson
<b>County:</b>	Pasco
<b>State:</b>	Florida
<b>Property Type:</b>	Development Land

## Property Overview

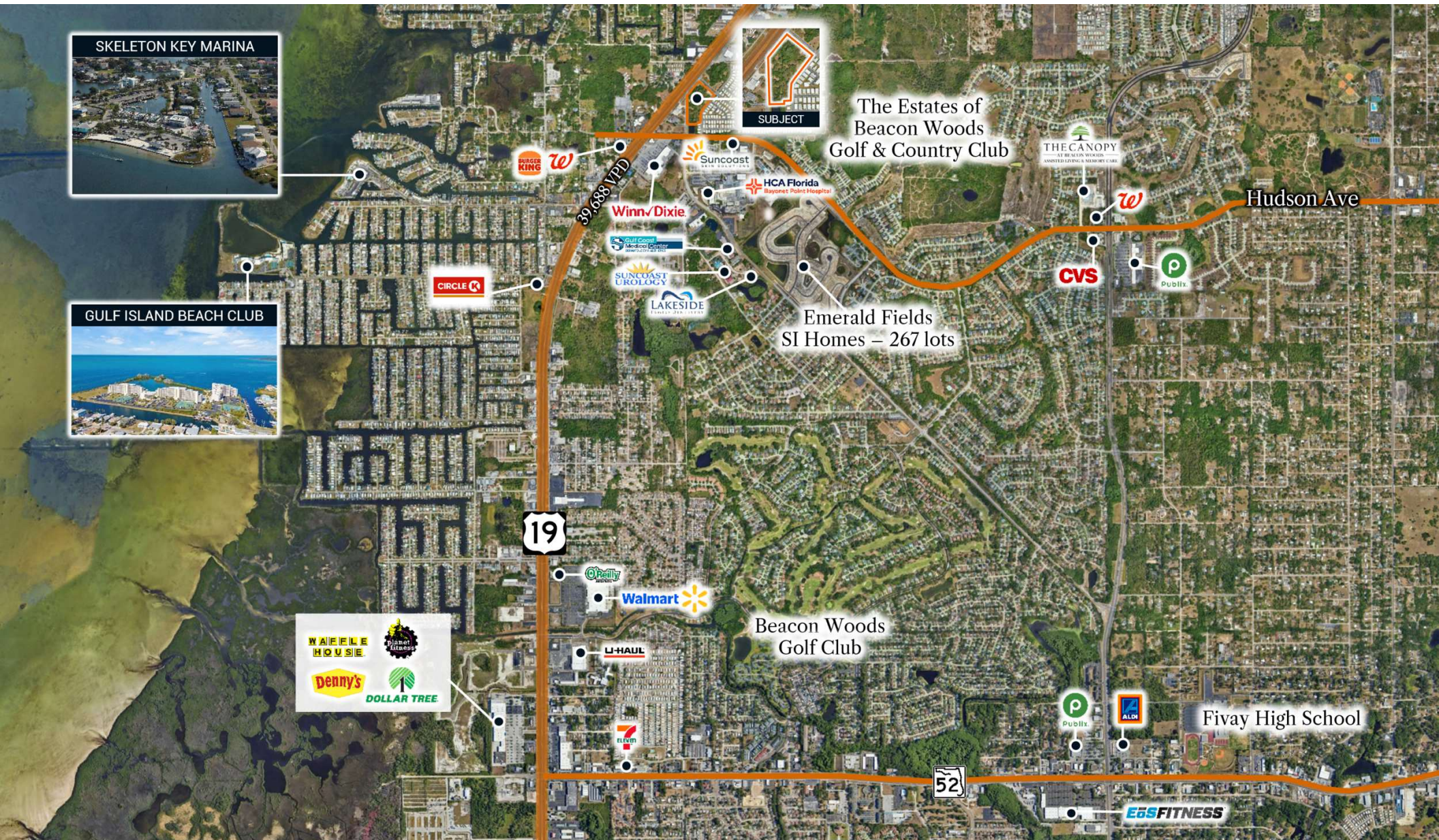
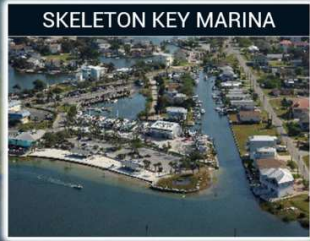
5.48 ± acres of vacant commercial land located along US Highway 19 in Hudson, Florida.

The site is well-positioned for an owner-user, retail pad, storage-related concept, office, medical, or future mixed-use commercial development. Its size provides more flexibility than a typical pad site while still offering meaningful US-19 exposure and access to an established residential and commercial trade area.

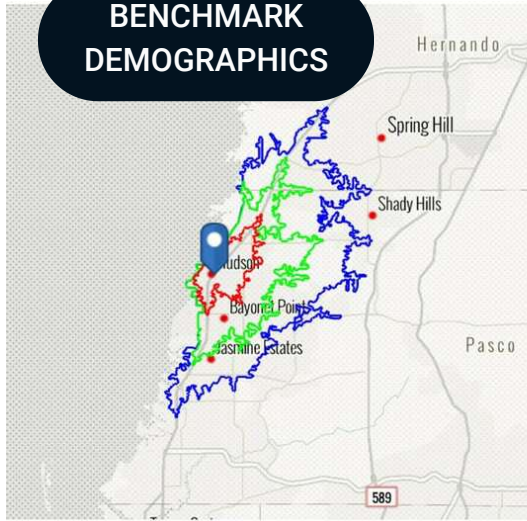
## Property Highlights

- Strong US-19 visibility with nearby access to Hudson Avenue and SR-52.
- Flexible site size suitable for retail, office, automotive, service-commercial, contractor, storage, or mixed-use.
- Surrounded by residential communities, service businesses, and established commercial uses.
- More functional scale than a small pad site while maintaining highway-oriented exposure.
- Near Beacon Woods, The Estates of Beacon Woods, Fivay High School, Gulf Island Beach Club, and Skeleton Key Marina.
- Unincorporated Pasco County jurisdiction

# AREA OVERVIEW



# BENCHMARK DEMOGRAPHICS



Based on ideas by Gary M. Ralson, CCIM, SIOR, CPM, CRE, CLS, CDP, CRX, FRICS – Saunders Real Estate

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

**THE CCIM INSTITUTE**  
Advancing the Commercial Real Estate Profession



AGE SEGMENT	DRIVE TIME			GEOGRAPHY			
	5 mins	10 mins	15 mins	Pasco County	Tampa-St. Pete MSA	Florida	USA
Age Segments	2.92%	3.86%	4.69%	4.70%	4.70%	4.69%	5.39%
Age Segments	3.18%	4.12%	4.41%	5.27%	5.08%	5.03%	5.75%
Age Segments	3.38%	4.42%	4.65%	5.75%	5.40%	5.34%	5.98%
Age Segments	3.74%	4.57%	4.85%	5.91%	5.84%	5.84%	6.47%
Age Segments	10.72%	13.61%	14.72%	16.25%	18.51%	18.43%	20.33%
Age Segments	19.12%	20.75%	21.53%	24.78%	25.01%	24.41%	25.20%
Age Segments	38.60%	33.04%	30.89%	26.26%	25.41%	25.55%	22.82%
Age Segments	18.36%	15.63%	14.78%	10.97%	10.06%	10.74%	8.05%

## KEY FACTS

Population	15,346	55,676	120,935	638,322	3,385,153	23,027,836	339,887,819
Daytime Population	17,664	54,083	114,803	566,746	3,364,494	22,846,618	338,218,372
Employees	5,170	20,177	45,174	269,280	1,636,712	10,832,721	167,630,539
Households	7,366	25,271	53,850	258,210	1,406,545	9,263,074	132,422,916
Average HH Size	2.04	2.17	2.23	2.44	2.36	2.43	2.50
Median Age	59.2	53.8	51.3	44.8	43.2	43.6	39.6

## HOUSING FACTS

Median Home Value	\$315,821	\$255,447	\$252,972	\$371,248	\$404,577	\$416,969	\$370,578
Owner Occupied %	77.0%	72.6%	72.0%	75.8%	67.0%	67.2%	64.2%
Renter Occupied %	23.0%	27.4%	28.0%	24.2%	33.0%	32.8%	35.8%
Total Housing Units	8,969	30,095	61,620	292,548	1,564,169	10,635,372	146,800,552

## INCOME FACTS

Median HH Income	\$55,401	\$51,492	\$54,357	\$78,282	\$78,083	\$78,205	\$81,624
Per Capita Income	\$35,955	\$31,406	\$31,376	\$42,166	\$45,617	\$44,891	\$45,360
Median Net Worth	\$195,803	\$150,216	\$159,824	\$285,843	\$245,761	\$253,219	\$228,144

## ZONING OVERVIEW

### ZONING INFORMATION

The subject is located in unincorporated Pasco County and is zoned C-2 General Commercial across the full 5.47± acres. The site also carries ROR, Retail / Office / Residential future land use, supporting a flexible commercial use profile along US-19. C-2 zoning is consistent with the surrounding corridor, which includes service commercial, automotive, retail, storage, and nearby residential uses.

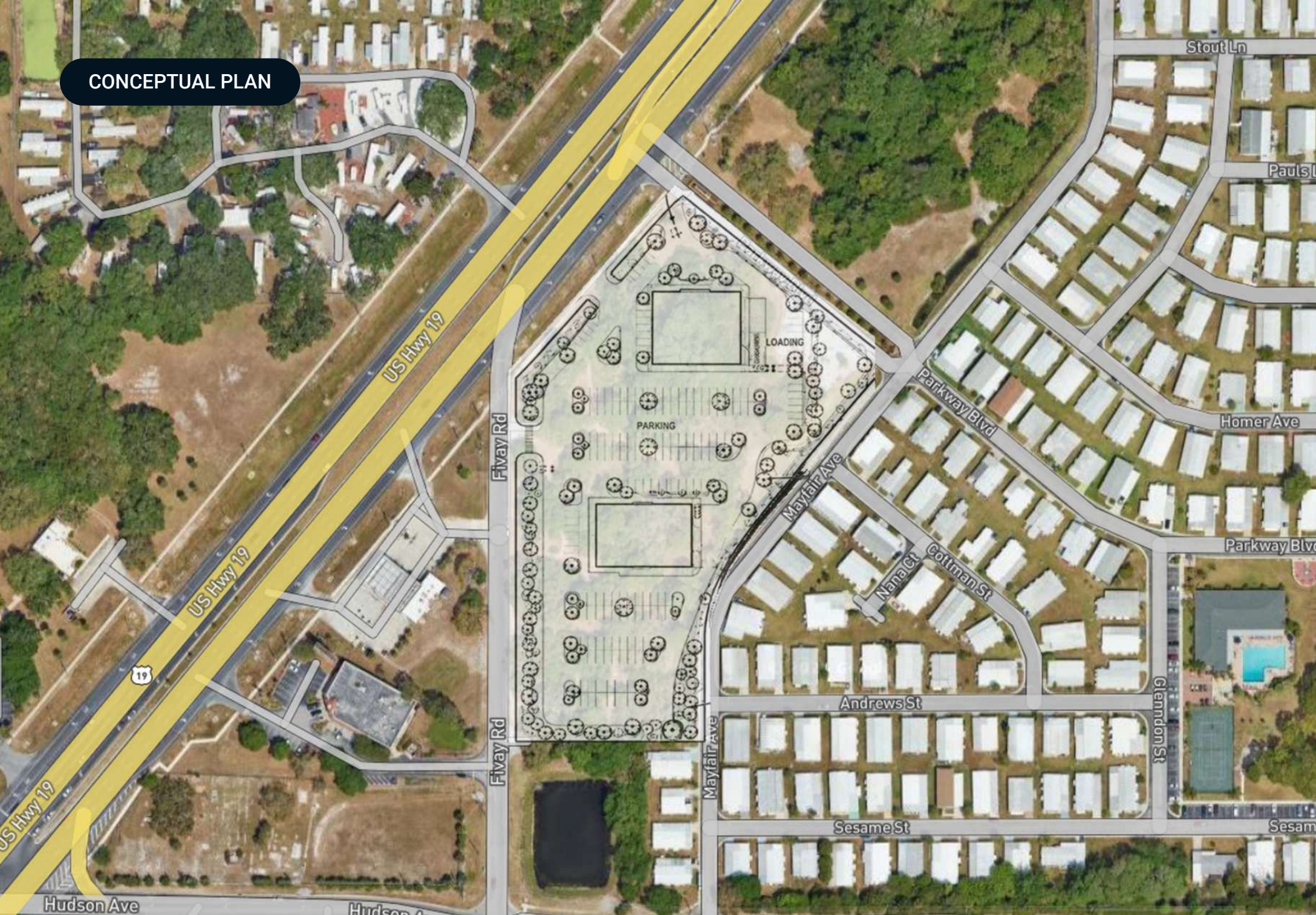
Pasco County, Florida – Land Development Code SECTION 526.

<b>Standard / Requirement</b>	C-2 General Commercial
<b>Future Land Use</b>	ROR
<b>Minimum Lot Area</b>	15,000 SF
<b>Minimum Lot Width</b>	90 FT
<b>Building Coverage</b>	50% of lot area
<b>Building Height</b>	60 FT for commercial uses
<b>Front Setback</b>	25 FT
<b>Stormwater</b>	(Retention pond south of property)

<b>Use Category</b>	Generally Allowed / Supported Uses
<b>Retail / Service Commercial</b>	Retail stores, secondhand stores, pawn shops, pet shops, bakery retail, dry cleaning, laundries, appliance stores, repair shops
<b>Automotive / Vehicle-Oriented</b>	Auto parts, vehicle sales/leasing, motorcycle/boat/RV sales, car wash, body/paint, garage/mechanical service
<b>Contractor / Trade Uses</b>	Contractor's office, cabinet/carpentry shops, plumber shops, septic tank sales/installation, sign painting
<b>Storage / Yard-Oriented Uses</b>	Warehousing, general storage, lumber yards, plant nurseries, sod sales, propane retail sales
<b>Food / Entertainment / Hospitality</b>	Barbecue stands, restaurants/food uses, amusement facilities, bowling alleys, hotels, motels, condotels
<b>Office / Institutional / Care</b>	General office, funeral homes, residential treatment/care facilities, model home centers
<b>Residential / Mixed-Use Related</b>	Accessory single-family unit tied to a commercial use; multifamily may be conditional
<b>Conditional / Special Review Uses</b>	Alcohol sales/consumption, towing with vehicle storage, auction houses, flea markets, amusement parks, multifamily, marinas, utility facilities, private schools



CONCEPTUAL PLAN



The Estates of  
Beacon Woods  
Golf & Country Club

Emerald Fields  
SI Homes – 267 lots

 **HCA Florida**  
Bayonet Point Hospital



Emerald Fields  
SI Homes – 267 lots

 **HCA Florida**  
Bayonet Point Hospital



39,688 VPD

A large, bold, black text overlay indicating a volume of 39,688 vehicles per day (VPD) on the adjacent highway.

ADDITIONAL PHOTOS



# Get in touch

## CONTACTS:

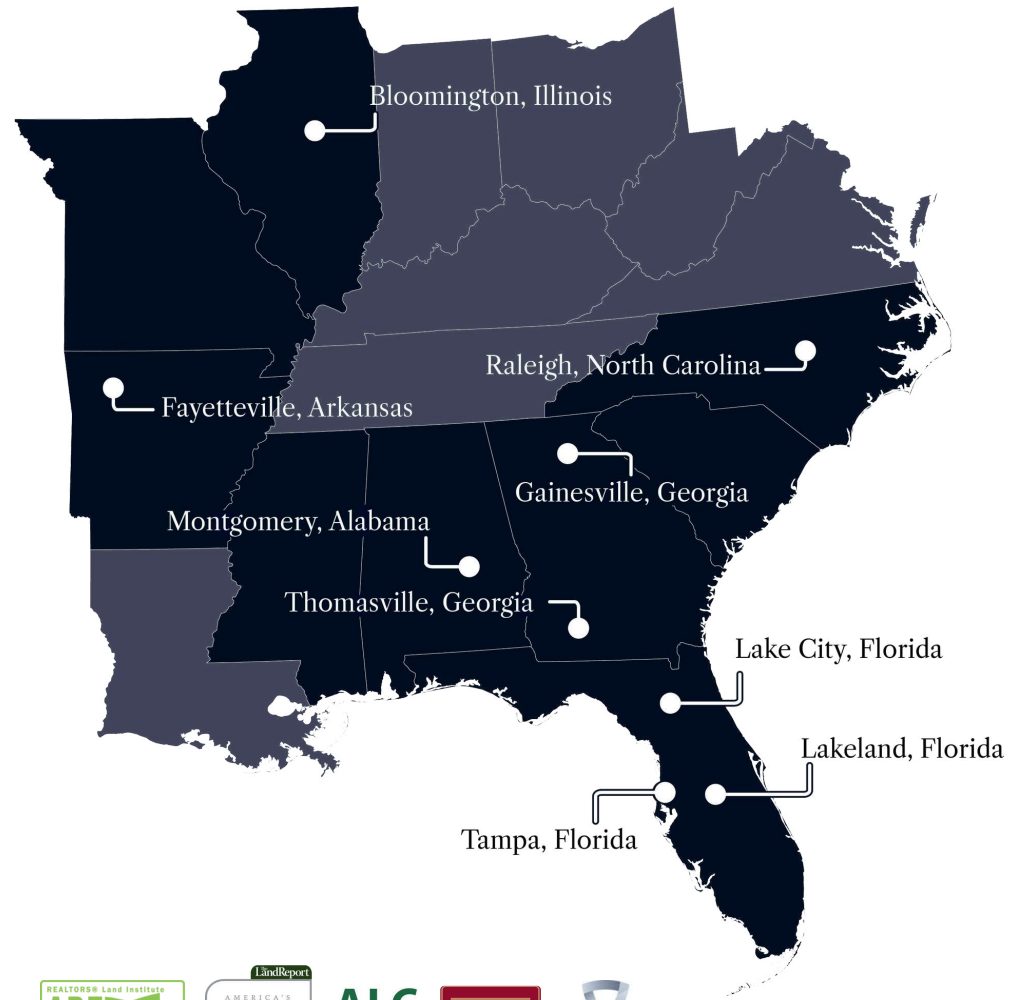
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