

We know this land.



**Eshenbaugh**  
**LAND COMPANY**



**The Dirt Dog**

304 S. WILLOW AVENUE

TAMPA, FL 33606

813.287.8787

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

# Additional Photos



# Property Description

## PROPERTY DESCRIPTION

The opportunity is to purchase 13.78± acres on US 19 within Pasco County. The site is situated conveniently along the six-lane major thoroughfare, boasting 600± feet of frontage to traffic counts of 39,000 AADT. The site is majority zoned C-2, which allows for a variety of general commercial uses. There is a current billboard lease on the property.

## LOCATION DESCRIPTION

The property is located on the eastern side of US 19, north of New York Ave and south of Arcola Ave 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 to the great region.

## MUNICIPALITY

Pasco County

## PROPERTY SIZE

13.78 Acres

## ZONING

C2 (Commercial) & AR (Agricultural)

## FUTURE LAND USE

ROR (Retail/Office/Residential)

## PARCEL ID

23-24-16-0040-00500-0100, 23-24-16-0040-00500-0090

## PRICE

\$1,250,000

## BROKER CONTACT INFO

**Ryan Sampson, CCIM, ALC**  
Senior Advisor/Managing Partner  
813.287.8787 x104  
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Advisor  
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# Additional Photos



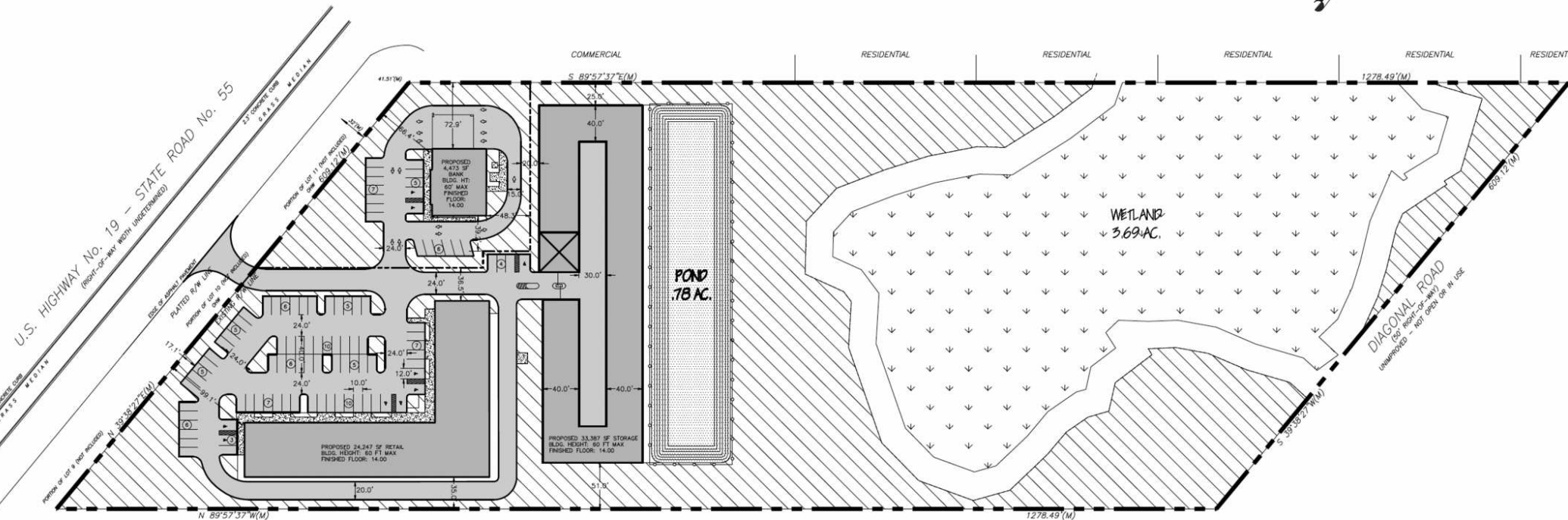
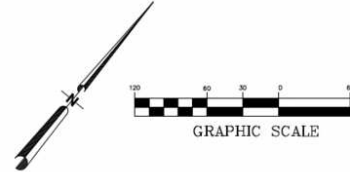
# Additional Photos



# Proposed Site Plan

## LEGAL DESCRIPTION

LOTS 9, 10, AND 11, BLOCK 5, UNIT #2, GULF COAST ACRES SUBDIVISION; ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 85 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA LESS THAT PORTION OF LOT 9 VESTED IN THE STATE OF FLORIDA BY ORDER RECORDED IN OFFICIAL RECORDS BOOK 403, PAGES 35 AND 36 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS: LYING WITHIN 132 FEET OF THE SURVEY LINE OF STATE ROAD 55, SECTION 14030; SAID SURVEY LINE BEING DESCRIBED AS FOLLOWS; BEING ON THE WESTERLY BOUNDARY OF SECTION 23, TOWNSHIP 24 SOUTH, RANGE 16 EAST AT A POINT 2537.06 FEET SOUTHERLY OF THE NORTHWEST CORNER OF THE SOUTHWEST ¼ OF SAID SECTION 23; RUN THENCE NORTH 39°55'31" EAST 6739.36 FEET; TO THE NORTHERLY BOUNDARY OF SAID SECTION 23, AT A POINT 1622.63 FEET EASTERLY OF THE NORTHWEST CORNER OF THE NORTHWESTERLY ¼ OF SAID SECTION 23.



## SITE DATA

1. SITE ADDRESS: 15150 U.S. HWY. 19 HUDSON, FLORIDA 34667
2. TOTAL PROPERTY AREA: 600,031 SF (13.77 AC)
3. EXISTING LAND USE DESIGNATION: COMMERCIAL 1000
4. EXISTING ZONING: C2
5. BUILDING SETBACKS:  
NORTH BOUNDARY= 30 FT  
SOUTH BOUNDARY= 20 FT  
EAST BOUNDARY= 30 FT  
WEST BOUNDARY= 25 FT
6. PROPOSED 4,473 SF BANK BLDG. HT: 60' MAX FINISHED FLOOR: 14.00
7. PROPOSED 24,347 SF RETAIL BLDG. HEIGHT: 80 FT MAX FINISHED FLOOR: 14.00
8. PROPOSED 33,387 SF STORAGE BLDG. HEIGHT: 80 FT MAX FINISHED FLOOR: 14.00
9. OWNERS:  
TARPON LIMITED PARTNERSHIP  
15150 U.S. HWY. 19  
HUDSON, FLORIDA 34667  
PHONE: 727-423-1913
10. UTILITIES:  
POTABLE WATER SERVICE PROVIDER:  
HUDSON WATER WORKS  
14309 OLD DIXIE HWY.  
HUDSON, FLORIDA 34667  
PHONE: 727-868-1382
11. SANITARY SEWER SERVICE PROVIDER:
15. SURVEYOR:  
GEOMAP TECHNOLOGIES, INC.  
3910 U.S. HWY. 301 NORTH  
TAMPA, FLORIDA 33619  
PHONE: 813-621-2732
16. ENGINEER:  
URS CORPORATION  
7650 W. COURTNEY CAMPBELL CSWY.  
TAMPA, FLORIDA 33607-1462  
PHONE: 813-286-1711

# Demographics Map & Report

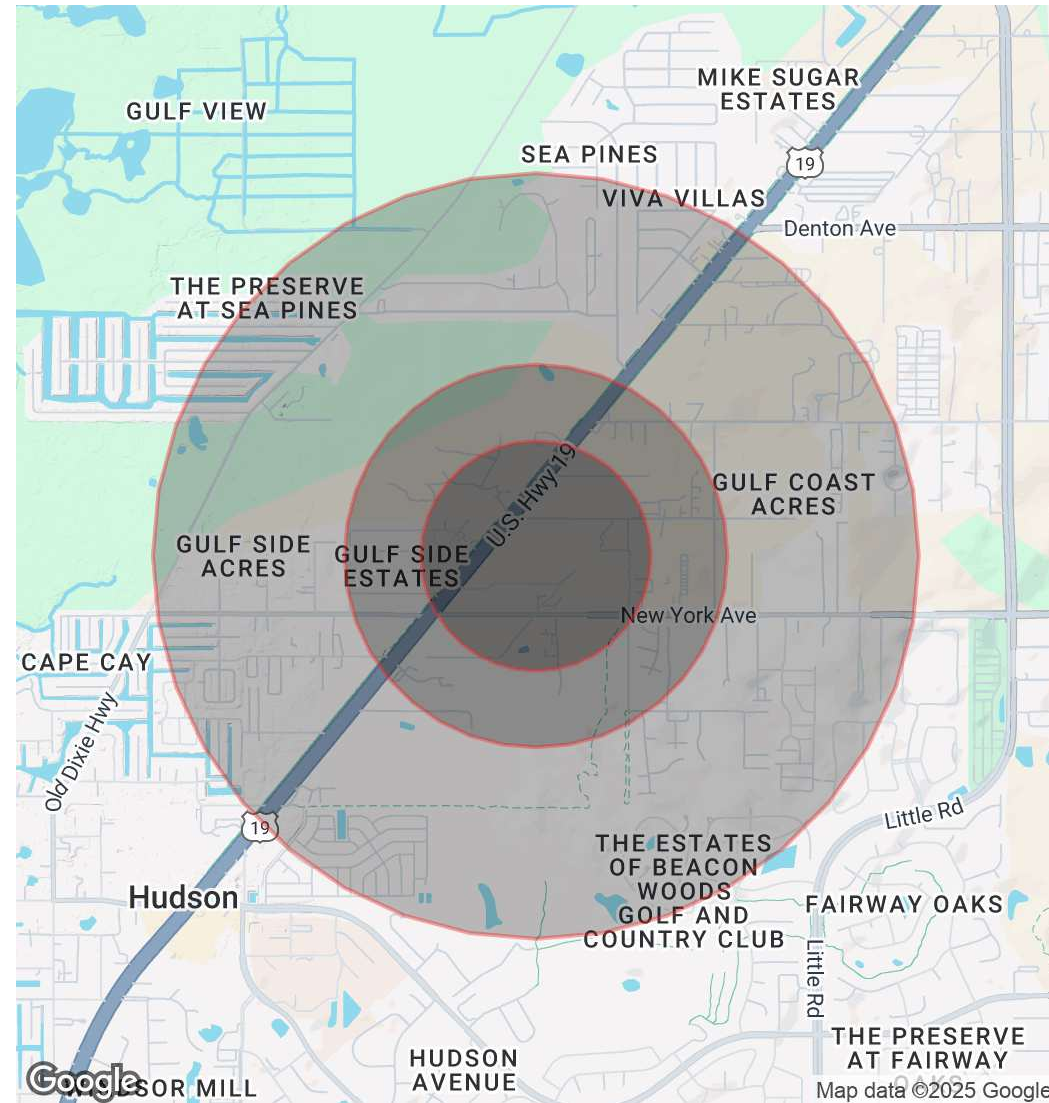
## POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	157	714	4,443
Average Age	49	51	53
Average Age (Male)	48	50	53
Average Age (Female)	51	52	53

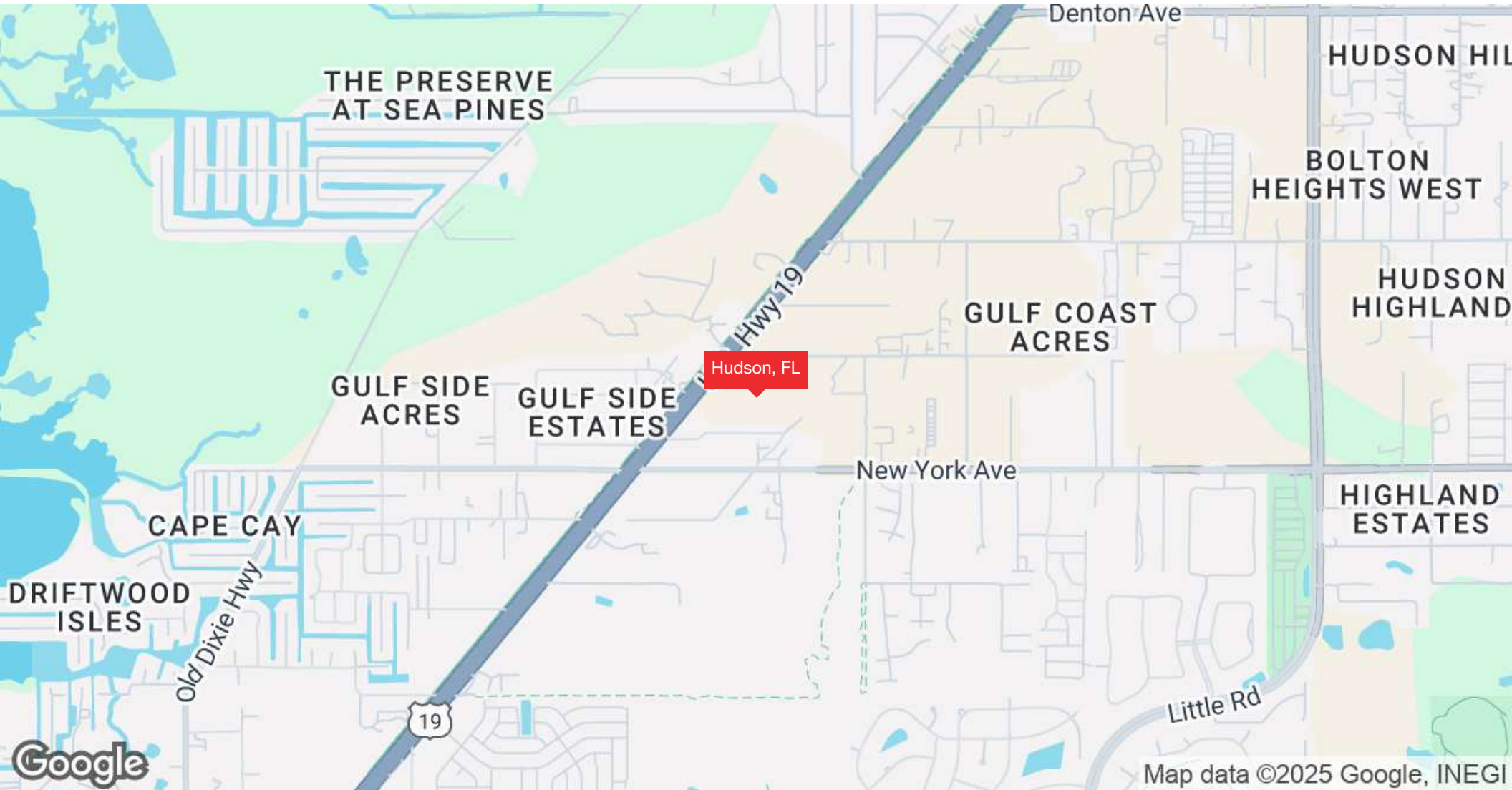
## HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	76	342	2,111
# of Persons per HH	2.1	2.1	2.1
Average HH Income	\$51,358	\$55,469	\$60,985
Average House Value	\$138,794	\$181,683	\$208,110

Demographics data derived from AlphaMap

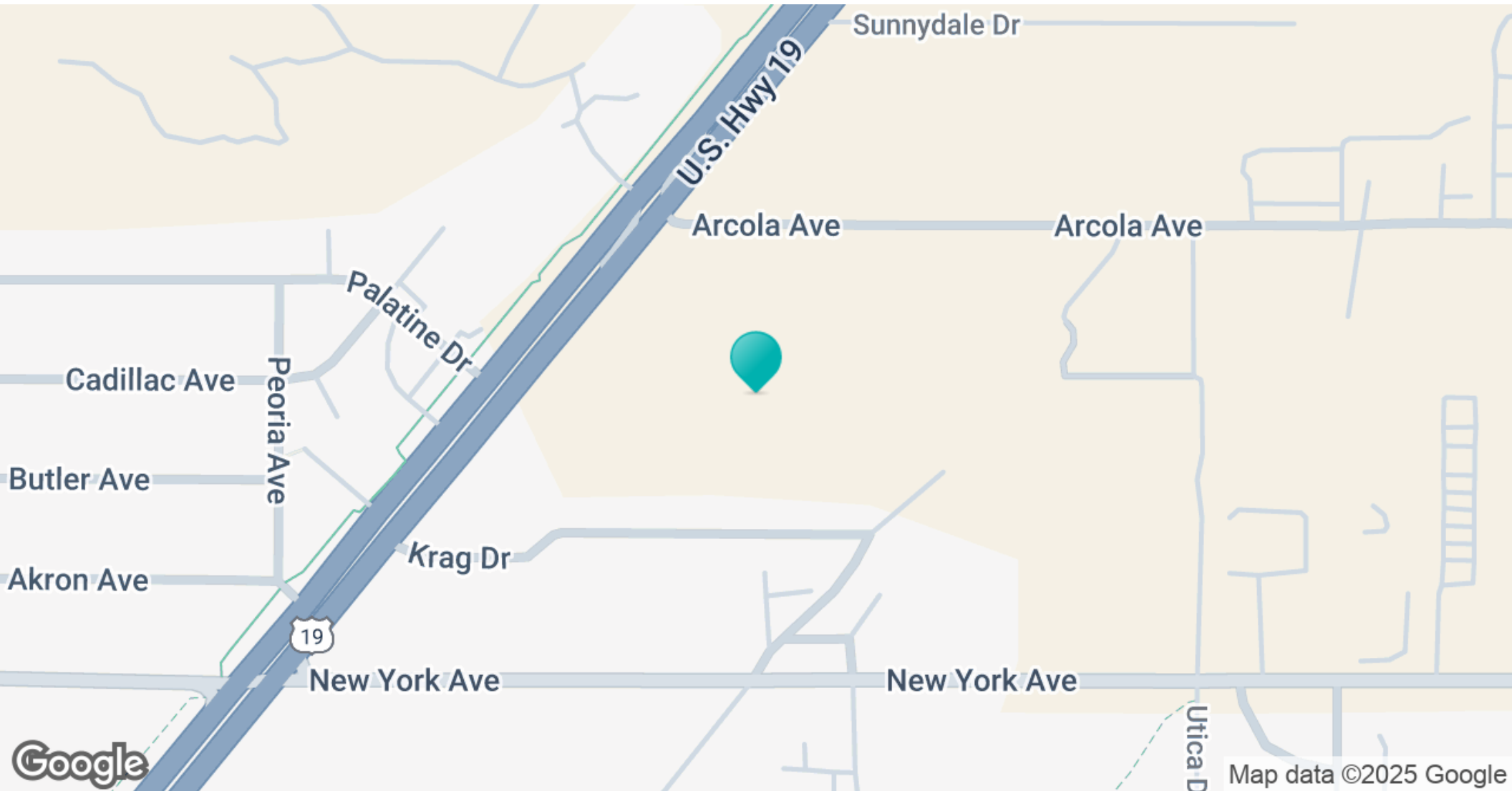


# Regional Map





# Location Map



# Confidentiality & Disclaimer

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**EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.**

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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.