

FOR GROUND LEASE

4 PARCELS

Ground Lease Site - C2

15807 U.S. 19 Hudson, FL 34667

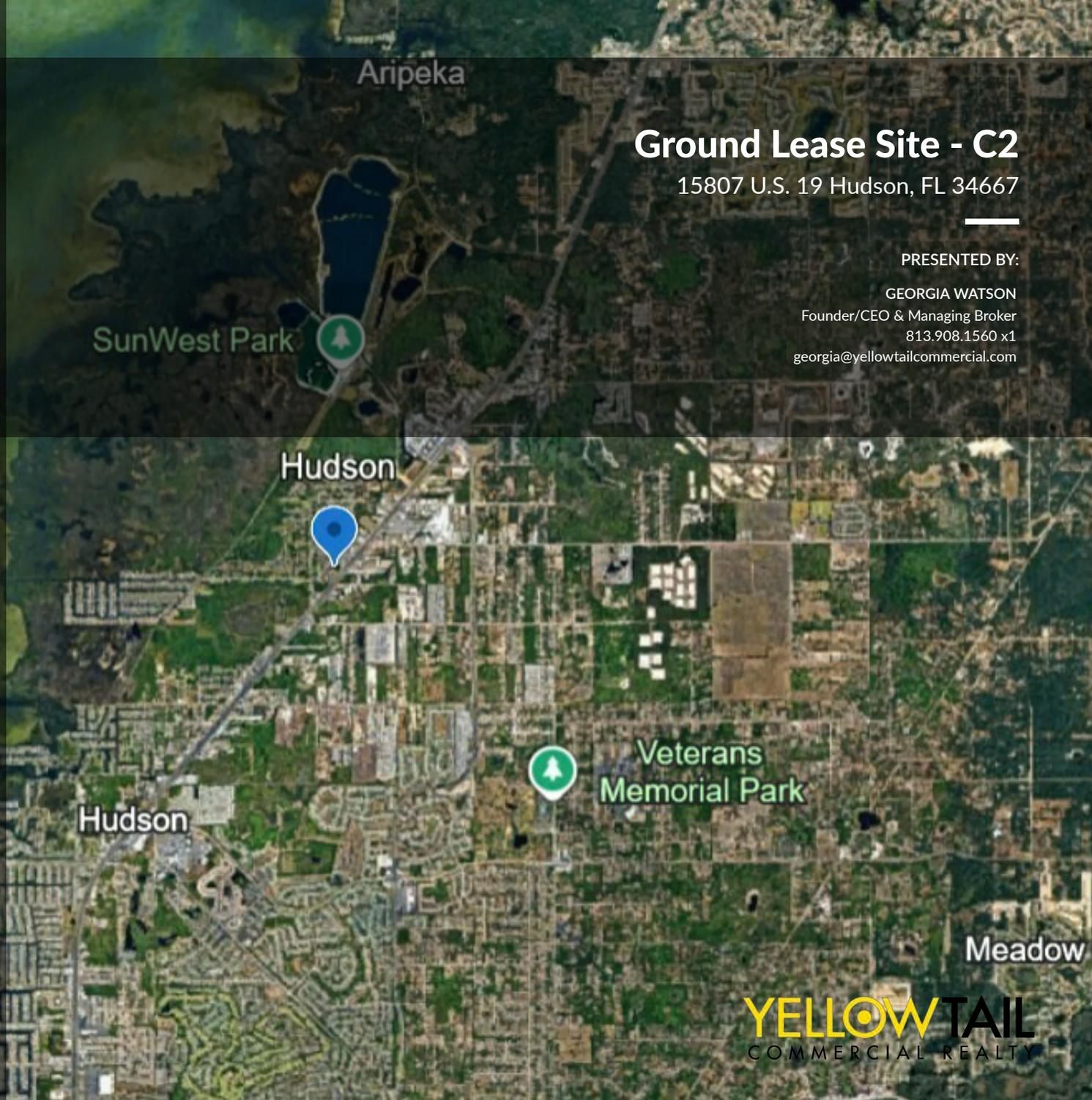
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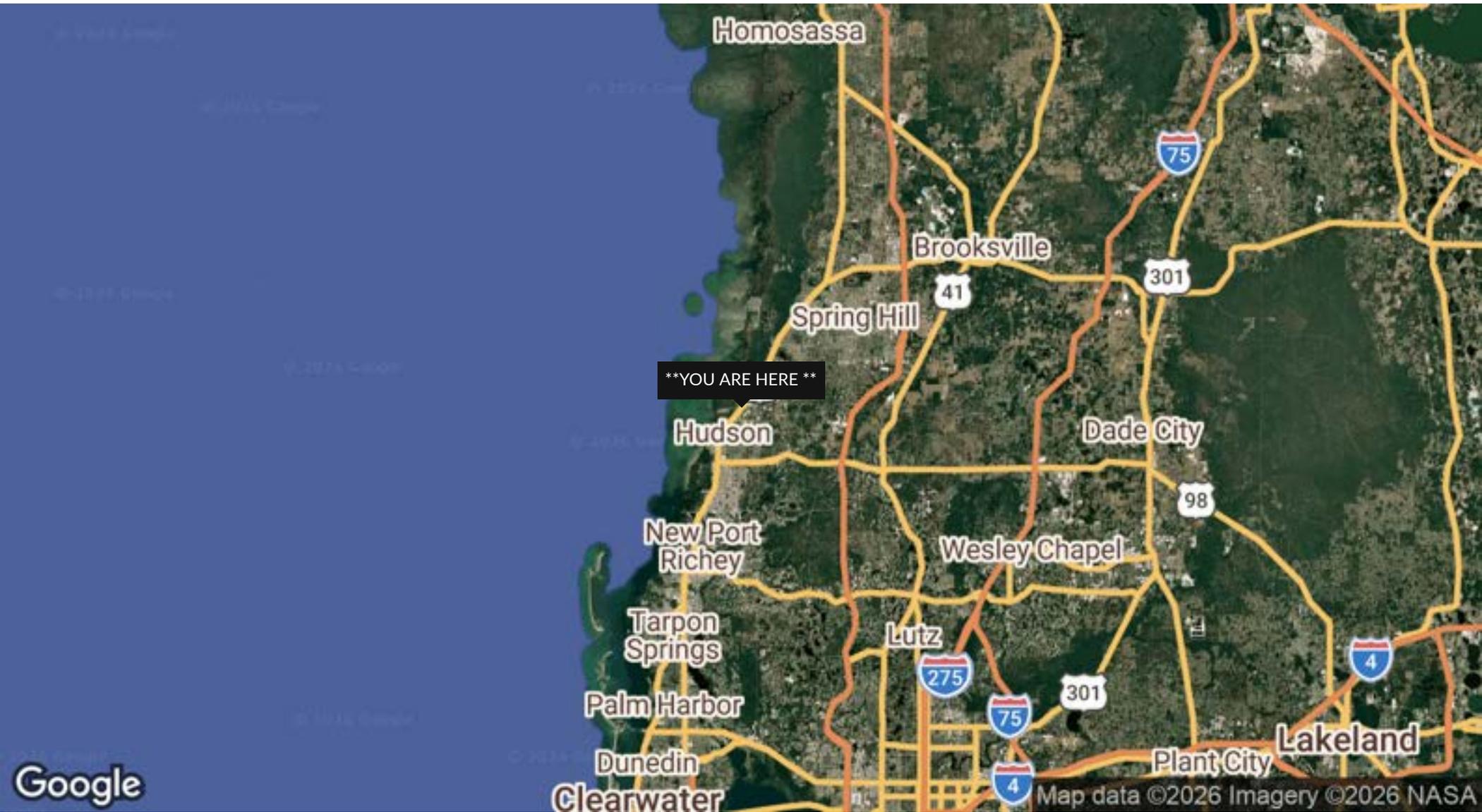
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REGIONAL MAP

15807 U.S. 19, Hudson, FL 34667

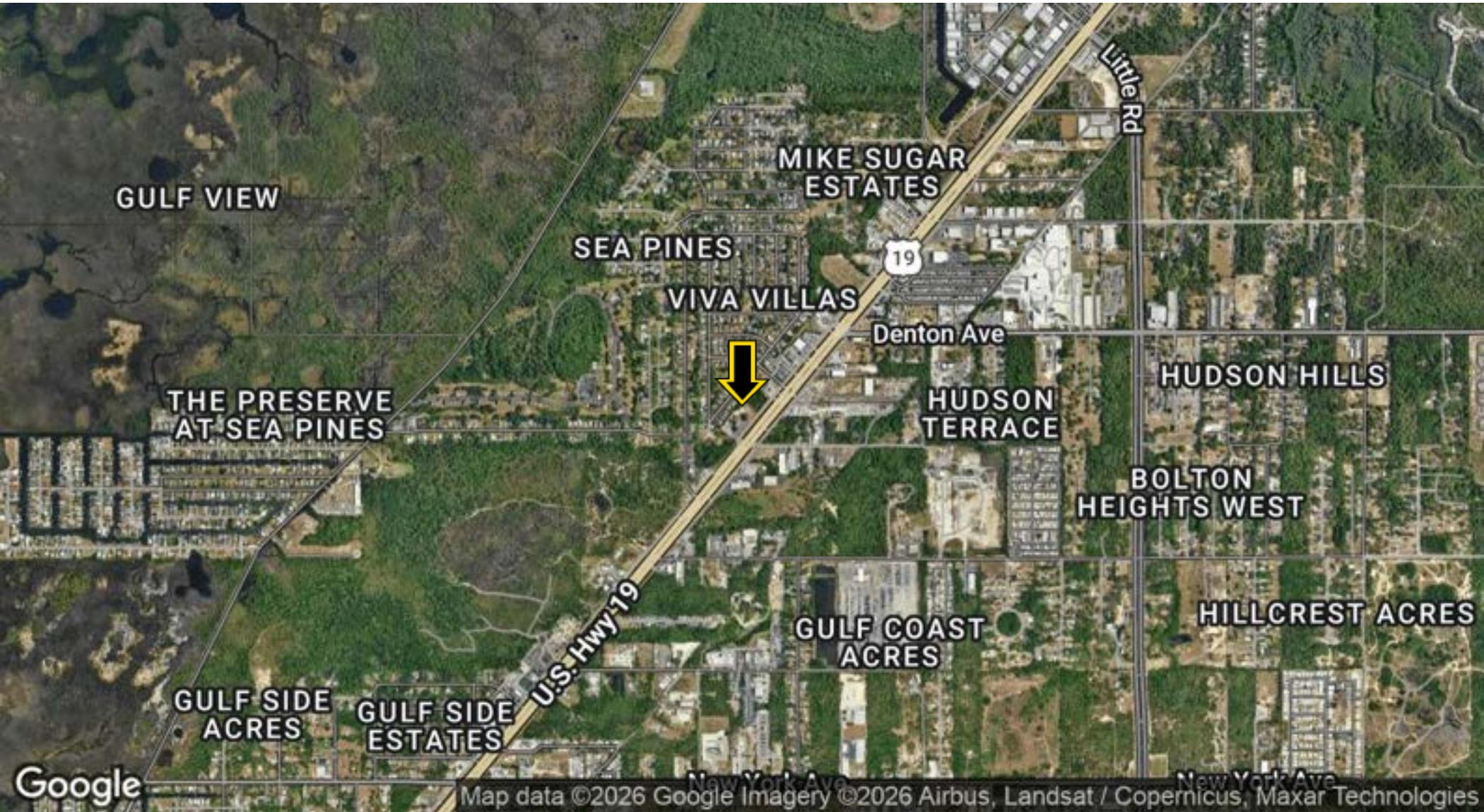


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GROUND LEASE SITES - C2

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CAR WASH, COFFEE GROUND LEASE SITES

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MULTIPLE PARCELS - GROUND LEASE SITE

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PROPERTY DESCRIPTION

This offering presents a ±4.15-acre commercial site along U.S. Highway 19 in Hudson, Florida, one of Pasco County's most active retail corridors, carrying approximately 39,500 vehicles per day across six lanes. The site is positioned for multiple ground-lease opportunities serving growing car wash operators, fast-food chains, coffee drive-thrus, and small high-velocity retail concepts.

The property provides direct US-19 frontage, is zoned C-2, and benefits from existing access points, established easements, and planned cross-access connectivity with the adjacent Circle K. This combination supports strong daily traffic capture, efficient circulation, and repeat-visit retail performance.

The current site plan reflects a conceptual layout and is intended as a planning framework only. All pad sizes, building placement, circulation, stacking, and access can be modified to meet a lessee's specific prototype and operational requirements. Two outparcels on the west side of the site are each approximately 1.25 acres and are well suited for fast-food, QSR, coffee drive-thru, and other small-format retail users requiring strong visibility, efficient stacking, and high throughput. These pads offer flexibility for single- or dual-lane drive-thru configurations and support modern prototypes without excess land or wasted circulation.

The remaining eastern portion of the site is conceptually dedicated to an express car wash use. The illustrative plan shows a car wash drive-through building positioned to maximize stacking and forward-only vehicle flow, paired with a 3,734-square-foot open-air carport structure for vacuum and vehicle cleaning stations. Dedicated vacuum stalls, striped on-site parking for staff and short-duration use, and a rear retention area are shown to preserve usable pad area while maintaining operational efficiency. This configuration is illustrative only and can be adjusted to accommodate a specific operator's wash format, throughput targets, and site standards.

The site is strategically located between County Line Road (approximately five miles north) and State Road 52 (approximately 4.5 miles south), within the most active redevelopment stretch of the US-19 corridor. National retailers continue to expand in the surrounding area as local demographics strengthen. Median household income in Hudson has increased year over year, residential values continue to rise, and Pasco County's focus on corridor redevelopment supports long-term retail demand.

Ground-lease opportunities of this scale, frontage, and flexibility are increasingly limited along U.S. Highway 19. This site offers long-term control without land acquisition, strong traffic exposure, proven retail adjacency, and a layout that can be tailored to the needs of high-performing drive-thru and service-oriented brands.

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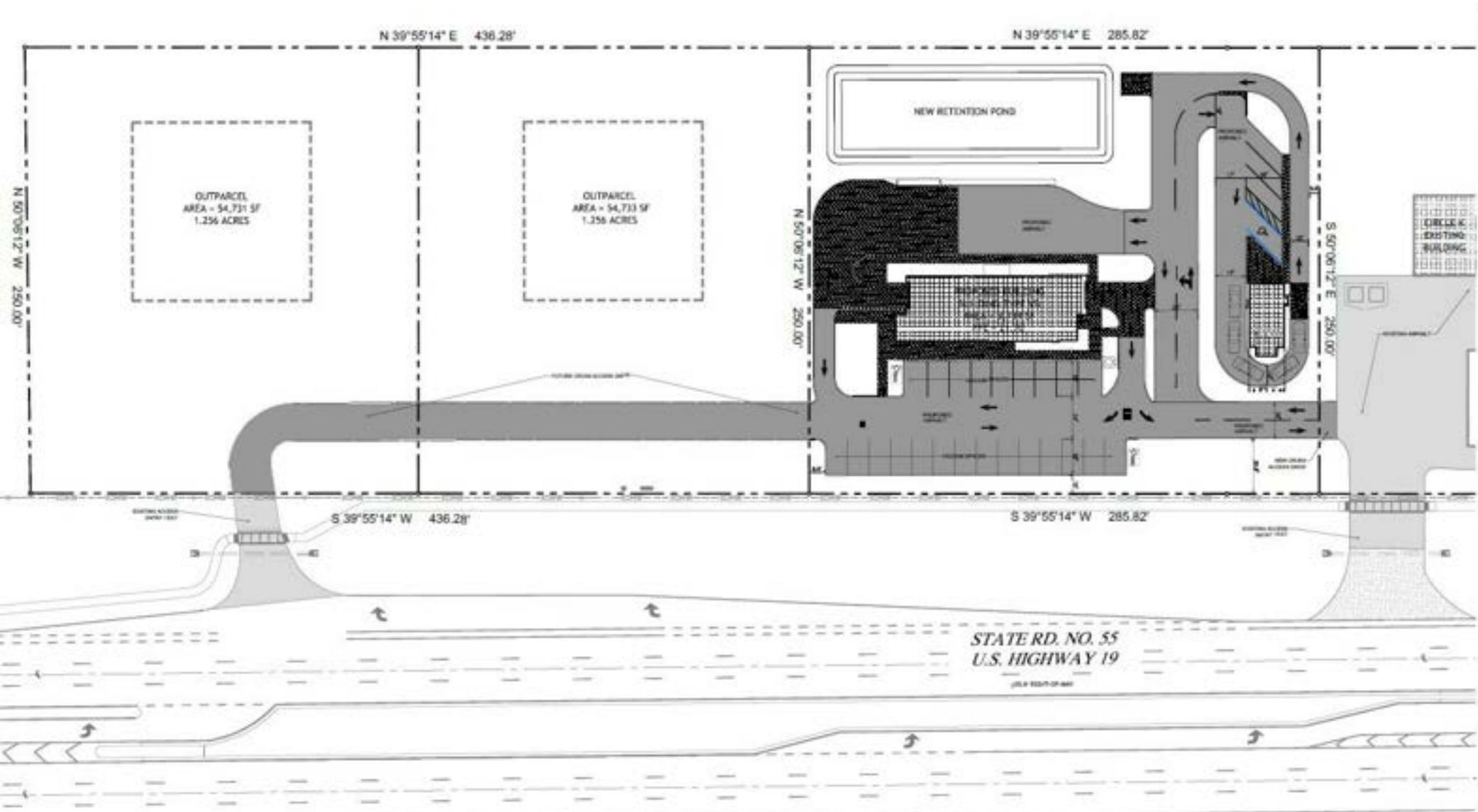
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CONCEPT SITE PLAN 2

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GROUND LEASE SITE - C2

15807 U.S. 19, Hudson, FL 34667

Lease Rate

NEGOTIABLE

LOCATION INFORMATION

Building Name	Ground Lease Site - C2
Street Address	15807 U.S. 19
City, State, Zip	Hudson, FL 34667
County	Pasco County
Market	Tampa Bay
Sub-market	Hudson
Side of the Street	West
Road Type	Highway
Market Type	Large

BUILDING INFORMATION

Number of Lots	4
Best Use	Car Wash, Coffee, Small Footprint Drive Thrus, small retail

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DEVELOPMENT SUMMARY

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DEVELOPMENT NEWS

Hudson's specific US 19 corridor updates are less covered in mainstream press, which often lumps west Pasco together.

But two practical realities are clear:

- Infrastructure & housing growth along US 19 is accelerating, driven by spillover from Tampa Bay suburban expansion and Pasco's reputation as a value alternative.
- Retail and mixed-use redevelopment pressure is building: older strip centers and commercial parcels along US 19 are increasingly eyed for repurposing or densification, a trend that's common statewide as demand shifts toward walkable, infill locations.

Real-Estate & Market Conditions Influencing Development- The economic backdrop adds texture to growth patterns:

- Florida repealed its commercial rent tax in late 2025, lowering occupancy costs for businesses — a structural plus for developers and investors statewide, including Pasco.
- Statewide housing permit trends show slight softening, but Pasco is expected to continue outperforming the broader Florida market due to its central Tampa Bay location and available land.

What This Means for Hudson & the US 19 Corridor

Here's the distilled, real-world picture:

- Hudson is not bleeding population, but it's not skyrocketing like its county peers.

It's aging, slowly densifying, and increasingly part of dynamic regional growth.

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The US 19 corridor is transitioning from retirement/low-density retail into a heavier mix of housing, services, and small-scale commercial expansion to serve a wider commuter and resident base.

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Long-term projections suggest the entire area around Hudson will see more mixed-use & infill growth, especially where infrastructure can support it.

CONTACT FOR PRICING & DETAILS

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