

# Flex Space Development

ENTITLED PARCEL | UTILITIES IN PLACE | PRIME PASCO COUNTY LOCATION



Conceptual Rendering



2.2MM



+/- 3.9 AC

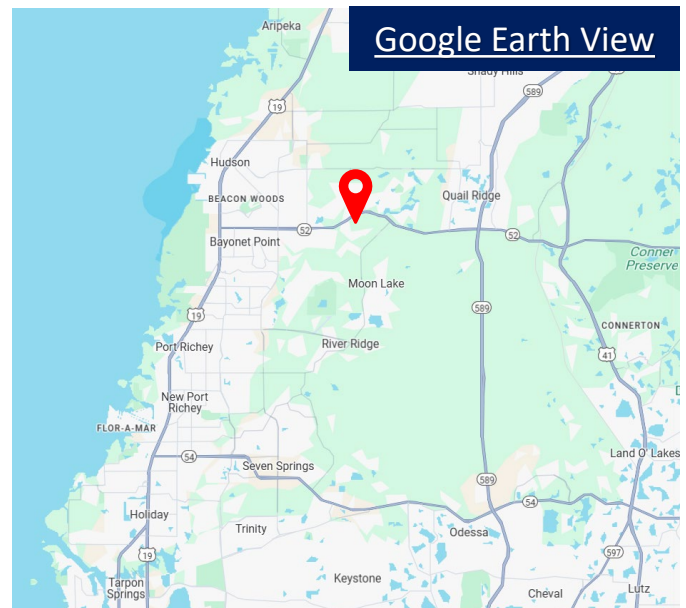


Zoned C2

**11622 SR-52 Hudson, FL 34669**

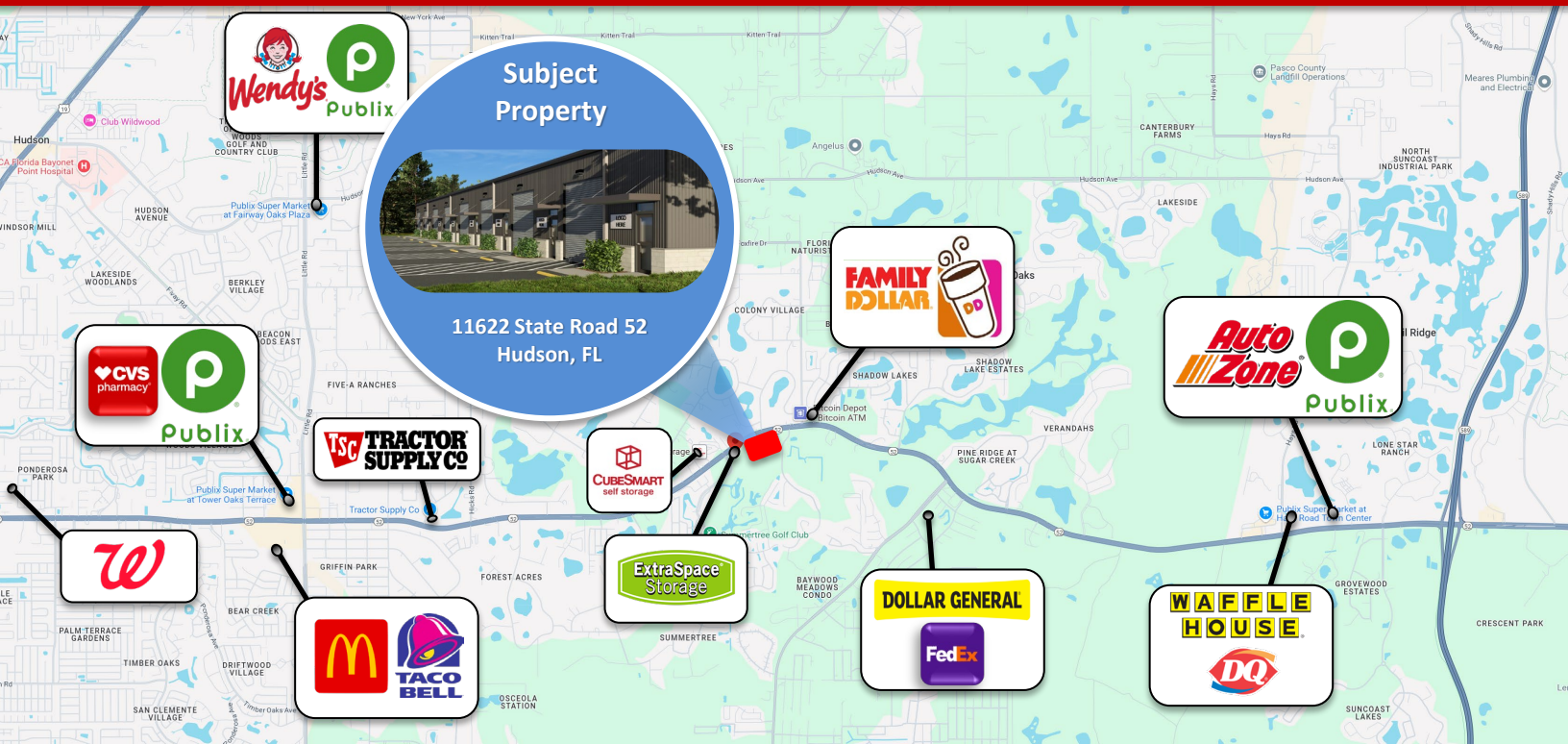
## Property Highlights

- Entitled for Flex Space development
- Approved for up to +/-100,000 SF
- Improved with utilities in place
- Strong visibility along SR-52
- Fast growing area with high demand for light industrial/flex space
- Close proximity to major routes and infrastructure
- 2 New directional access points off SR-52, construction completed 2023



# Market Overview

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Current Population  
29,135



5-Yr Projected Population  
30,512



Median HH Income  
\$54,600

| Population | 1 Mile | 3 Mile | 5 Mile |
|------------|--------|--------|--------|
| 2024       | 4,678  | 28,262 | 91,945 |
| 2030       | 4,904  | 30,512 | 98,996 |

## TRAFFIC COUNTS

29,500 AADT

| 2024 HH Income      | 1 Mile   | 3 Mile   | 5 Mile   |
|---------------------|----------|----------|----------|
| \$35,000-\$49,999   | 245      | 1,388    | 5,157    |
| \$50,000-\$74,999   | 313      | 2,186    | 7,338    |
| \$75,000-\$99,999   | 224      | 1,419    | 4,661    |
| \$100,000-\$124,999 | 238      | 1,227    | 3,293    |
| \$125,000-\$149,999 | 179      | 745      | 1,956    |
| \$150,000-\$199,999 | 51       | 465      | 1,527    |
| \$200,000-\$249,999 | 24       | 264      | 779      |
| \$250,000-\$499,999 | 14       | 178      | 564      |
| \$500,000+          | 6        | 77       | 239      |
| Median HH Income    | \$54,600 | \$58,500 | \$57,000 |
| Average HH Income   | \$68,000 | \$75,100 | \$72,600 |



# Development Details

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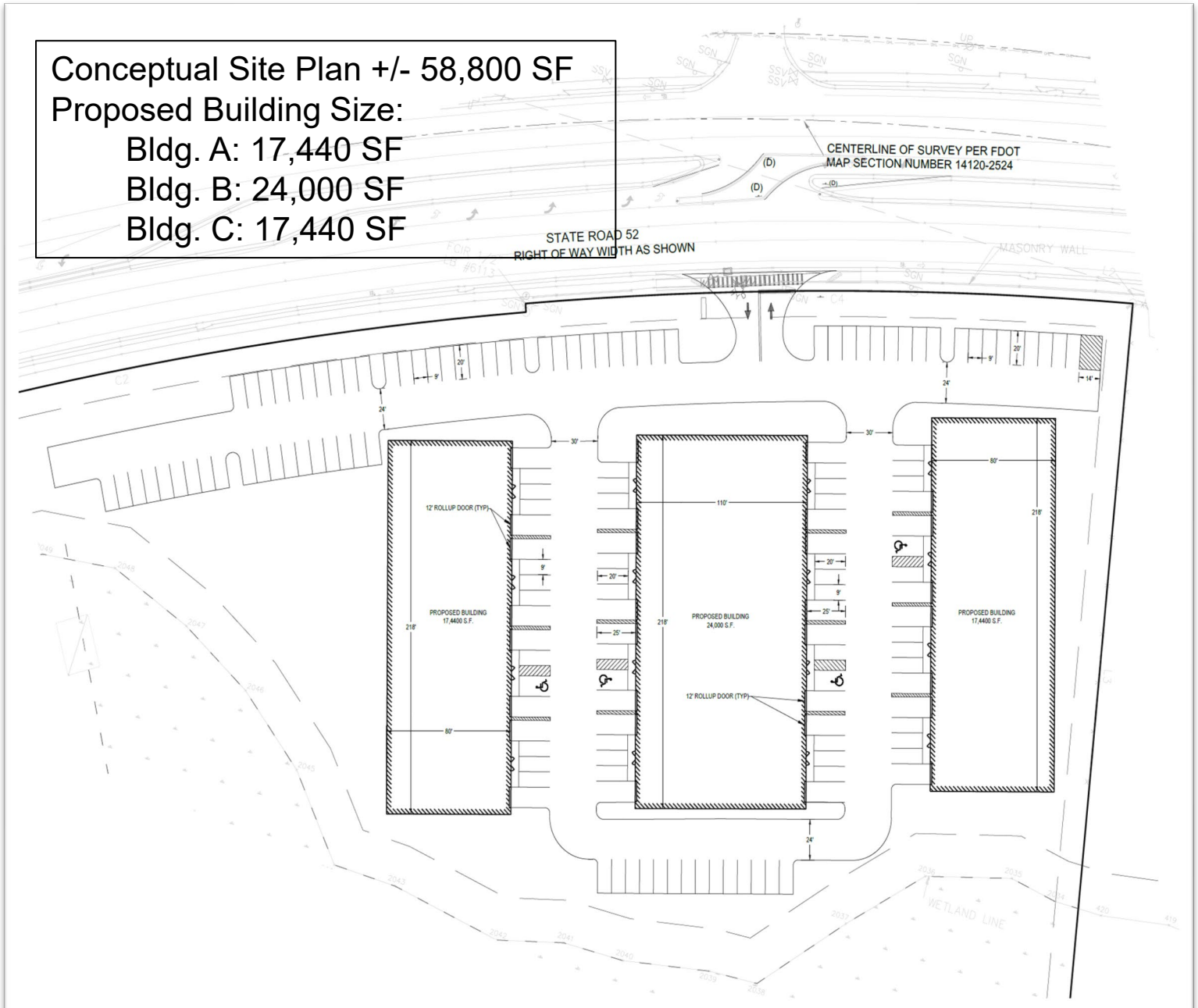
Conceptual Site Plan +/- 58,800 SF

Proposed Building Size:

Bldg. A: 17,440 SF

Bldg. B: 24,000 SF

Bldg. C: 17,440 SF



**+/-3.9 AC FLEX SPACE DEVELOPMENT**  
**11622 State Road 52, Hudson, FL 34669 (Pasco County)**

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**NOW AVAILABLE**



**Ryan Combs**  
Director of Commercial Development  
[rcombs@flagshipcg.com](mailto:rcombs@flagshipcg.com)  
407.948.5822