

4.85 ACRES | 17,032 SF AVAILABLE FOR SALE

16408 US HIGHWAY 19 | HUDSON, FL 34667

- 2 Acres of IOS
- Opportunity Zone
- C-2 Zoning
- Visibility Along U.S. Hwy 19
- Ideal for Warehouse, Retail, or Auto Uses
- Growing Residential Base and High Traffic Counts
- Flexible Zoning & High Market Adaptability



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All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.



THE PROPERTY

Presenting an exceptional opportunity to acquire 4.85 acres of prime commercial land, including 5 buildings totaling 17,032 SF and 2 acres of IOS, situated along the highly visible U.S. Highway 19, in Pasco County's rapidly growing corridor along Florida's Nature Coast.

PERMITTED USES

- RV, boat, commercial vehicle and self-storage
- Automotive sales, service, and repair
- Warehousing and general store
- Lumber yards
- Office, medical, and professional service buildings
- Contractor and trade service establishments



**OPPORTUNITY
ZONE**



ZONED C-2



**40,000 AADT
TRAFFIC COUNT**

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THE PROPERTY



RETAIL SPACE
6,400 SF



WAREHOUSE SPACE
10,632 SF



TOTAL SPACE
17,032 SF

6,400 SF
Retail
160' x 40'
5 Bathrooms
Built: 1981
3 Spaces but Can be Opened

2,000 SF
Warehouse
1 Bay Door
50' x 40' (20'x12' Office)
1 Bathroom
Built: 1981

2,072 SF
Warehouse
4 Bay Doors
74' x 28'
2 Bathrooms
Built: 1981

2,400 SF
Warehouse
4 Bay Doors
80' x 30'
2 Bathrooms
Built: 1982

960 SF
Warehouse
2 Bay Doors
32' x 30'
1 Bathroom
Built: 1982

3,200 SF
Warehouse
2 Bay Doors
80' x 40'
1 Bathroom
Built: 1984



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MARKET DRIVERS

Strong Population Growth: The Hudson area has seen consistent increases in population and residential development, driving demand for nearby storage, service, and convenience-based businesses.

Lifestyle-Oriented Market: With access to the Gulf Coast and abundant recreational amenities nearby, there is ongoing demand for RV and boat storage, making this property well-positioned to capture both local and seasonal users.

DEMOGRAPHICS

POPULATION

- 1 MILE: 3,126
- 3 MILES: 17,170
- 5 MILES: 56,469

MEDIAN HOUSEHOLD INCOME

- 1 MILE: \$52,002
- 3 MILES: \$55,544
- 5 MILES: \$55,384

