

New York Ave - Development

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HUDSON, FL 34667

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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 Boutique National, LLC in compliance with all applicable fair housing and equal opportunity laws.



Section 1

PROPERTY INFORMATION



Executive Summary



OFFERING SUMMARY

Sale Price:	\$2,490,000
Lot Size:	11.9 Acres
Price / Acre:	\$209,244
Zoning:	C-2

PROPERTY OVERVIEW

Rare development opportunity located in Hudson, FL. Ideal for developers and land bank investors with C-2 zoning offered with seller financing potential. The property is situated less than a half mile east of Hwy US 19, and consist of approximately 11.9 acres with over 390' of frontage. Previously used as driving range with restaurant and bar. Multiple uses under C-2 including but not limited to warehousing, auto sales including commercial vehicles and RV's, and many more.

PROPERTY HIGHLIGHTS

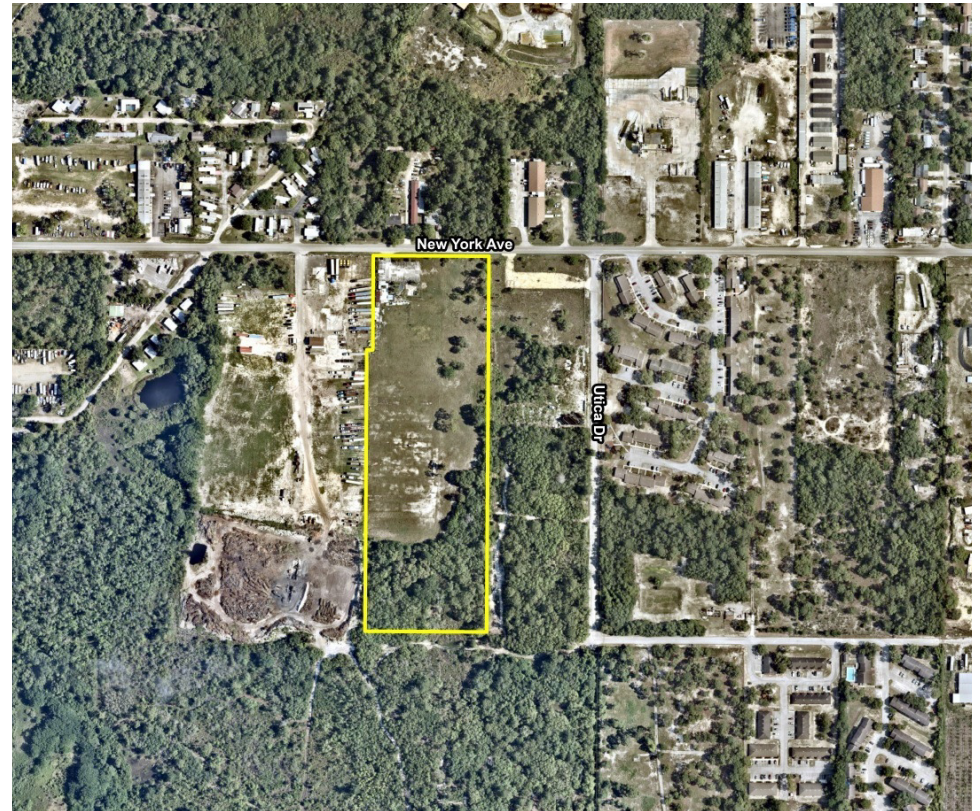
- Zoned C-2 - City favorable to have rezoned to I-1 for light industrial
- Build-to-Suit option
- Utilities at the site
- Ideal warehouse development

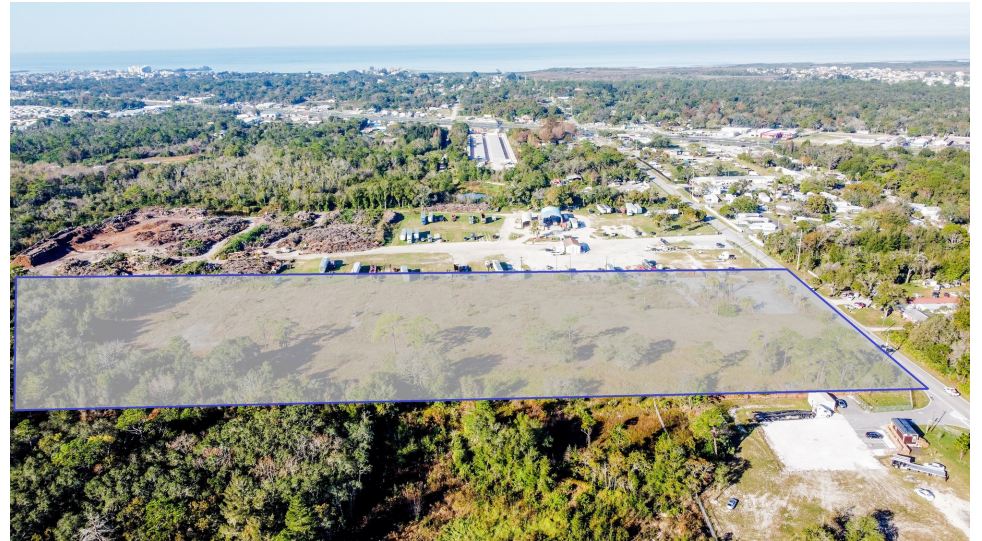


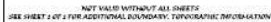
Permitted Uses Under C-2

26.2. Permitted Uses

1. Unless otherwise provided in this Code, all permitted and special exception uses in the C-1 Neighborhood Commercial District.
2. Automobile parts. New or secondhand, from enclosed buildings only, and provided there is no outside display of parts or tires.
3. New or preowned passenger and commercial vehicle, truck, trailer, motorcycle, boat, and recreational vehicle sales and leasing, and incidental displays and/or storage and/or service departments where such service work is carried on altogether within the building, shall be Permitted Uses within the C-2 General Commercial District only if the property is designated as Commercial (COM), Mixed Use (MU) or Retail/Office/Residential (ROR), or Planned Development (PD) on the County Comprehensive Plan Future Land Use Map and the standards of this Code, Section 1101, are met.
4. Automobile washing, body, and painting, including steam cleaning in enclosed buildings only.
5. Bakery stores, retail only. Baking allowed on the premises.
6. Barbecue stands and pits.
7. Bicycle stores and repair shops. All repairs, storage, and displays shall be inside the building.
8. Amusement facilities.
9. Bowling alleys within a building shall not be located closer than 1,500 feet to any residential district unless such building is so constructed as to prevent the emission of odors, sounds, and/or vibrations.
10. Cabinet and carpentry shops. All storage and work shall be inside the building.
11. Contractor's Office and Storage. All storage shall be inside the building or in an enclosed area not visible from the right-of-way.
12. Dancing halls or dancing academies, provided no alcoholic beverages of any type are served. Shall not be located within 500 feet of any residential district unless such building is so constructed as to prevent the emission of odors, sound, and/or vibrations.
13. Dressed poultry and seafood stores. Retail sales shall be done inside the building.
14. Dry cleaning.
15. Electrical appliances and fixture stores and repair shops. All repairs, storage, and displays to be done inside the building.
16. Exterminating products. Where the materials or ingredients are stored, mixed, or packaged, but not manufactured.
17. Food distribution, wholesale, provided no outside storage.
18. Garage or mechanical service. All work shall be performed inside the building.
19. Hat cleaning and blocking.
20. Hotels, motels, and condotels.
21. Kennels.
22. Laundries, ~~hand~~ and self-service.
23. Lawn mowers, rental, sales, and service. All repairs, storage, and displays to be done inside the building.
24. Lumber yards.
25. Model home centers.
26. Mortuaries or funeral homes, including crematoriums.
27. Music, radio, and television stores and repair shops. All repairs, storage, and displays shall be inside the building.
28. Nurseries, plant
29. Pawn shops.
30. Pet shops.
31. Plumber shops. Materials to be stored in properly sight-screened areas.
32. Pottery and statues. Designed for yard ornaments, retail sales only.
33. Propane sales. Retail only, not exceeding 20,000-gallon storage.
34. Secondhand stores. All sales and displays shall be inside the building.
35. Septic tank sales and installation business.
36. Shooting and archery ranges, indoors only.
37. Single-family unit which is accessory to a permitted commercial use and located on the same lot.
38. Sign painting shops. All work shall be inside the building.
39. Sod sales.
40. Warehousing and general storage, including sales and office.
41. Printing shops and publishing plants. Newspapers, periodicals, books, and related uses.
42. Residential treatment and care facilities.
43. Other uses which are similar or compatible to the principal uses.
44. Community Gardens, Market Gardens and Community Farms in accordance with this Code, Section 530.23.
45. The sale or consumption of alcoholic beverages within Alcoholic Beverage Business Establishments as defined in this Code and as permitted under County, State, and Federal regulations provided:
 - a. An Administrative Use Permit for the Sale of Alcoholic Beverages is issued in accordance with Section 402.5.D.
 - b. Unless a Specific Distance Waiver is granted by the Planning Commission in accordance with Section 402.5.D.6, no such sale or consumption of alcoholic beverages may occur or be conducted within 1,000 feet of any pre-k through 12th grade public or private school, place of religious worship, or County park as measured from the structure used as the proposed Alcoholic Beverage Business Establishment to the nearest property line of the pre-k through 12th grade public or private school, place of religious worship, or County park.
 - c. The premises or building in which the alcoholic beverage sales or consumption are to be conducted or occur shall not be used as an adult entertainment establishment.
 - d. Bottle Clubs that hold licenses under Rule 61A-3.049 FAC or the Division of Alcoholic Beverages and Tobacco are prohibited.
- B. *Accessory Uses.*
 1. Accessory uses customarily incidental to an allowed principal use.
 2. Signs in accordance with this Code.







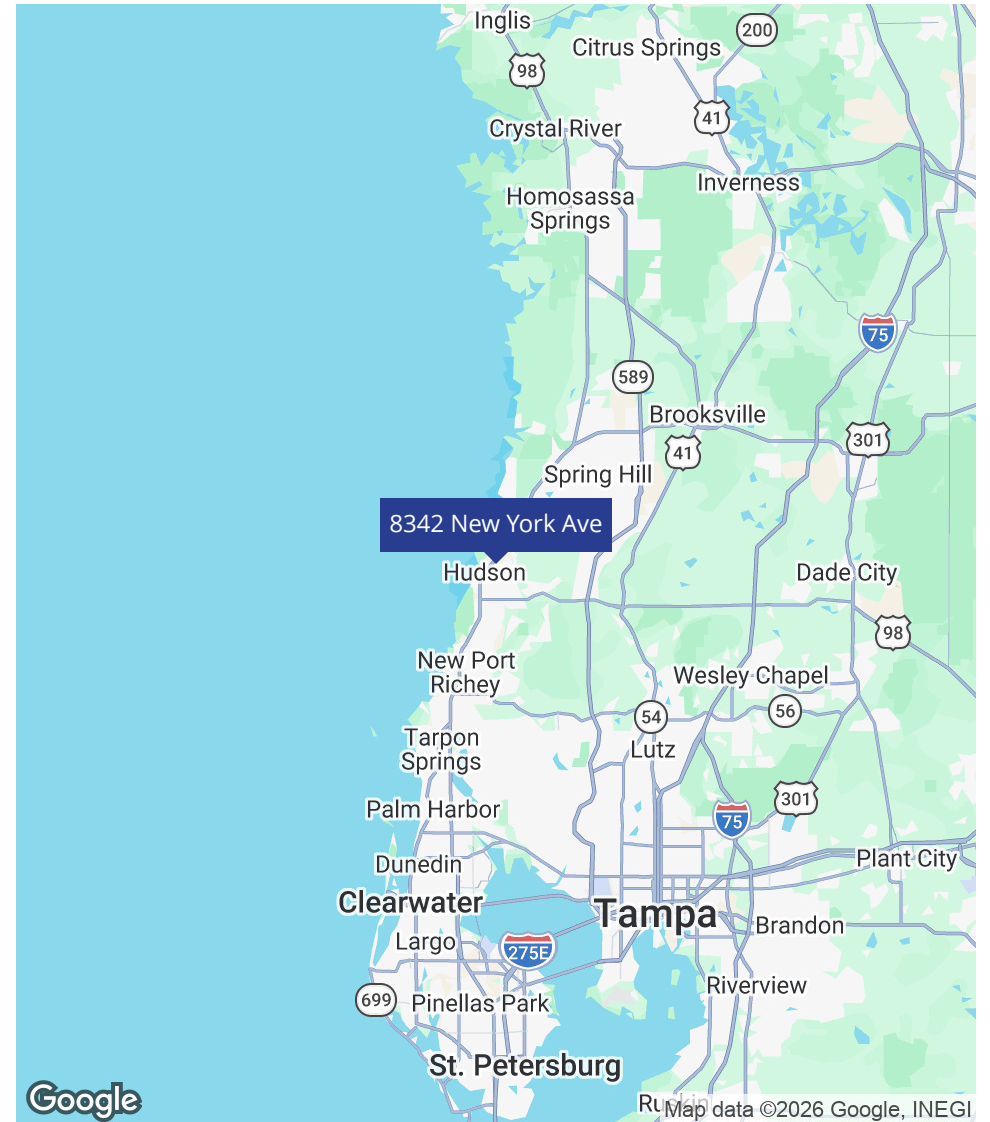
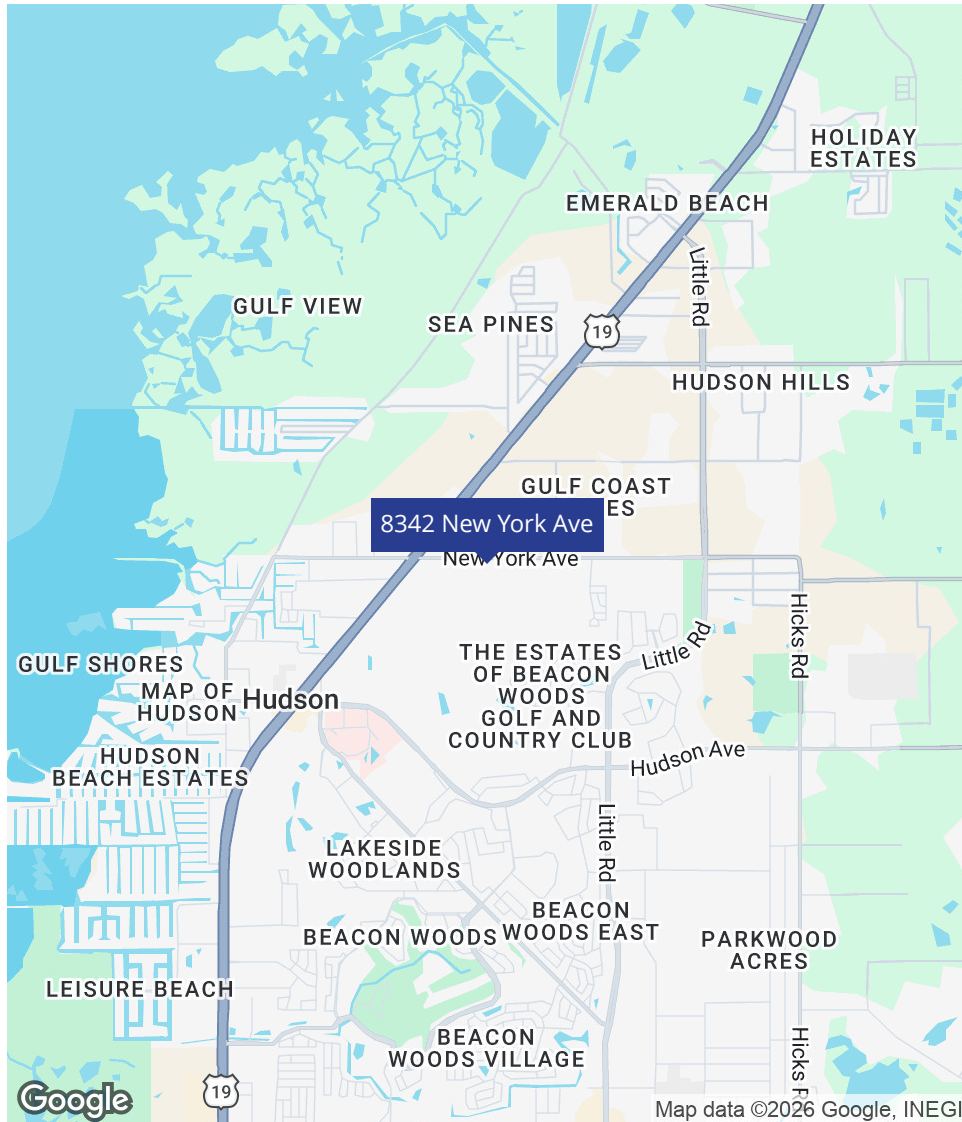


Section 2

LOCATION INFORMATION



Regional Map







Section 3

DEMOGRAPHICS



Demographics Map & Report

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,383	26,688	63,243
Average Age	60.9	56.6	52.1
Average Age (Male)	61.1	55.1	50.8
Average Age (Female)	60.1	57.0	52.4

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,767	13,151	29,722
# of Persons per HH	1.9	2.0	2.1
Average HH Income	\$71,254	\$70,584	\$66,662
Average House Value	\$193,768	\$207,689	\$195,333

