

# 309 ACRES FOR SALE

Hudson (Pasco County), Florida

RESIDENTIAL DEVELOPMENT OPPORTUNITY

## LOCATION MAP



**Bruce Erhardt, ALC**  
Executive Director  
1 813 223 6300  
[Bruce.erhardt@cushwake.com](mailto:Bruce.erhardt@cushwake.com)

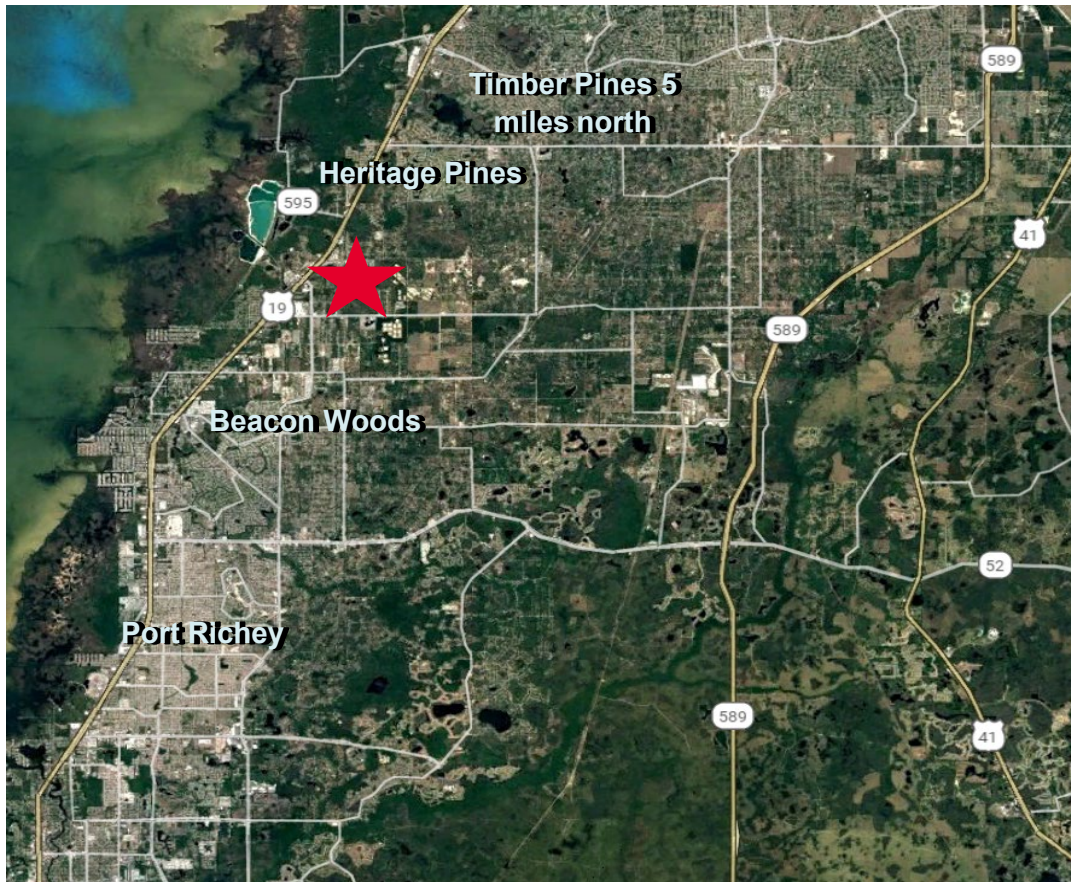
One Tampa City Center  
Suite 3300  
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[cushmanwakefield.com](http://cushmanwakefield.com)

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## AERIAL



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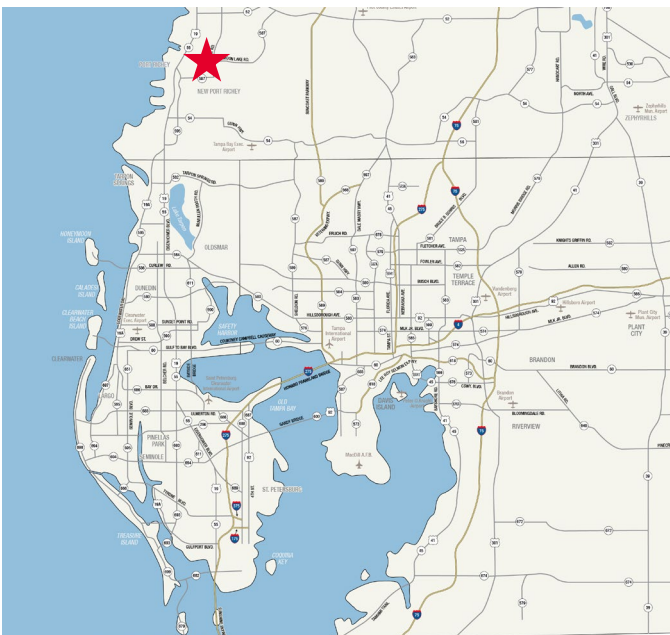
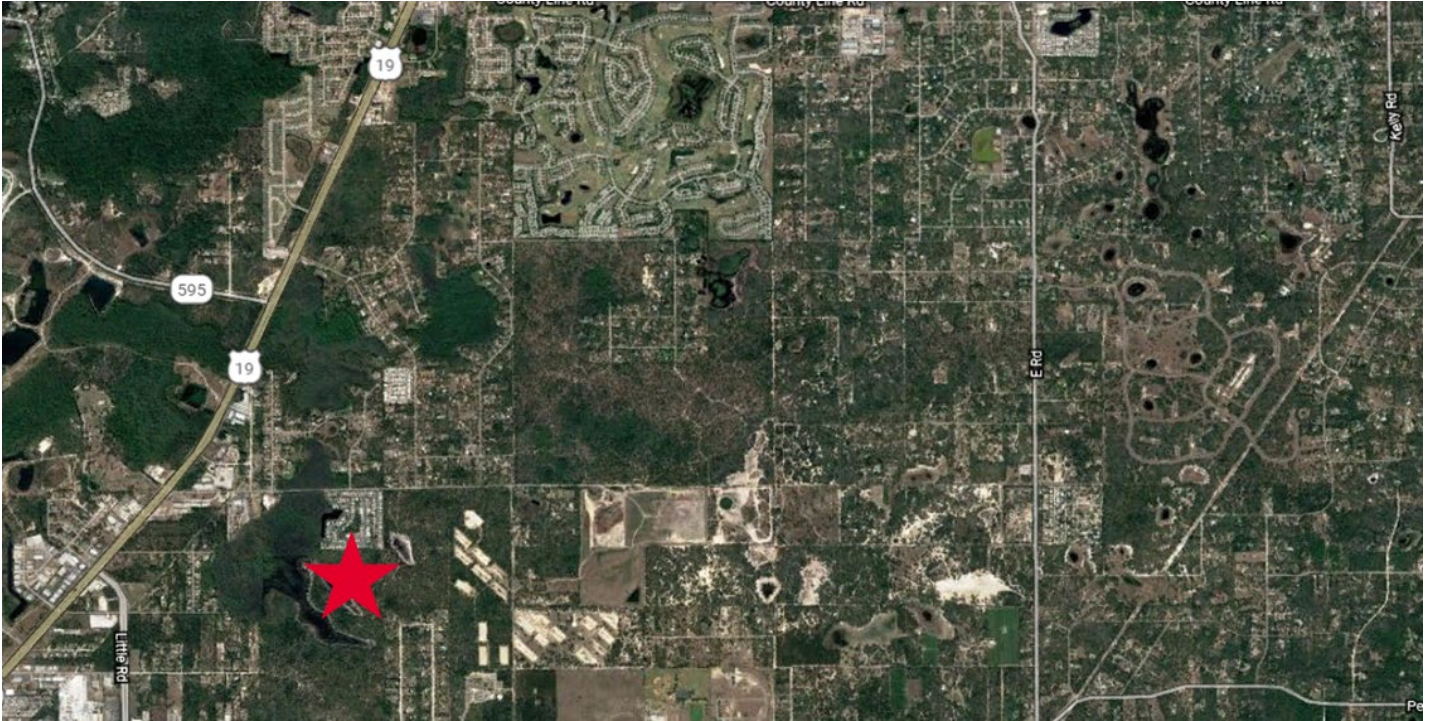
## PROPERTY PROFILE

<b>Parcel ID</b>	18-24-17-0000-00200-0000	<b>Flood Zone</b>	A – 50.84 acres
<b>Location</b>	North side of Denton Ave, 1.2 miles east of US19	<b>Wetlands</b>	Using LandVision GIS mapping: 246.51 net usable acres
<b>Size</b>	309 gross acres	<b>Utilities</b>	Water – 12" line on Denton Ave, 8" line on Houston Ave Sewer – 30" force main on Denton Ave
<b>Access</b>	US19	<b>No Co-Broker Fee</b>	
<b>Zoning</b>	MPUD for 804 single-family units, with the trade-off metric of 1.7 to convert to townhomes		
<b>FLU</b>	Res 3		

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## DISTANCES

	Miles
Publix	3.1
Golf course: Heritage Pines Country Club	4.1
Winn-Dixie	5.1
Bayonet Point Medical Hospital (280 bed hospital)	5.4
Walmart	6.9
Suncoast Expressway N/S	14
Tampa International Airport	41.8

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