CUSHMAN & WAKEFIELD

309 ACRES FOR SALE

Hudson (Pasco County), Florida

RESIDENTIAL DEVELOPMENT OPPORTUNITY

LOCATION MAP



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AERIAL



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PROPERTY PROFILE

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

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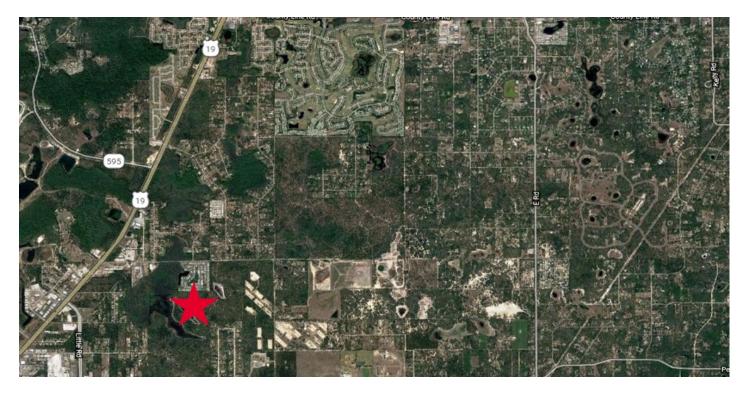
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DISTANCES

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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