

We know this land.



Eshenbaugh
LAND COMPANY

The Dirt Dog



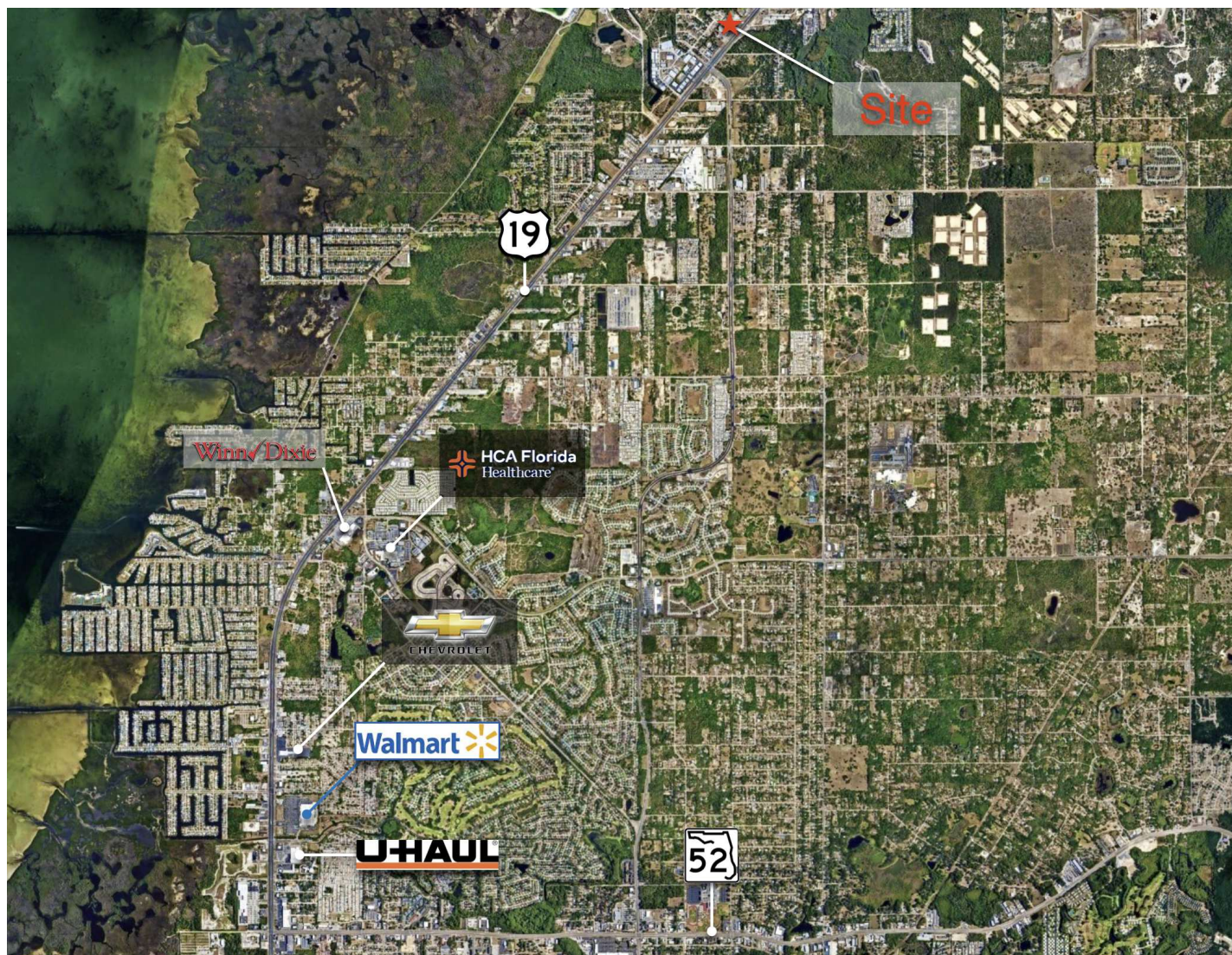
304 S. WILLOW AVENUE

TAMPA, FL 33606

813.287.8787

www.thedirtdog.com

Site Overview



Property Description

PROPERTY DESCRIPTION

This versatile site features C-2 General Commercial zoning, ideal for a wide range of commercial or light industrial uses, including secure outdoor storage. The property includes a small on-site office building (1,380 heated square feet) for daily operations and is fully enclosed with a perimeter fence and gated access, providing added security for vehicles, equipment, or inventory. Located directly on the busy US Highway 19 corridor in Hudson (200 feet of frontage), this site offers excellent visibility, easy access, and strong potential for contractors, service businesses, or storage yard users looking to expand in a high-traffic area.

LOCATION DESCRIPTION

16835 US Highway 19 in Hudson, FL 34667 sits along the busy US-19 corridor, which is the main north-south commercial route through Hudson and Pasco County. The area is suburban and coastal, about 35 miles northwest of Tampa, and is known for its mix of local shops, service businesses, and light industrial uses clustered along the highway. This stretch of US-19 sees high traffic volume, connecting Hudson's residential neighborhoods to nearby towns like New Port Richey and Spring Hill. Overall, it's a visible, accessible location in a growing Gulf Coast community with a mix of established businesses and redevelopment potential.

PROPERTY SIZE

2.04 Acres

ZONING

C-2 - Light Industrial, Commercial, or Mixed-use

PRICE

\$850,000

BROKER CONTACT INFO

Jack Koehler, CCIM, ALC

Senior Advisor/Partner

813.287.8787 x109

Jack@thedirt dog.com

1,380 SF Office / Perimeter Fencing



Frontage on US Highway 19 Corridor



Lot Boundaries



Aerial Overview



AADT: 42,500



Demographics Map & Report

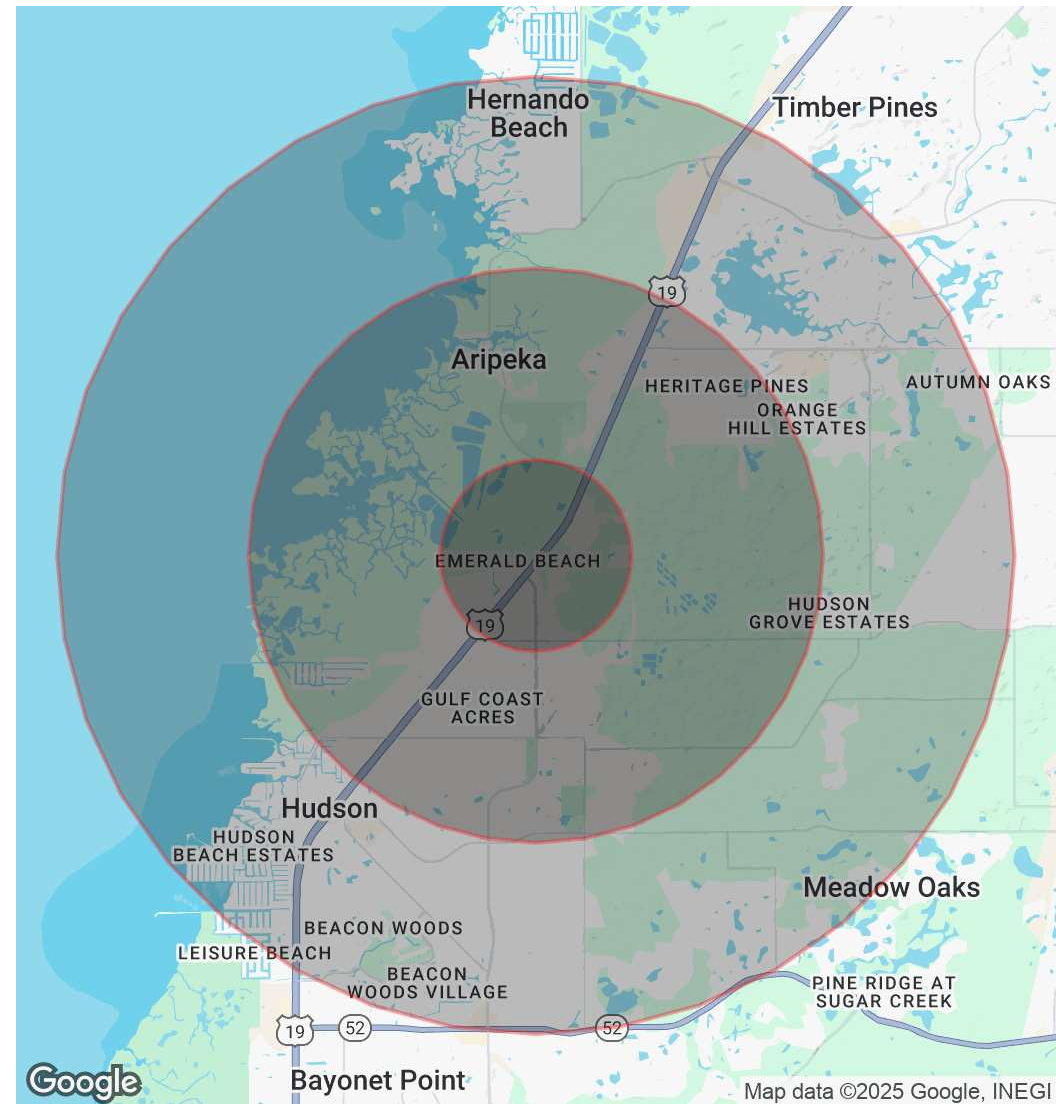
POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	1,423	17,613	62,773
Average Age	45	52	51
Average Age (Male)	44	52	50
Average Age (Female)	45	53	51

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	575	7,990	27,789
# of Persons per HH	2.5	2.2	2.3
Average HH Income	\$61,077	\$65,922	\$66,236
Average House Value	\$204,807	\$237,273	\$237,601

Demographics data derived from AlphaMap



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