Palmwood Realty, Inc.
Commercial Investment Division
8245 River Country Drive • Weeki Wachee, Florida 34607
(352) 597-2500 • Fax (352) 597-4487

VACANT LAND OFFERING

LOCATION: 12619 STATE ROAD 52, HUDSON, FLORIDA, 34669 – NORTHEAST CORNER OF STATE ROAD 52 AND SUGAR CREEK BOULEVARD.

ROAD FRONTAGE: APPROXIMATELY 870 FRONT FEET ON STATE ROAD 52.

PROPERTY SIZE: 10.85 ACRES M.O.L. – APPROXIMATELY 51% BUILDABLE, 49% WETLANDS AND LOWLANDS.

GENERAL DESCRIPTION: 10.85 ACRES M.O.L. PRIME COMMERCIAL CORNER, 51% BUILDABLE. THE REMAINING 49% CONSISTS OF WETLANDS AND LOWLANDS. SOME OF THE LOWLANDS CAN BE FILLED IN TO ADD ADDITIONAL USAGE. PASCO COUNTY PROPERTY APPRAISER PARCEL ID #04-25-17-0000-00100-0101.

ZONING: COMMERCIAL OFFICE/PROFESSIONAL. CAN BE RE-ZONED TO RESIDENTIAL. FLOOD MAP NO. 12101C0203F.

PROPERTY TAXES: APPROXIMATELY $2,915.

PURCHASE PRICE: $950,000.

FINANCING: BANK - TO BE ARRANGED.

REMARKS: IDEAL LOCATION FOR A PROFESSIONAL OFFICE OR SMALL CONVENIENCE CENTER. OTHER USAGES THAT HAVE BEEN EXPLORED ARE PATIO HOMES, APARTMENTS AND MINI-STORAGE. THE SITE IS LOCATED IN NORTHWEST PASCO COUNTY ON STATE ROAD 52, APPROXIMATELY ¼ MILE WEST OF THE MOON LAKE ROAD INTERSECTION. THE ZONING IS PUD AND IS PART OF THE SUGAR CREEK PUD / DRI.

(The above property is subject to price change, omissions, errors, withdrawal and prior sale.
This office is acting as a Transaction Broker in the sale of this property.)