



**BERKSHIRE  
HATHAWAY**  
HomeServices

Florida Properties Group

COMMERCIAL DIVISION

# 22.04± Acres Multi Family Development



## For Sale

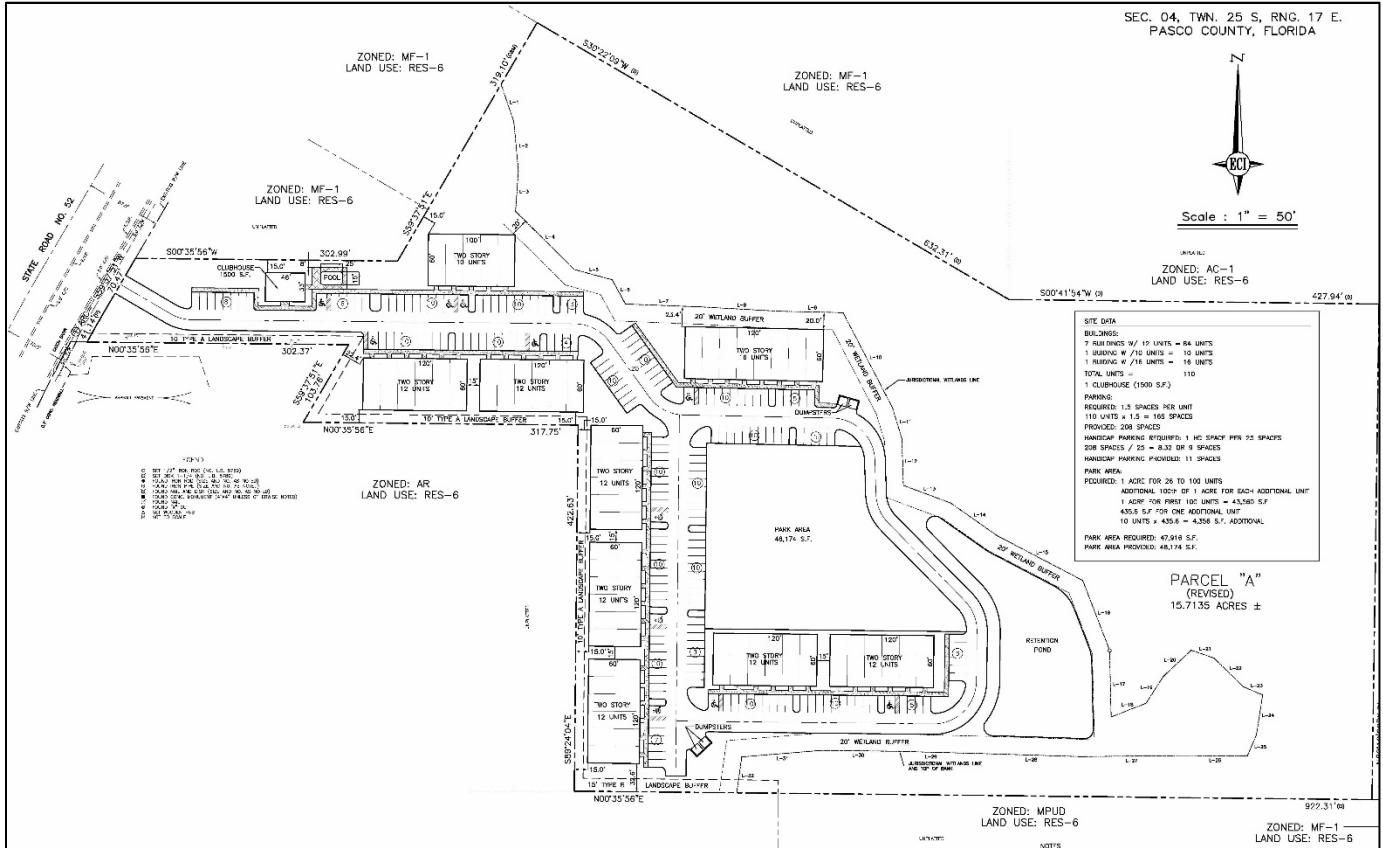


**22.04± Acres South Side of SR 52 Near Colony Road, Hudson, FL 34669**

## Property Information

- **Apartment Site – Conceptually Planned for 110± Units**
- **8.89± Acres Usable. Adjoining 2.37± Acres Available**
- **Located Along the South Side of SR 52 Near Colony Road**
- **Approximately 4± Miles West of the Suncoast Parkway and 3.5± Miles East of US 19**
- **Zoned MF1/C2 (12 Units/Acre) with a Future Land Use of Res 6**
- **On the Moon Lake Bus Route #16**
- **Priced at \$1,500,000**

This information is from sources deemed to be reliable. We are not responsible for misstatements of facts, errors or omissions, prior sale, change of price, and/or terms or withdrawal from the market without notice. Buyer should verify all information with its' own representatives as well as state and local agencies. Brokers please note that a variable rate commission may exist on this offering that might result in a lower commission cost to the Seller if a Buyer's broker is not involved in the transaction. ©2021 BHH Affiliates, LLC. An independently owned and operated franchisee of BHH Affiliates, LLC. Berkshire Hathaway HomeServices and the Berkshire Hathaway HomeServices symbol are registered service marks of Columbia Insurance Company, a Berkshire Hathaway affiliate. Equal Housing Opportunity.



**DEMOGRAPHICS BY MILE**

	1 MILE	3 MILES	5 MILES
Total Population	4,759	23,937	80,511
Avg. HH Income	\$51,836	\$57,139	\$56,932
Median Age	52.3	48.6	49.8
Total Households	2,001	9,670	33,612

**DEMOGRAPHICS BY DRIVE TIME**

	5 MINS	10 MINS	15 MINS
Total Population	10,739	58,847	120,049
Avg. HH Income	\$53,751	\$55,420	\$56,953
Median Age	52.5	4.9	48
Total Households	4,723	25,059	50,078



**Renee D. Dyer, CCIM, ALC**  
Executive Associate  
727-460-4901  
CREBossLadies@gmail.com



**CREBossLadies**  
DYER-CARBONELLI TEAM  
Commercial Real Estate Defined



**Jill Carbonelli, CCIM**  
Sr. Broker Associate  
727-639-5713  
CREBossLadies@gmail.com

