

6.38 acres±

\$150,000

SR 52: 31,000 AADT

Moon Lake Rd
21,000 AADT



LOOKING NORTH

* OFFERING MEMORANDUM
ACTUAL DIMENSIONS ARE SUBJECT TO SURVEY

STATE ROAD 52 AND MOON LAKE RD.

STATE ROAD 52 AND MOON LAKE ROAD, HUDSON, FL 34654

RYAN SAMPSON, CCIM, ALC

Principal

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Eshenbaugh
LAND COMPANY

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Eshenbaugh Land Company is a licensed real estate brokerage firm in Florida and William A. Eshenbaugh is the broker of record.

PROPERTY DESCRIPTION

The opportunity is to purchase the corner parcel located at SR 52 and Moon Lake Rd. While the site is 6.38 acres total, only .68 acres are uplands, so to develop this site will likely require wetland mitigation or limiting the development to a smaller .43 acre site.

LOCATION DESCRIPTION

The property is located on the north side of SR 52 at the lighted intersection of Moon Lake Rd in Pasco County, FL. SR 52 has over 26,500 cars a day drive by the site with an additional 19,000 cars a day on Moon Lake.

PROPERTY SIZE

6.38 Acres

ZONING

Zoned PD with a Res-6 Future Land Use

PARCEL ID

04-25-17-0000-00100-0110

PRICE

\$150,000

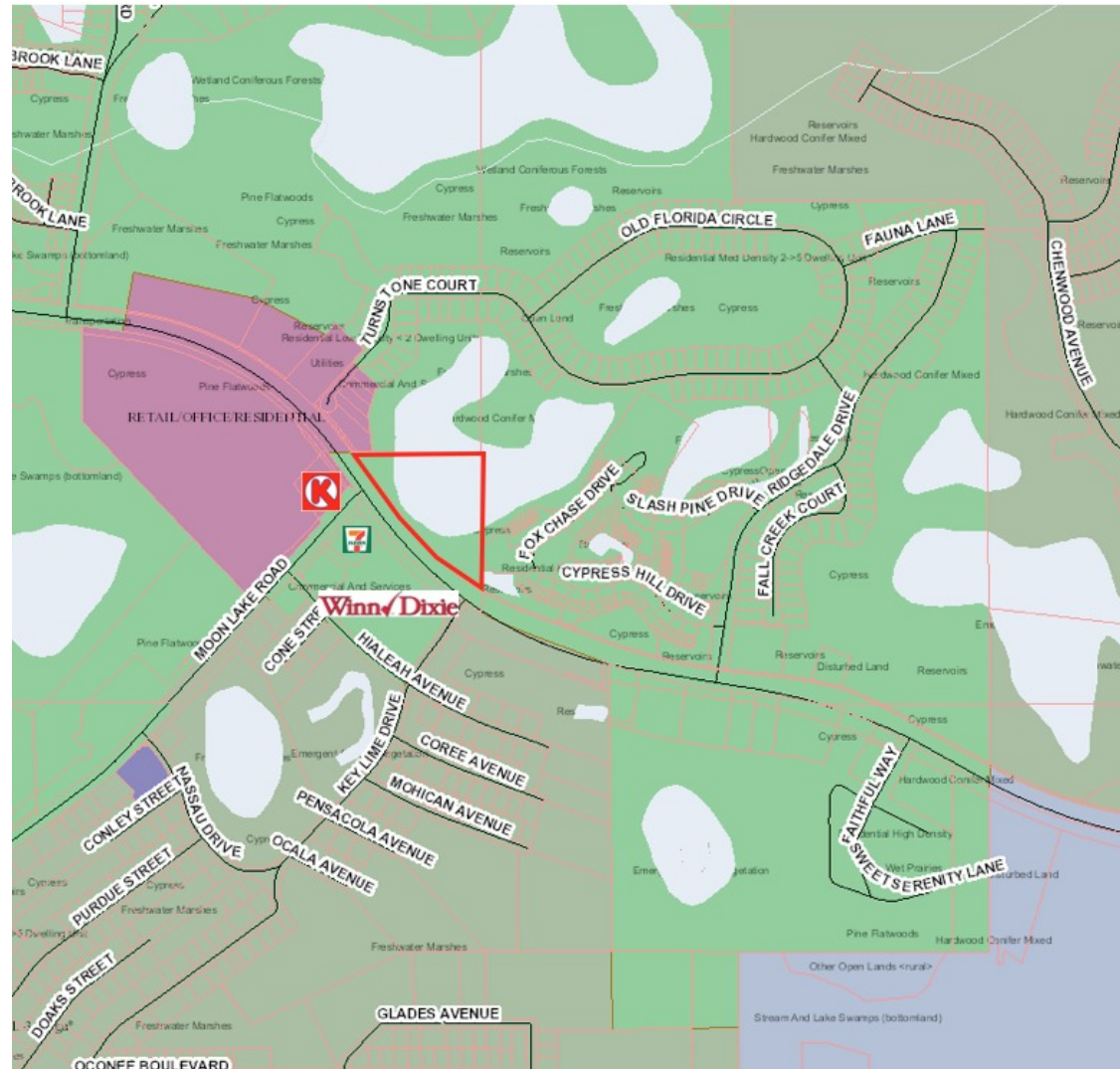
BROKER CONTACT INFO

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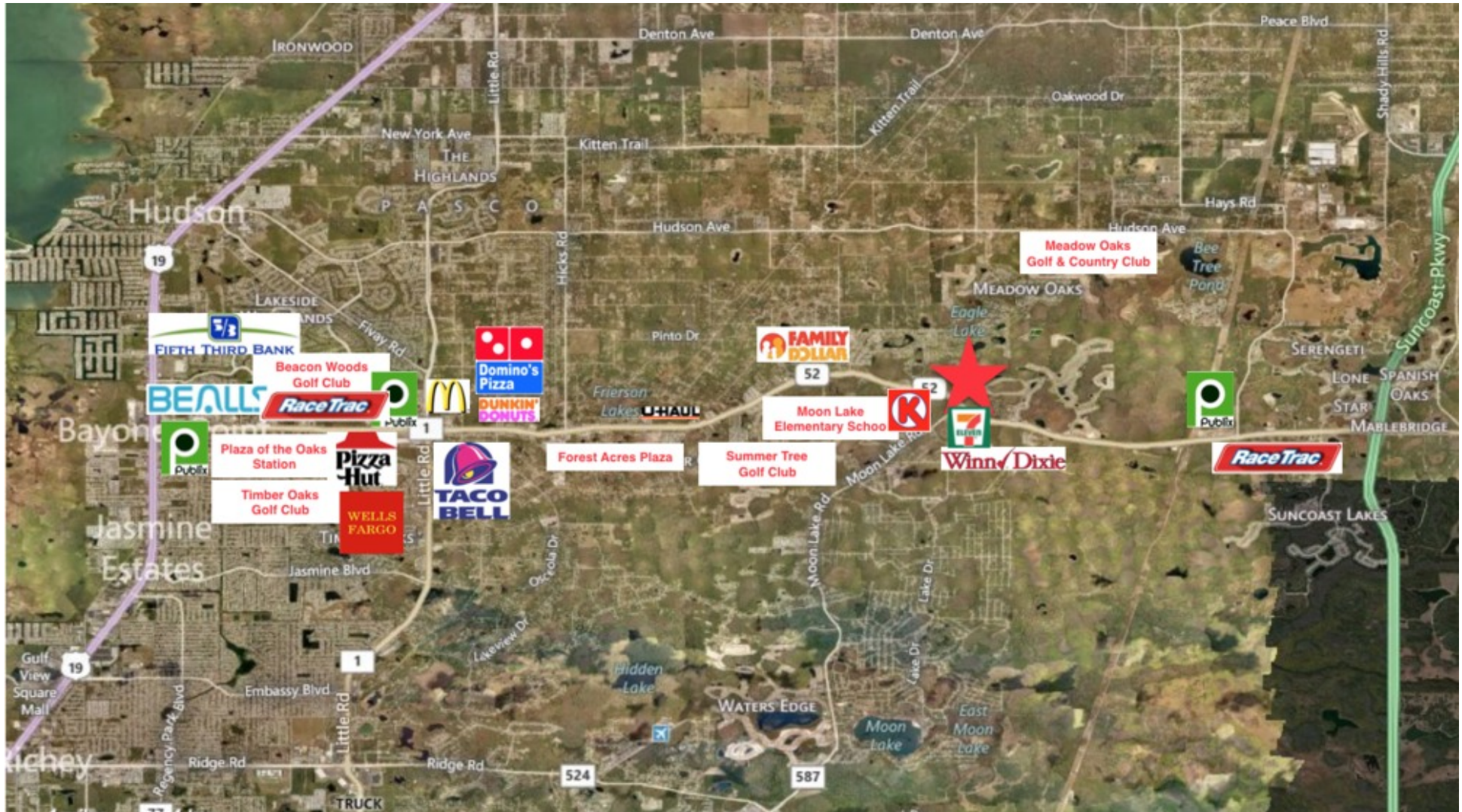




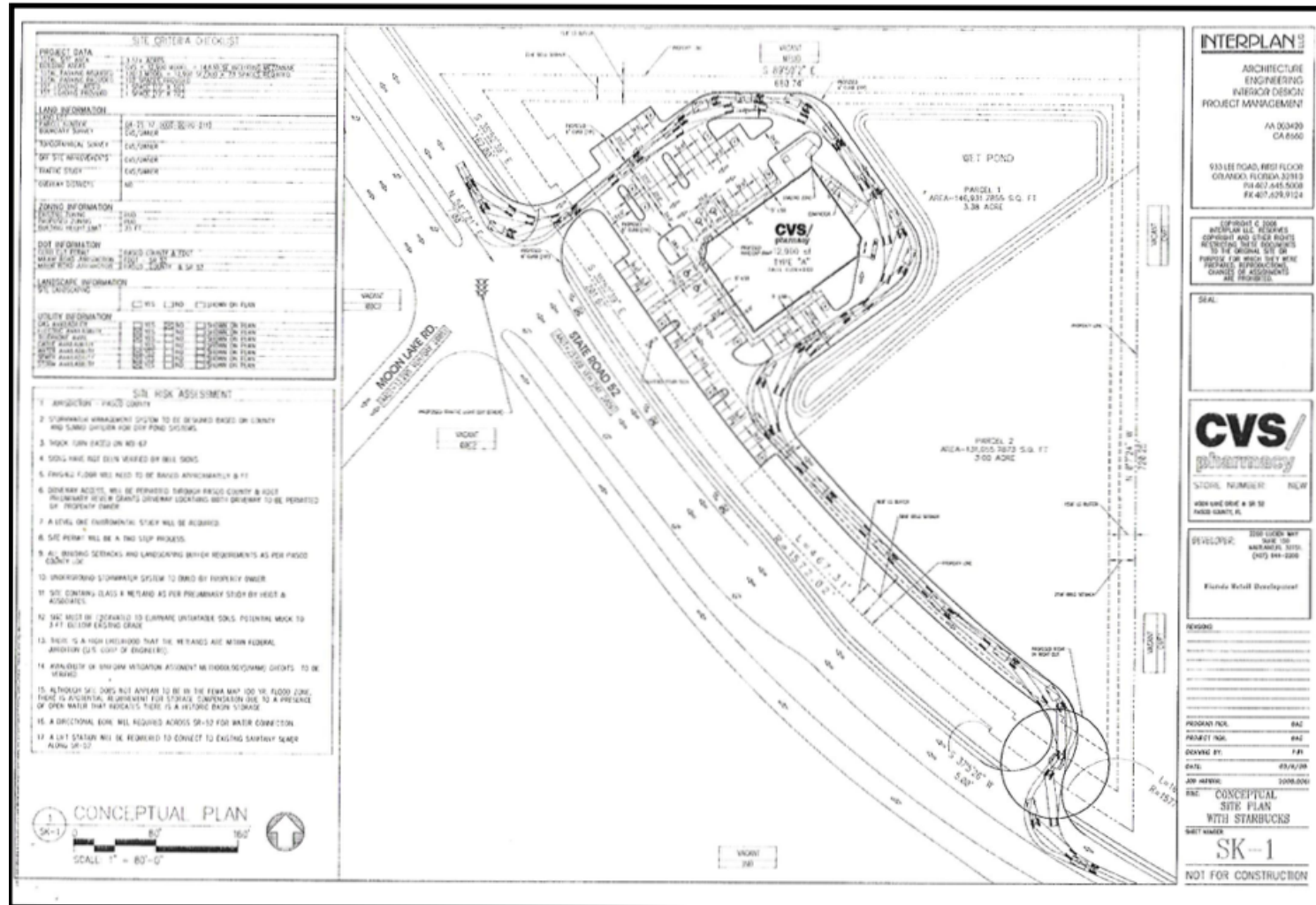


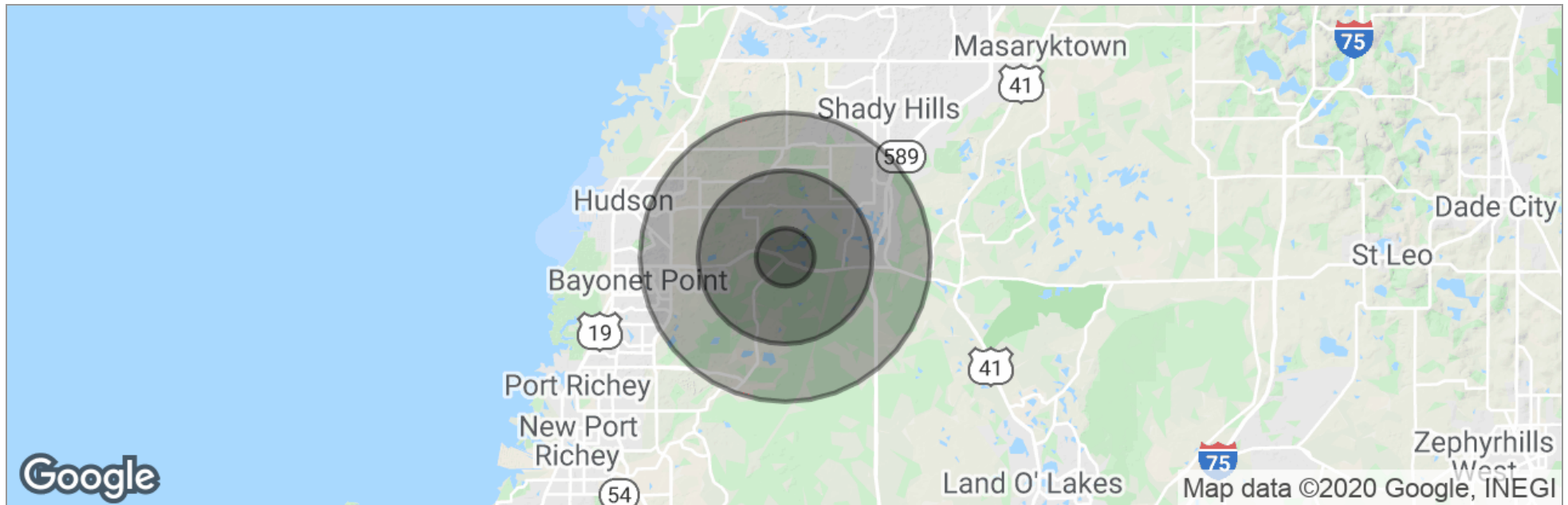






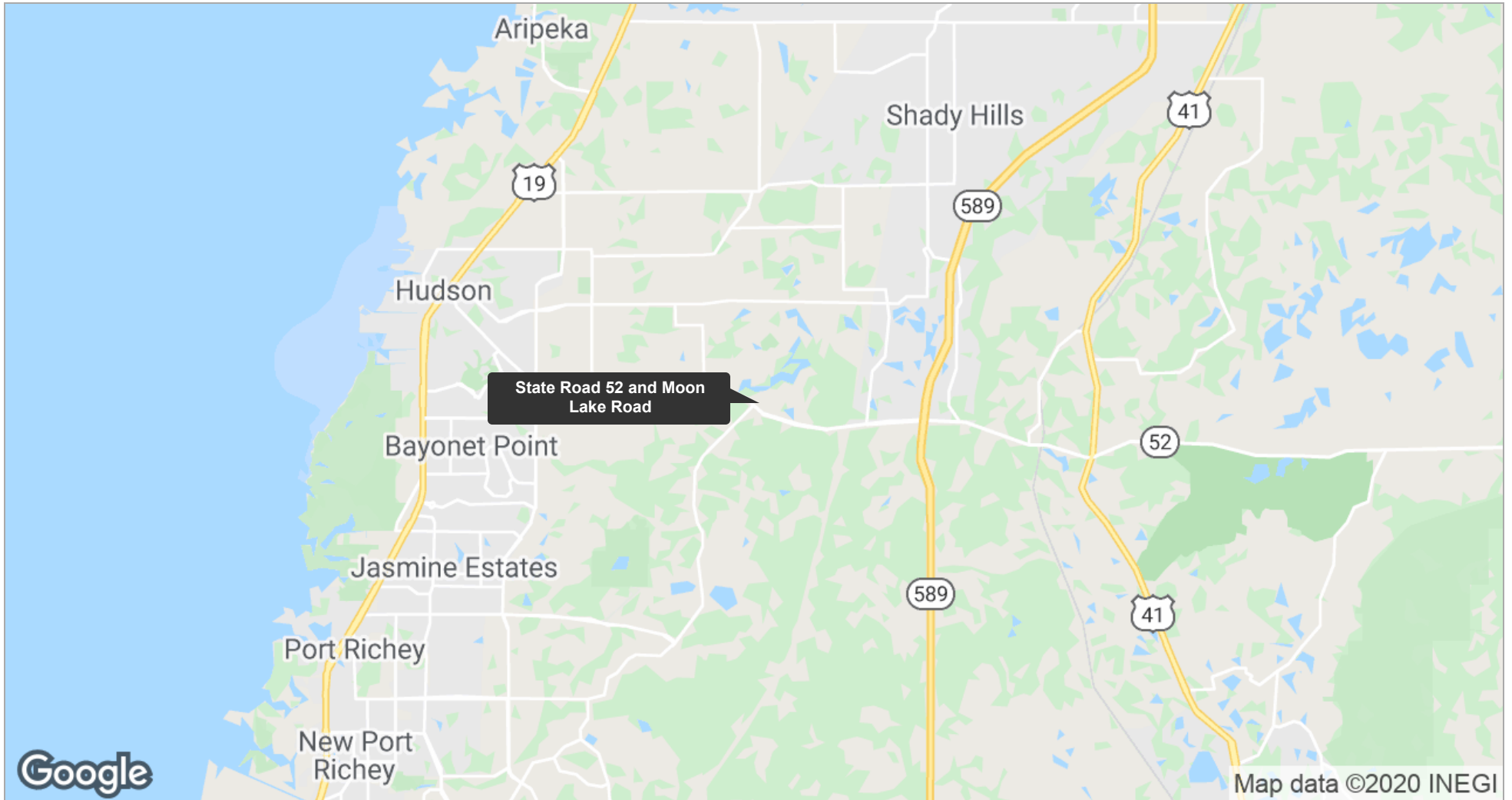
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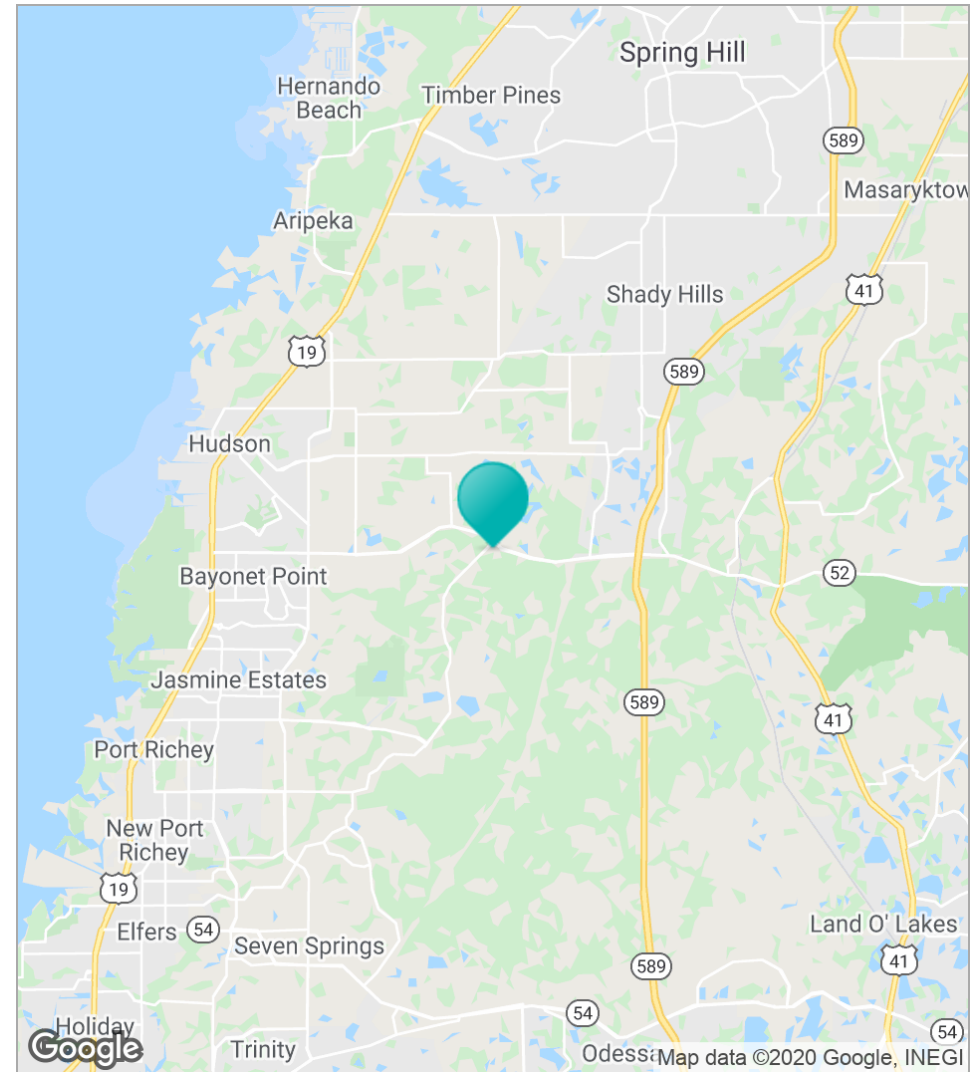




	1 Mile	3 Miles	5 Miles
Total Population	1,695	15,635	44,286
Population Density	540	553	564
Median Age	43.7	45.8	46.6
Median Age (Male)	43.9	46.3	46.9
Median Age (Female)	44.1	45.6	47.2
Total Households	654	6,142	17,576
# of Persons Per HH	2.6	2.5	2.5
Average HH Income	\$53,807	\$50,904	\$52,865
Average House Value	\$185,178	\$164,378	\$185,593

* Demographic data derived from 2010 US Census





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