

OFFERING MEMORANDUM

HUDSON NY AVE.

NEW YORK AVENUE, HUDSON, FL 34667

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Eshenbaugh
LAND COMPANY
Celebrating 25 Years

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Eshenbaugh Land Company in compliance with all applicable fair housing and equal opportunity laws.

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

PROPERTY DESCRIPTION

16.84 acres of vacant land in Hudson, FL. The rectangular shaped property is roughly 530' wide and 1,270' deep with frontage on New York Ave.

Eastern Parcel: 00C2 (Commercial); Western Parcel: 00R2 (Residential - 2 units/acre)

LOCATION DESCRIPTION

Located on the south side of New York Ave. in Hudson, about a quarter-mile east of US 19.

PROPERTY SIZE

16.84 Acres

ZONING

Eastern Parcel: 00C2 (Commercial); Western Parcel: 00R2 (Residential - 2 units/acre)

PARCEL ID

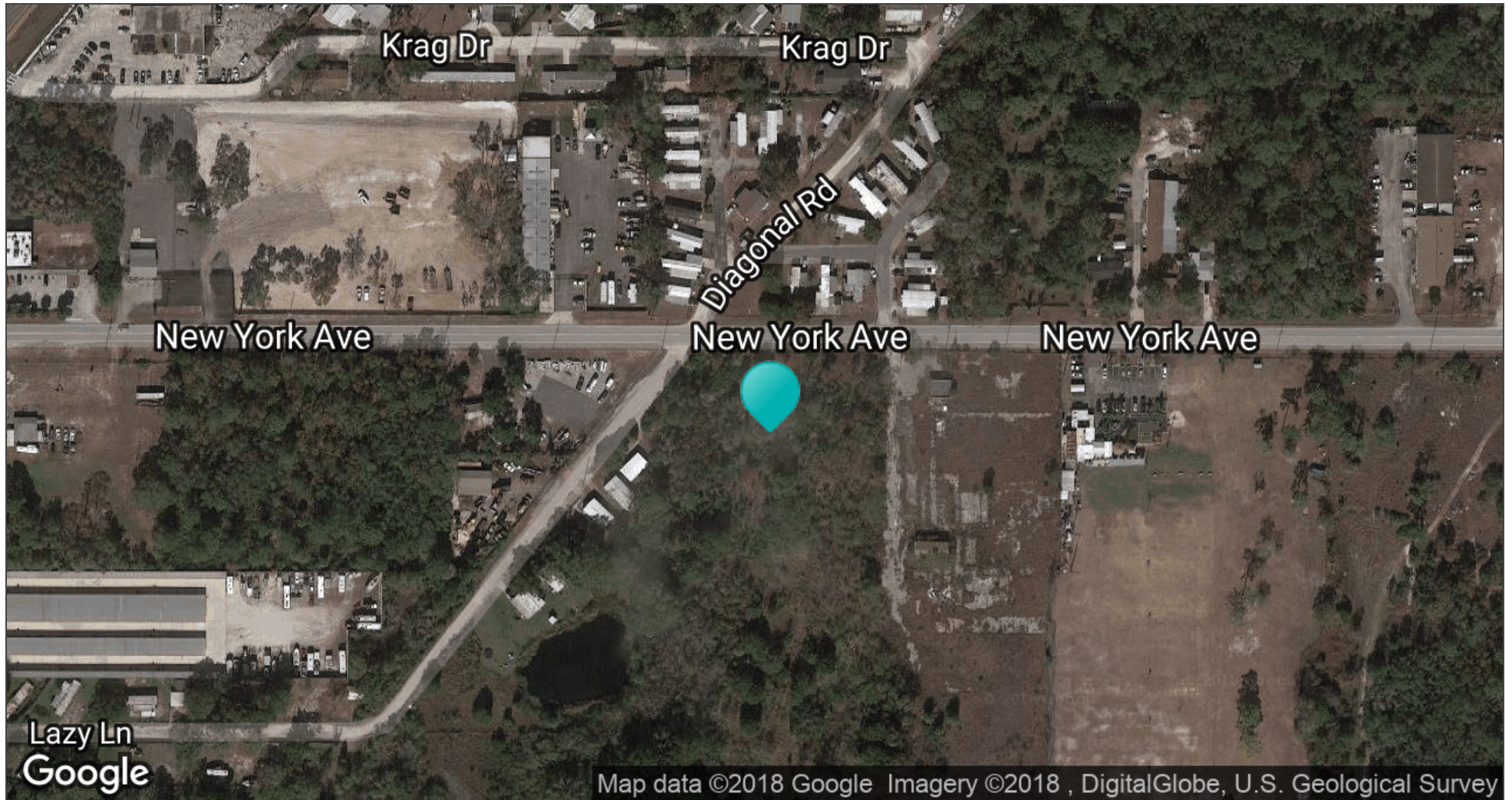
Eastern Parcel: 26-24-16-0170-00300-0070 Western Parcel: 26-24-16-0170-00300-0050

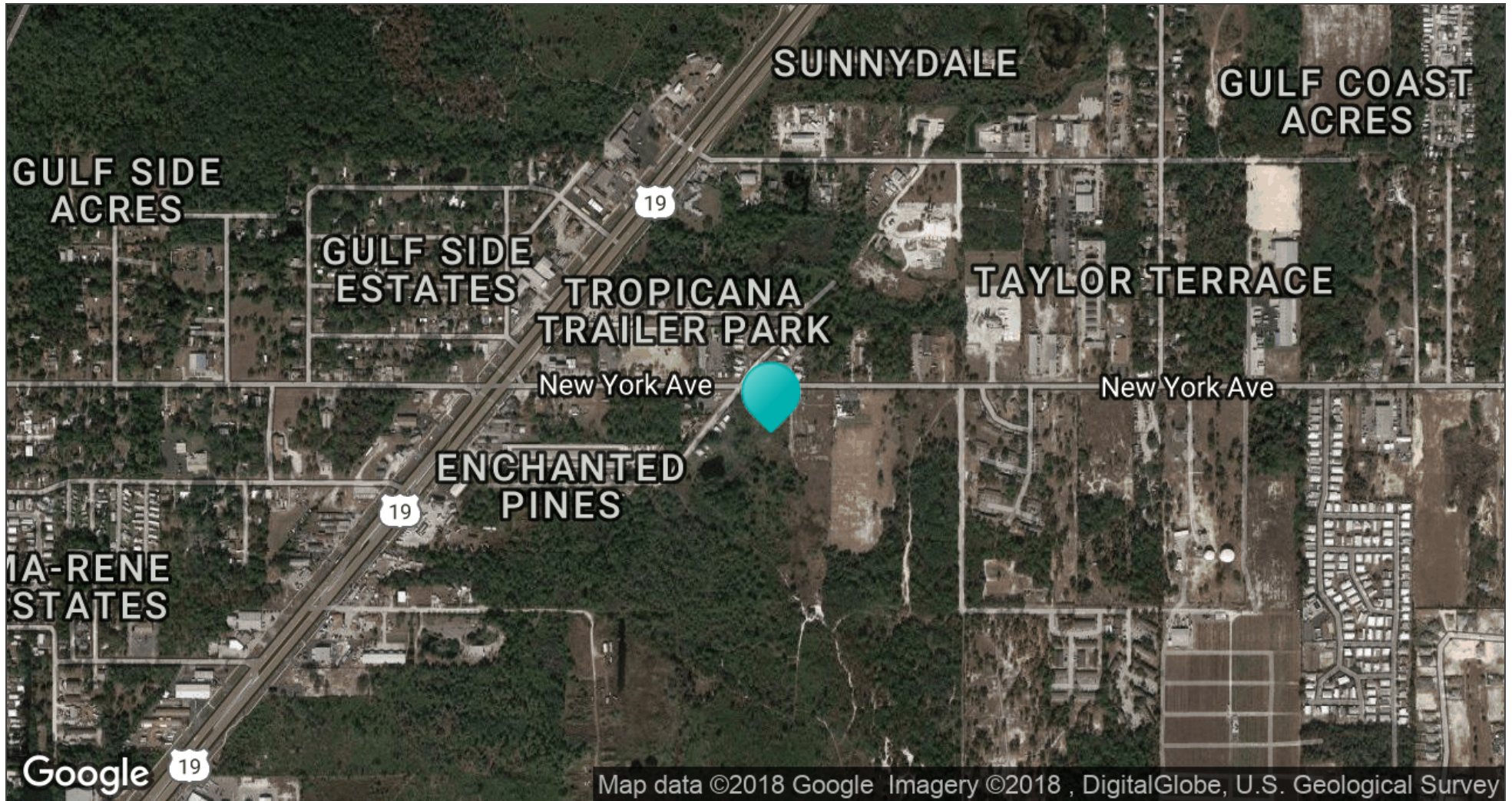
PRICE

\$399,000

BROKER CONTACT INFO

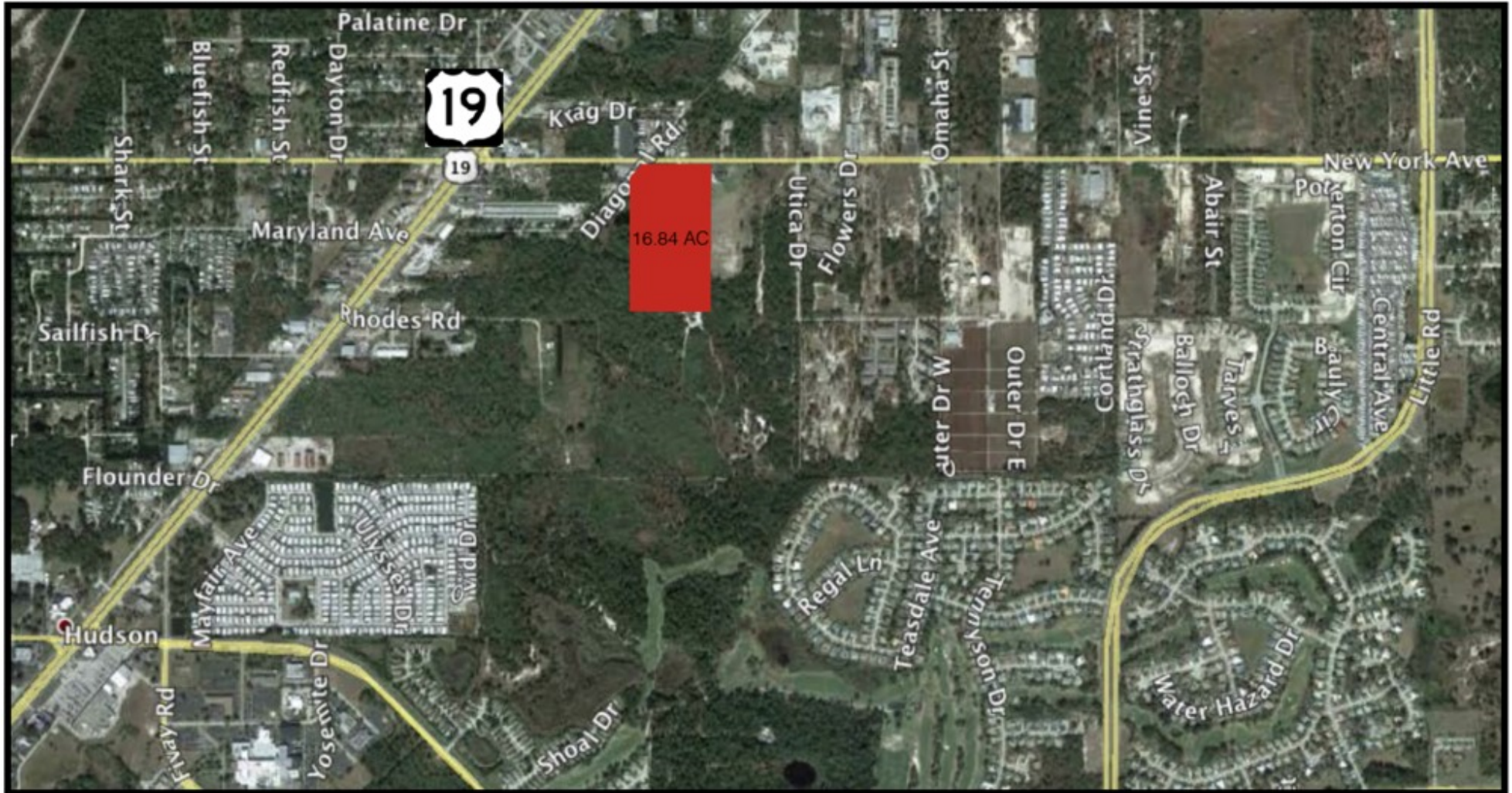
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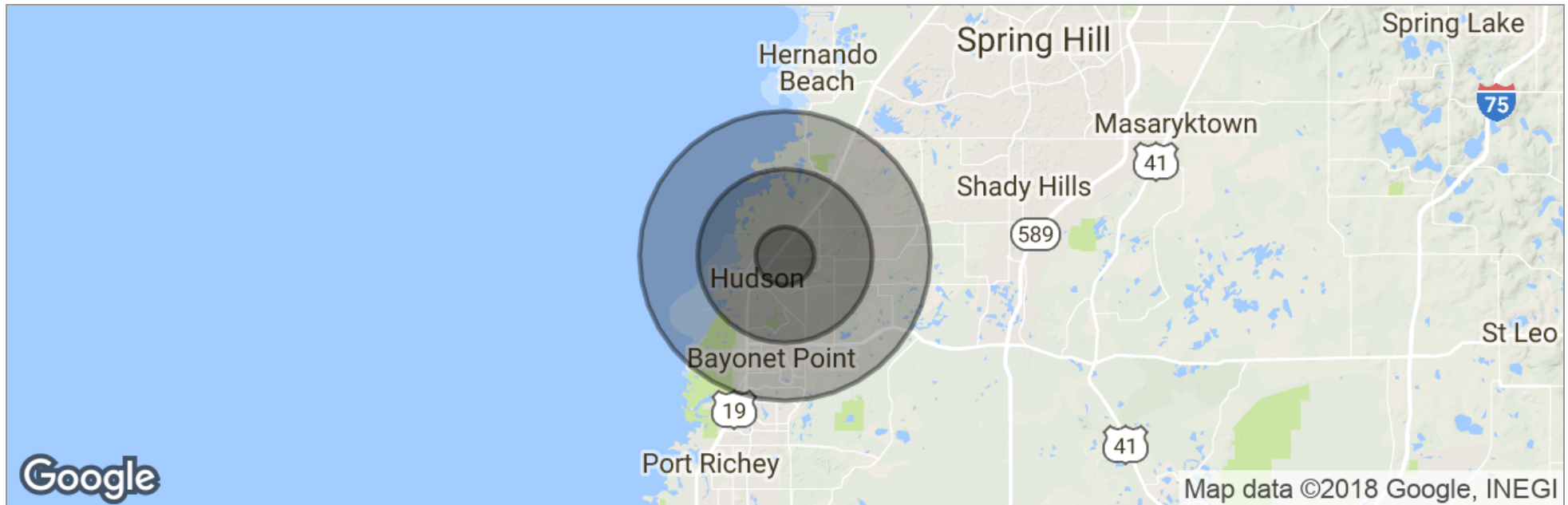




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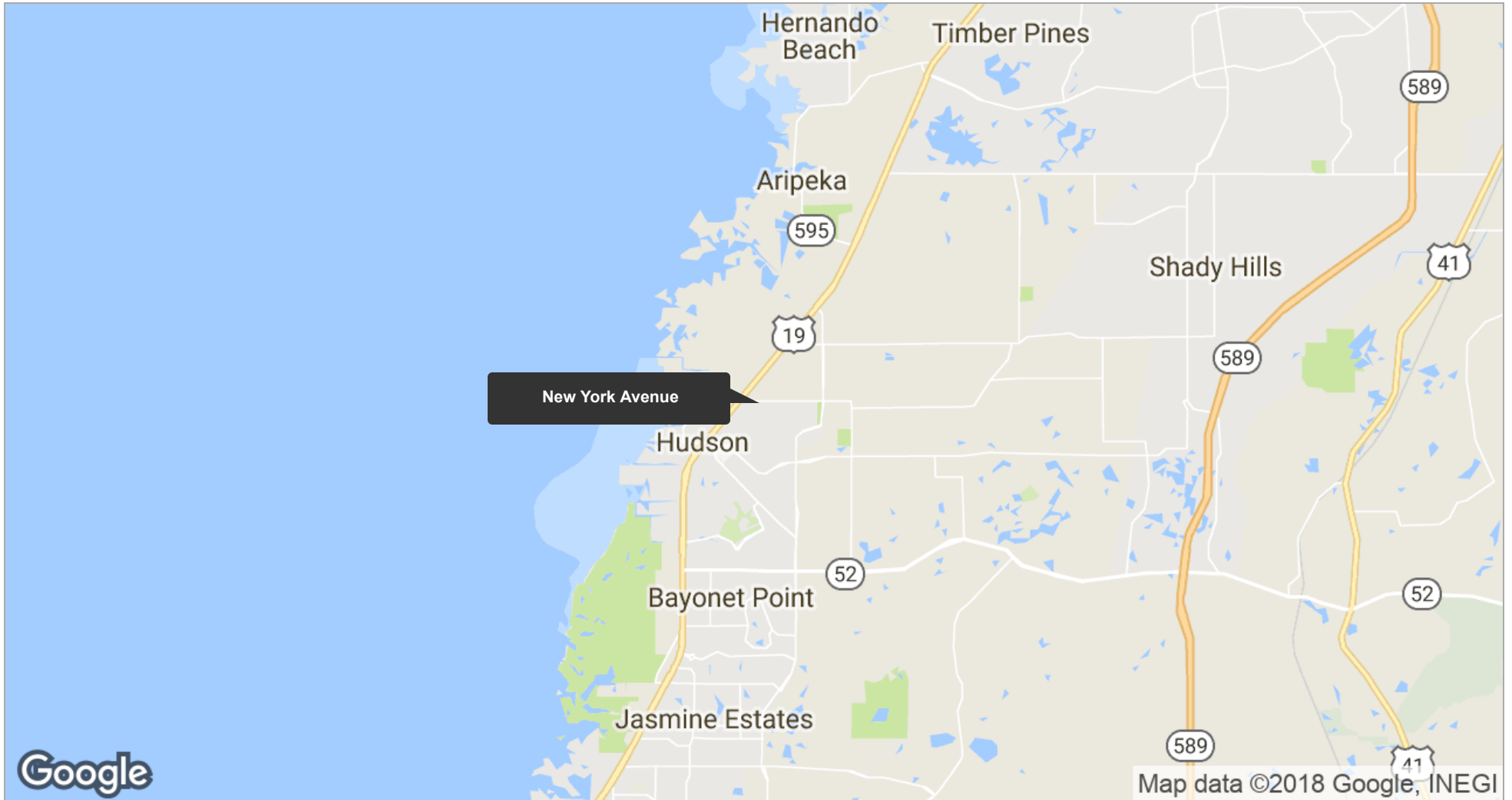


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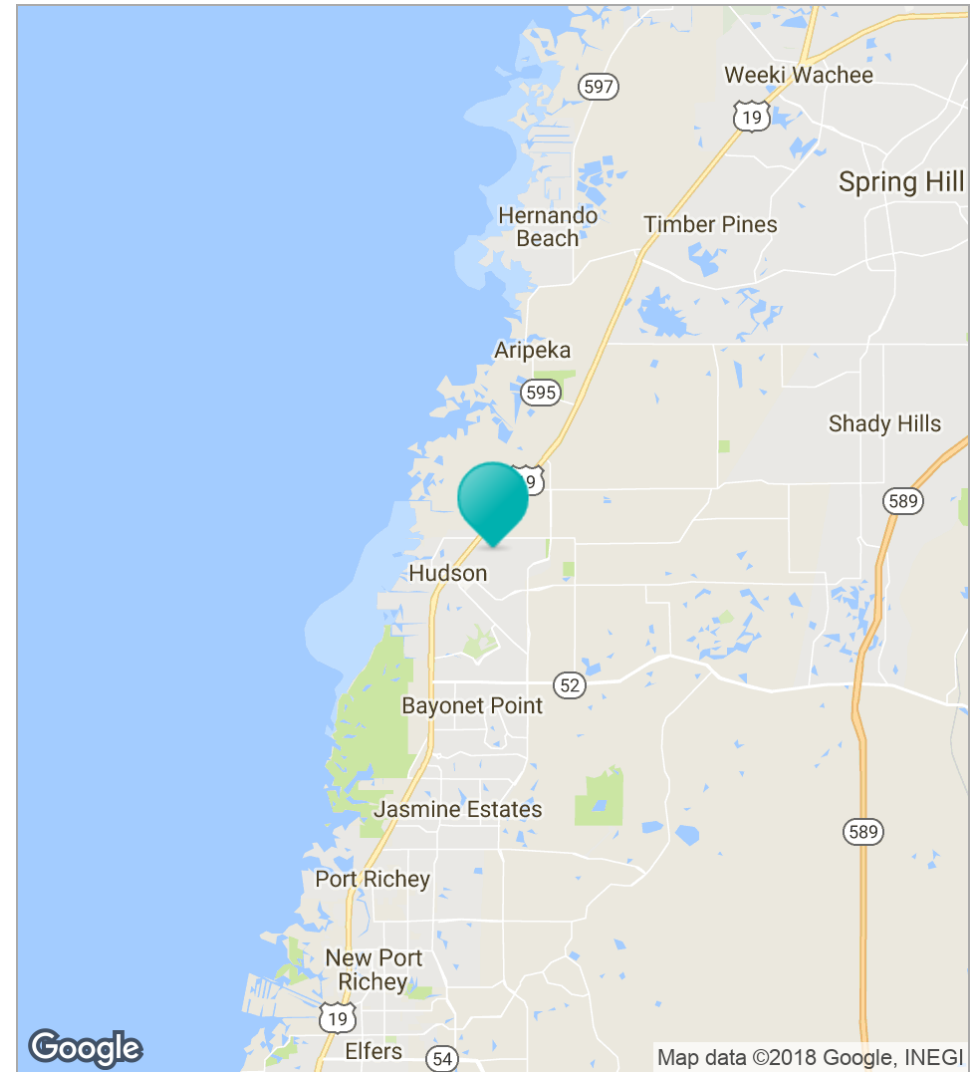
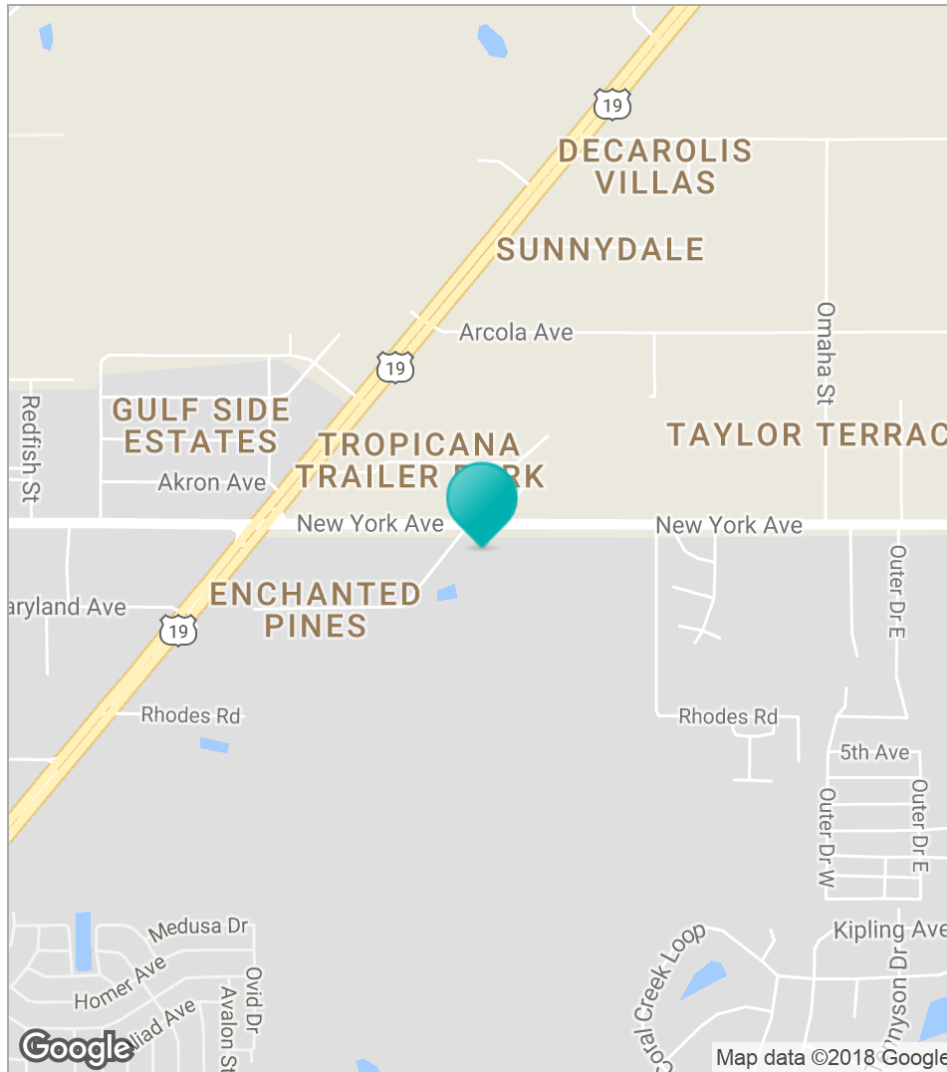


	1 Mile	3 Miles	5 Miles
Total Population	3,315	28,783	66,636
Population Density	1,055	1,018	848
Median Age	61.0	53.3	50.6
Median Age (Male)	61.0	53.0	50.6
Median Age (Female)	60.0	54.5	51.5
Total Households	1,551	12,643	28,981
# of Persons Per HH	2.1	2.3	2.3
Average HH Income	\$54,715	\$50,547	\$47,383
Average House Value	\$138,909	\$159,310	\$137,350

** Demographic data derived from 2010 US Census*



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