



OFFERING MEMORANDUM

# STATE ROAD 52 AND MOON LAKE RD.

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

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**Eshenbaugh**  
**LAND COMPANY**  
Celebrating 25 Years

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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 commercial and service future land use

## PARCEL ID

04-25-17-0000-00100-0110

## PRICE

\$225,000

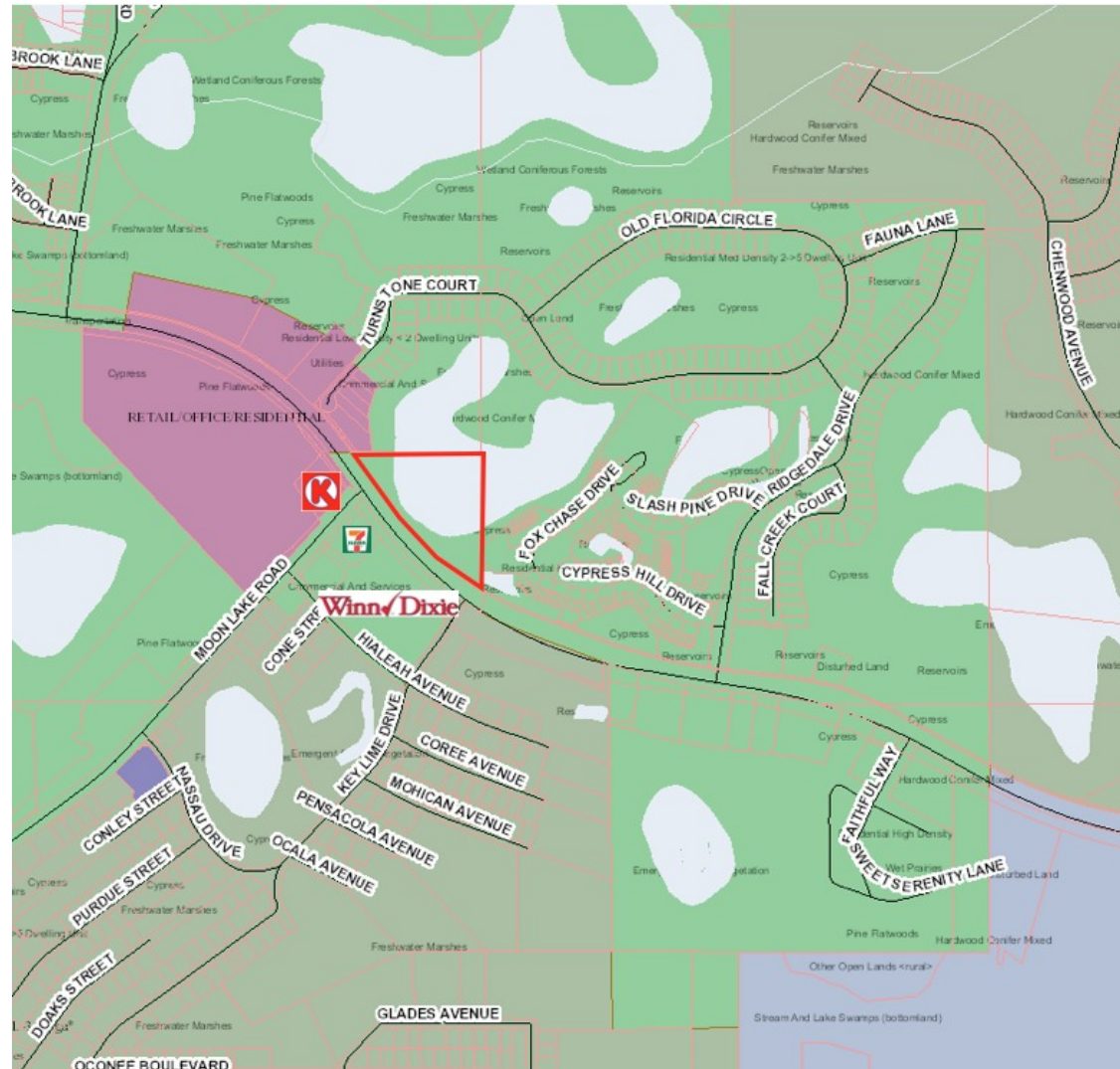
## BROKER CONTACT INFO

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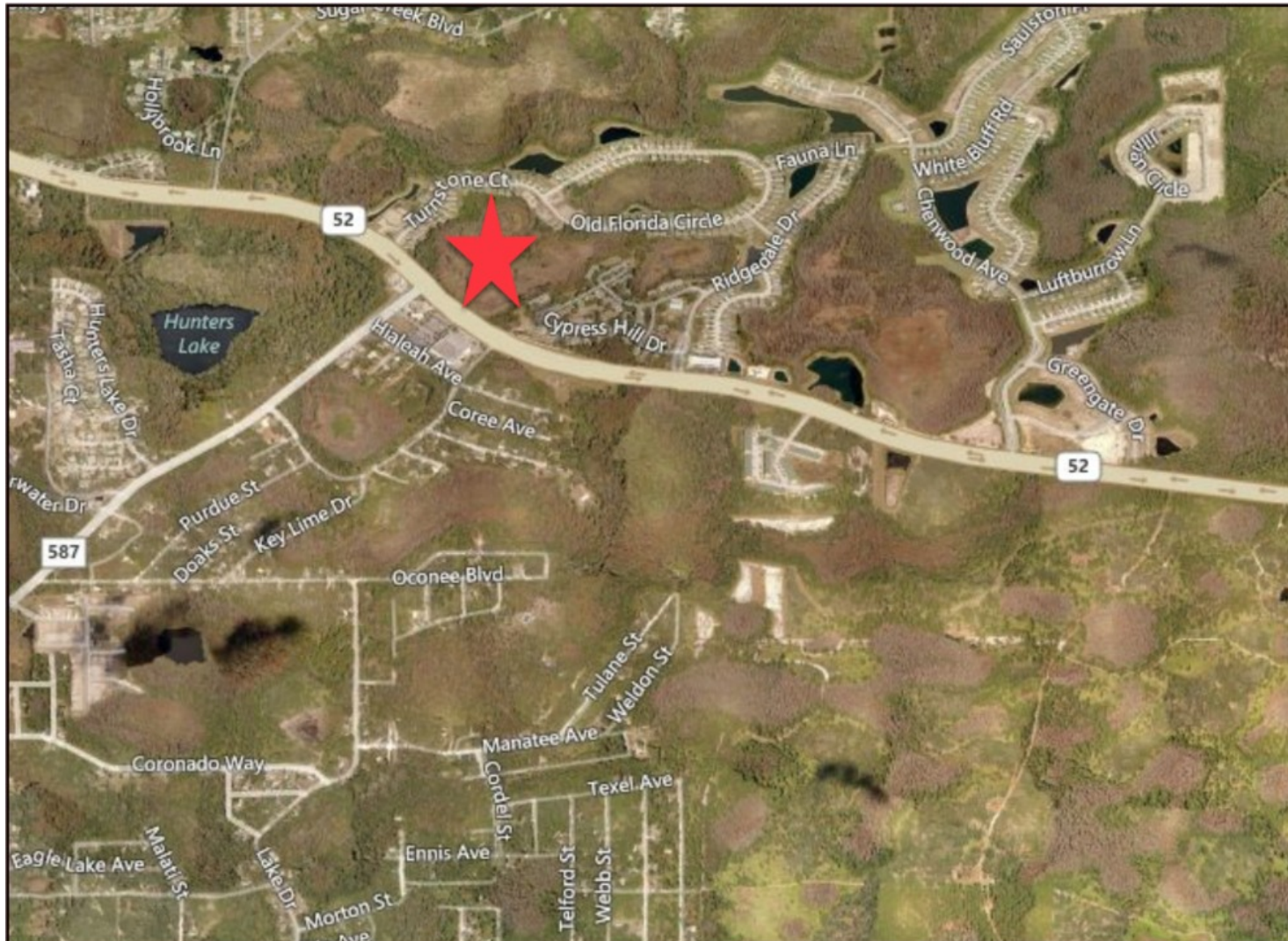


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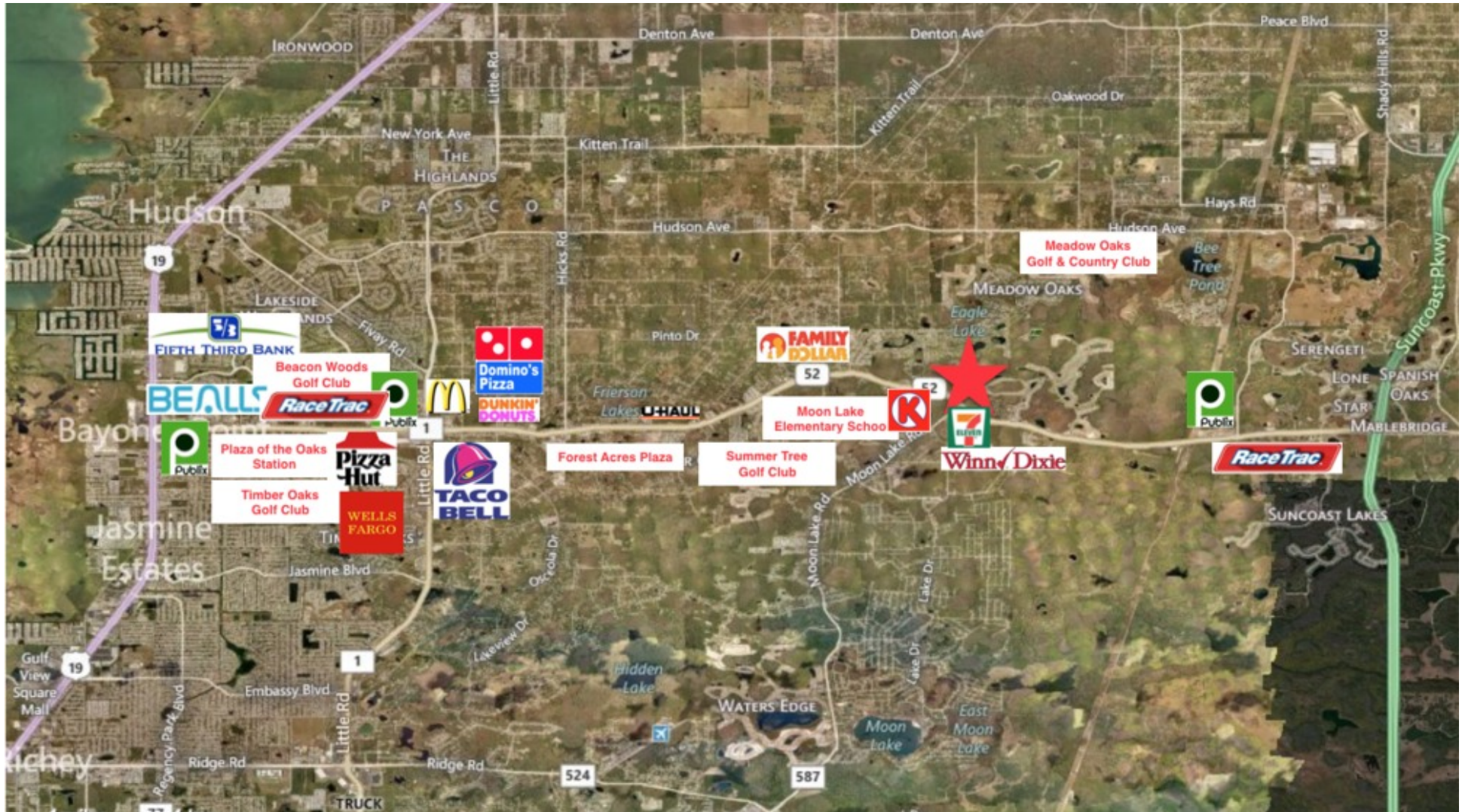
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Looking at the Parcel at intersection of SR 52 and Moon Lake Road



Looking from the Parcel across the street at 7-11 and Circle K, at intersection of SR 52 and Moon Lake Road

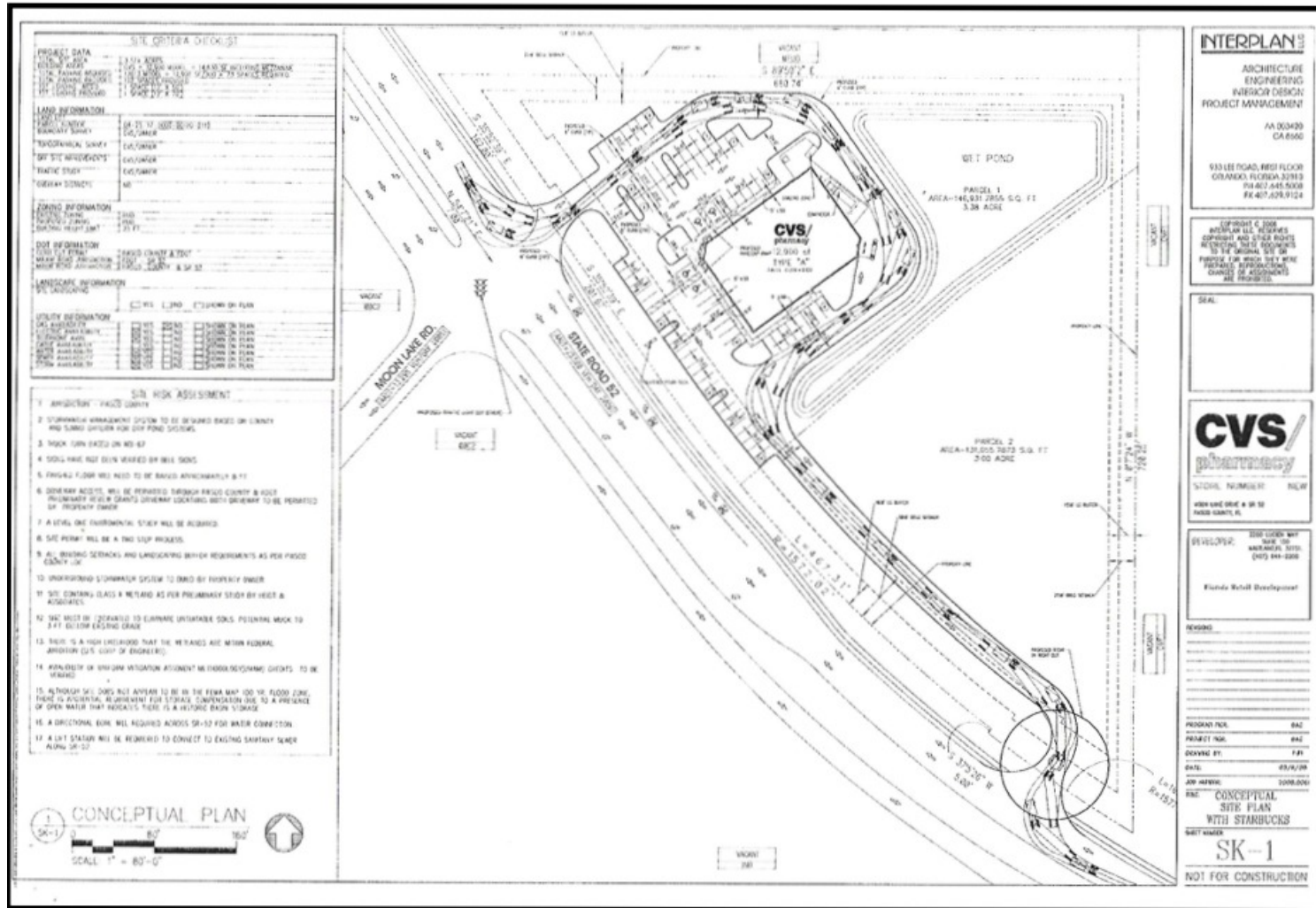


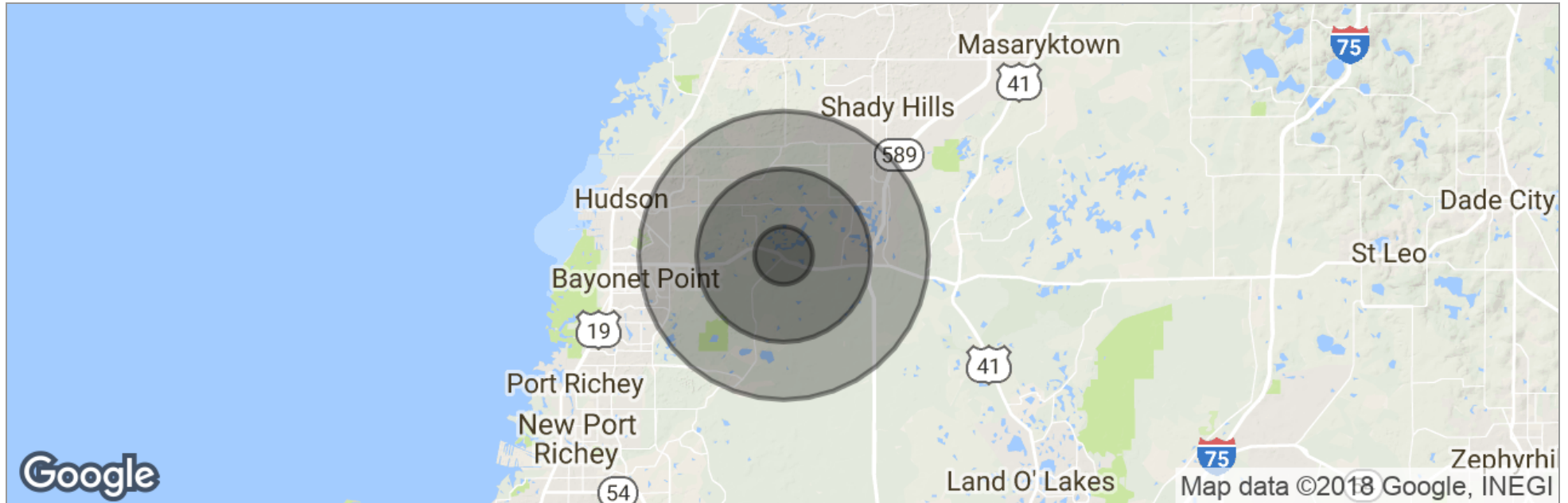
Looking from the Parcel across the street at 7-11 and Circle K, at intersection of SR 52 and Moon Lake Road



Looking at the Parcel at intersection of SR 52 and Moon Lake Road



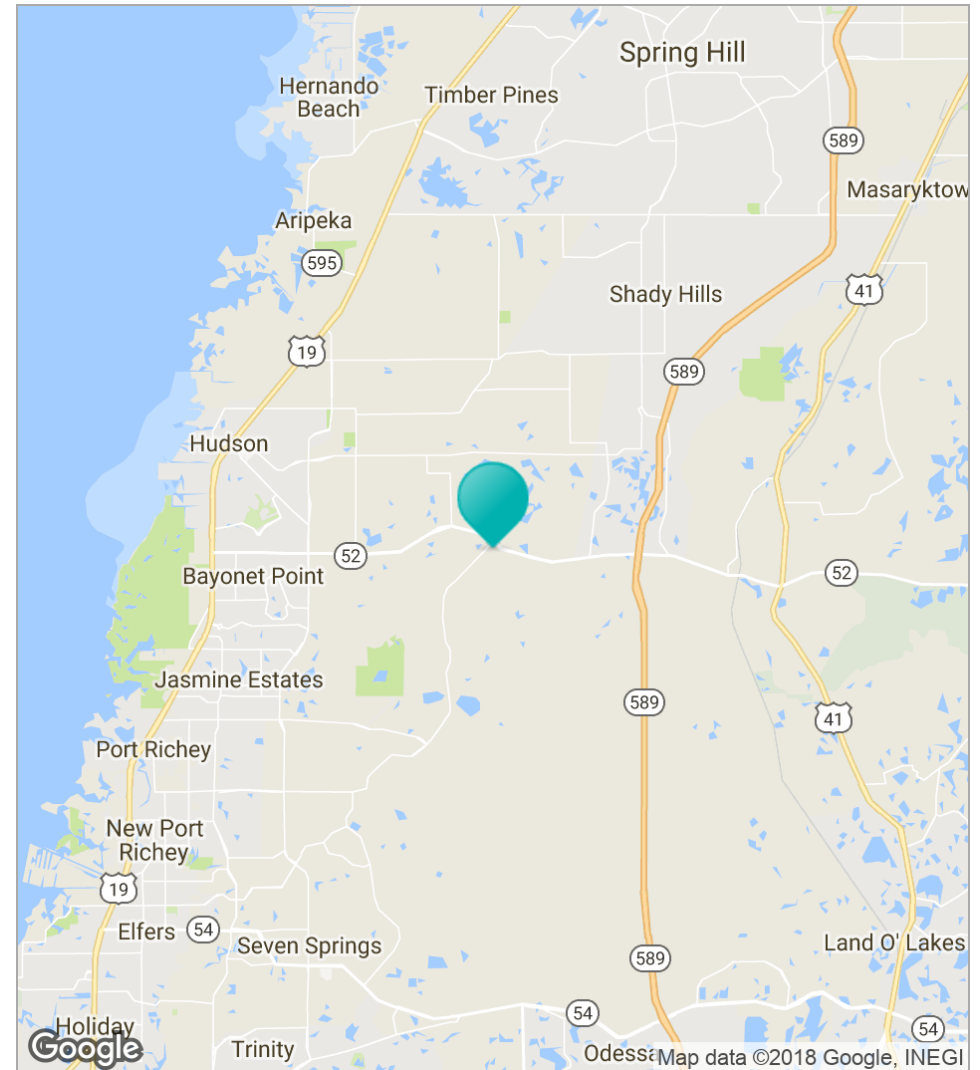
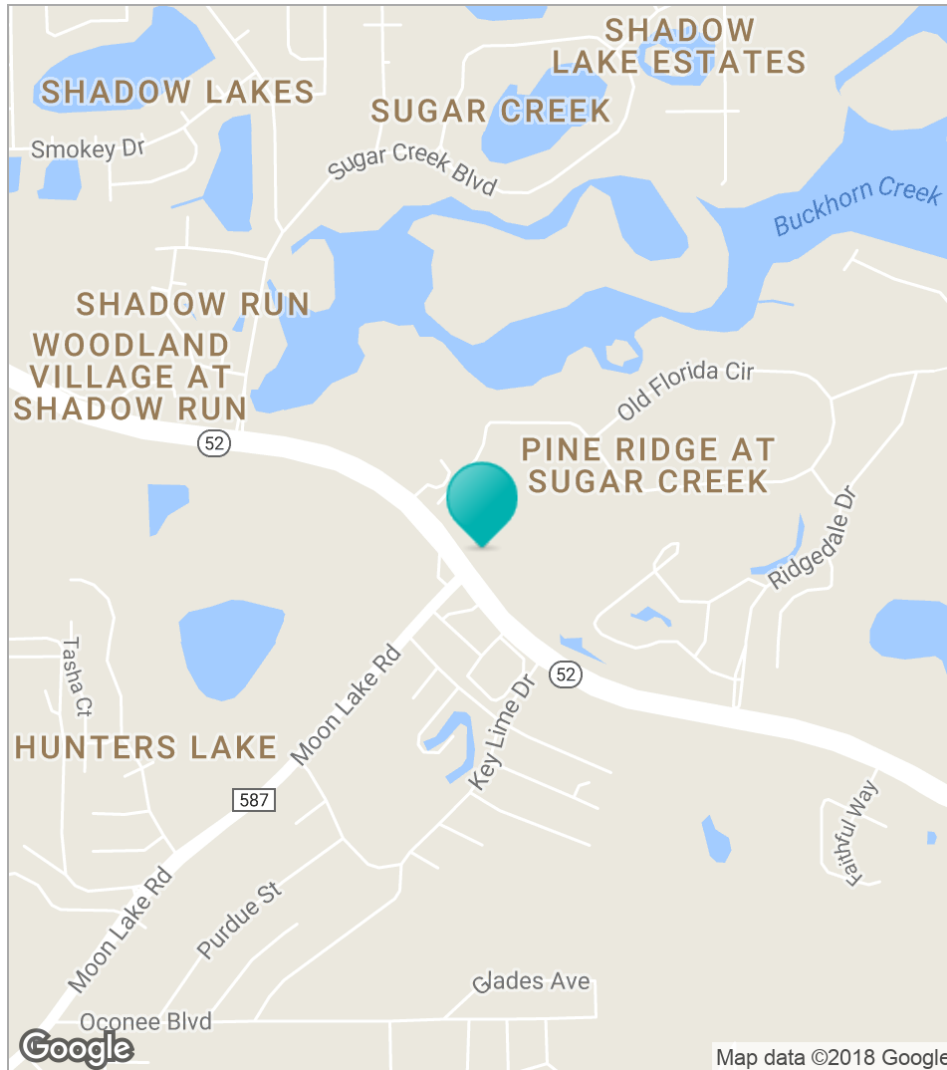




	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
Total Population	1,695	15,635	44,286
Population Density	540	553	564
Median Age	43.7	45.8	46.6
Median Age (Male)	43.9	46.3	46.9
Median Age (Female)	44.1	45.6	47.2
Total Households	654	6,142	17,576
# of Persons Per HH	2.6	2.5	2.5
Average HH Income	\$53,807	\$50,904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

\* Demographic data derived from 2010 US Census





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