

FOR SALE

**4.1 ACRES
COMMERCIAL LAND**



OFFERING MEMORANDUM

4.1 Acres | 10924 County Line Road, Hudson, FL 34667



Confidentiality & Disclaimer Statement

This is a confidential Offering Memorandum intended solely for your own limited use to determine whether you wish to express any further interest in the property. This confidential memorandum contains brief, selected information pertaining to the business and affairs of the property, has been prepared by REMAX REALTEC Group, LLC, primarily from information supplied by the Owner. Although this confidential memorandum has been reviewed by representatives of the Owner, it does not propose to be all-inclusive, nor does it contain all the information which a prospective purchaser may require or desire.

Neither the Owner, nor any of its officers, directors, employees, or agents, nor REMAX REALTEC Group, LLC, makes any representation or warranty, expressed or implied, as to the accuracy or completeness of this confidential memorandum or any of its contents, and no legal liability is assumed or is to be implied by any of the aforementioned with respect thereto.

Prospective offerors are advised to verify the information independently. The Owner reserves the right to change the price or any information in this Memorandum, or to withdraw the Site from the market at any time, without notice. This confidential memorandum shall not be deemed an indication of the state of affairs of the Property or the Owner, nor shall it constitute an indication that there has been no change in the business or affairs of the Property or the Owner since the date of preparation of this memorandum. By your receipt of this confidential memorandum, you agree that the information contained herein is of a confidential nature and you will not disclose this memorandum or any part of the contents to any other person, firm, or entity without prior authorization from REMAX Realtec Group, LLC.

Offering Procedure

Offers should be submitted in the form of a standard non-binding Letter of Intent, which can be provided by the broker, and must specify the following:

- Price (Call for pricing guidance)
- Length of Inspection Period
- Length of Closing Period
- Amount of earnest money deposit at execution of a Purchase and Sale Contract
- Amount of additional deposit upon expiration of Inspection Period

Property Tours

Interested parties must execute a confidentiality agreement and schedule a prearranged time with the broker prior to touring the property. Tours will be conducted by appointment only and no one is allowed to tour the property and disturb tenants without the broker's knowledge. Please see broker contact information below to schedule a tour.

Contact

Daniel Nelson
Investment Broker/Realtor
+1 813 323 3353
Daniel@RemaxCommercialRealty.net



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The Offering

RE/MAX Commercial is pleased to present an outstanding opportunity to acquire approximately 4.1 acres of vacant commercial land located on County Line Road in Hudson, Pasco County, Florida.

This strategically positioned parcel offers a prime canvas for developers, investors, and end-users seeking to capitalize on a rapidly growing commercial corridor along the Pasco–Hernando County Line. With direct frontage on a major east–west connector, the property is ideally suited for neighborhood commercial, office, medical, retail, or mixed-use development, subject to zoning approval.

Key Features

Location:

Situated along **County Line Road**, one of the region’s busiest thoroughfares, the property benefits from excellent visibility and strong traffic counts. The site lies within minutes of U.S. Highway 19, providing seamless access to both Pasco and Hernando County markets. The surrounding area includes established residential neighborhoods, medical offices, retail centers, and new commercial development—making this parcel well-positioned to serve a growing population in the Hudson/Shady Hills/Spring Hill corridor.

Size:

The property consists of **approximately 4.1 acres**, offering versatility for a variety of commercial concepts. The acreage accommodates single-building users, multi-tenant retail/office space, medical facilities, or a neighborhood commercial center. Its generous dimensions support efficient site planning, parking layout, and future expansion possibilities.

Zoning / Future Land Use:

The site is presently classified as **Neighborhood Commercial**, consistent with surrounding commercial uses. This category supports a broad range of low- to moderate-intensity commercial development, including retail services, office, medical, and related uses. Buyers may also explore additional entitlements or zoning modifications depending on their development goals and market demand.

Accessibility:

County Line Road is a major connector route linking Pasco and Hernando Counties, with continued traffic growth due to active residential expansion, established communities, and nearby commercial development. The property offers excellent ingress/egress potential and quick access to U.S. Highway 19, providing direct routes to major employment hubs, schools, medical centers, and coastal amenities. Its strategic positioning enhances long-term value for both investors and developers.

Key Investment Highlights

- **4.1 Acres Contiguous Land**
- **C-1 Neighborhood Commercial Zoning**
- **Parcel ID 06-24-17-0000-00700-0000**
- **Prime Location on County Line Road, Hudson**
- **High-Growth Pasco/Hudson Corridor**
- **Excellent Accessibility to US-19 and Suncoast Parkway**
- **Close Proximity to Tampa & Clearwater**
- **Rapidly Expanding Residential Market**
- **Potential for Rezoning and Redevelopment**
- **Flat, Buildable Topography**
- **Ideal for Residential or Mixed-Use Development**
- **Strong Demand for Short-Term Rentals**
- **Strategic Location Between Orlando & Tampa**
- **Emerging Commercial and Hospitality Growth**
- **Favorable Pasco County Development Climate**

Property Overview



4.1 Acres 5

Property Overview

PROPERTY ADDRESS 10924 County Line Road, Hudson, FL 34667

TAX DISTRICT Pasco County

SUBMARKET City of Hudson

SUBDIVISION Not in Subdivision

PARCEL ID 06-24-17-0000-00700-0000 & 06-24-17-0000-00700-0041

PARCEL SIZE 4.1 +/- Acres

ZONING C-1 Neighborhood Commercial

FUTURE LAND USE ROR-100 (Retail/Office/Residential)

LAND USE Commercial Acreage

WETLANDS 0 Acres

FLOOD ZONE X-100

EVACUATION ZONE Zone C

BUILDING SIZE No Structures

YEAR BUILT N/A

ACCESS Full Access off County Line Road

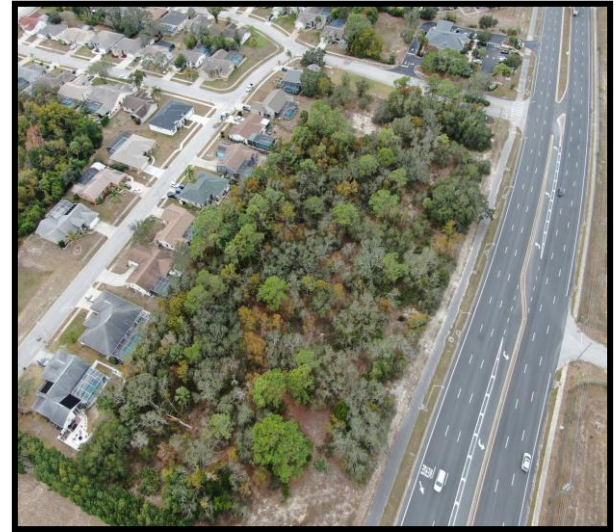
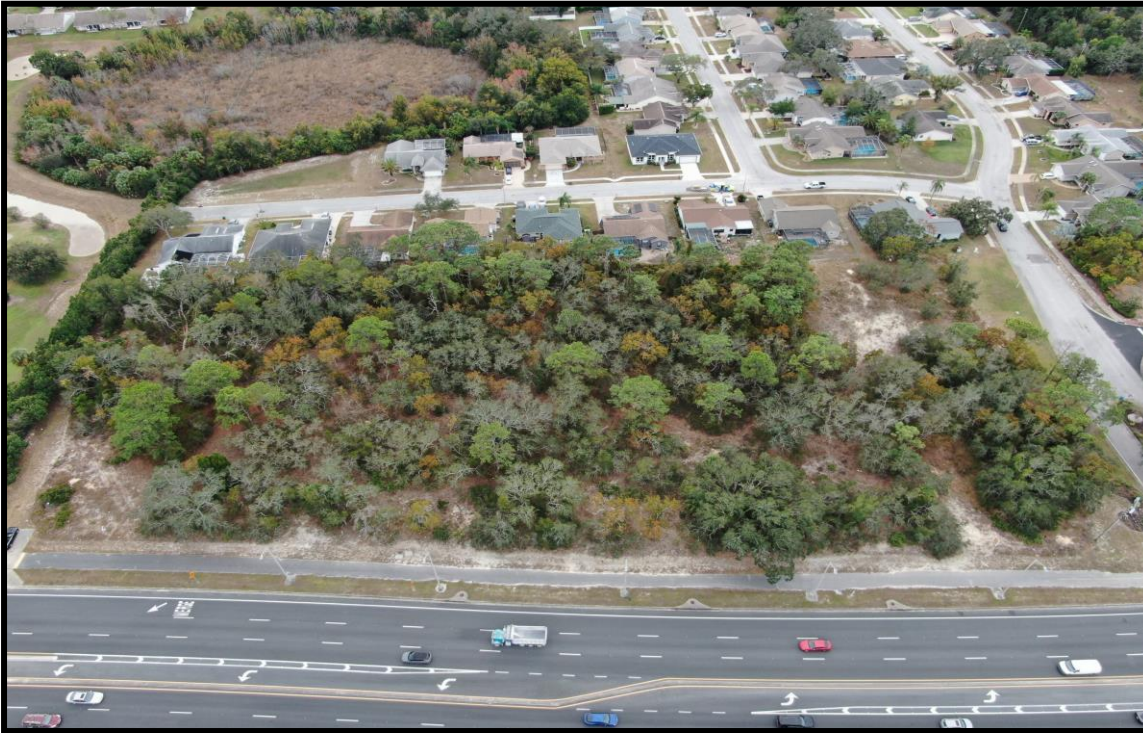
OFFERING PRICE **\$895,000.00**



4.1 Acres 6

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PROPERTY PHOTOS



PROPERTY PHOTOS

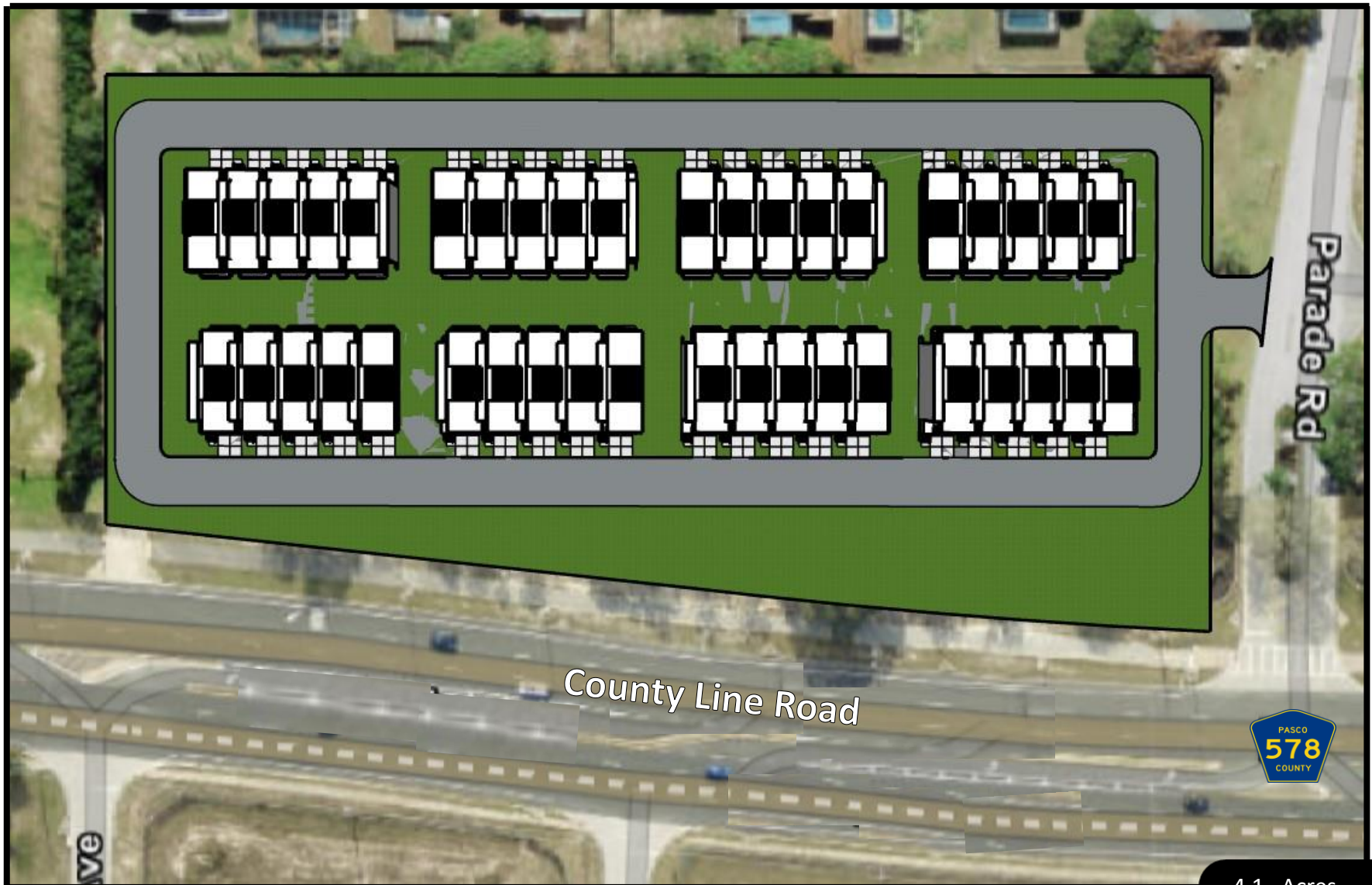


4.1 Acres 8

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DEVELOPMENT CONCEPTION

40 Unit – 2,250 SF Townhomes



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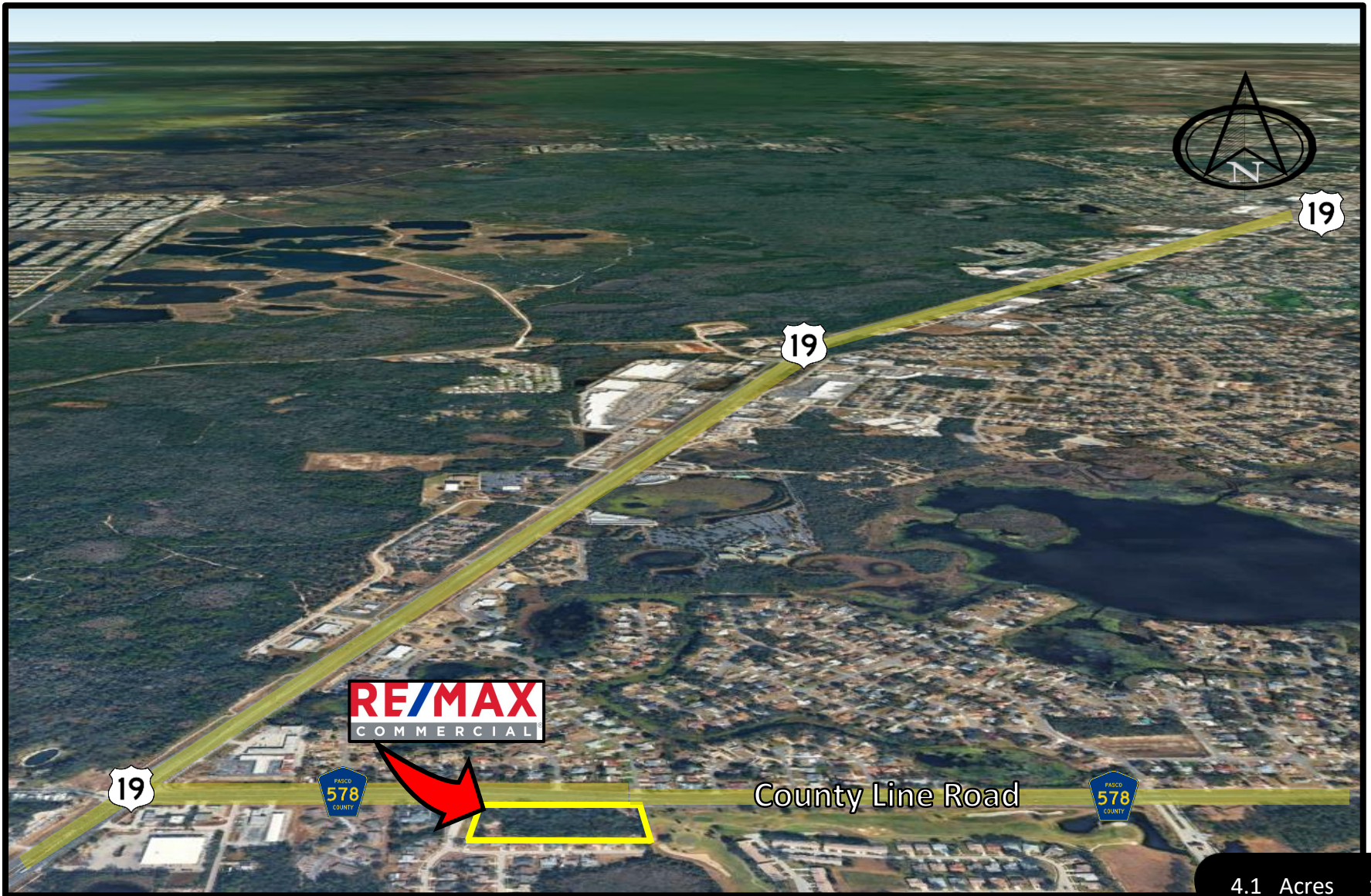


DEVELOPMENT CONCEPTION

40 Unit – 2,250 SF Townhomes



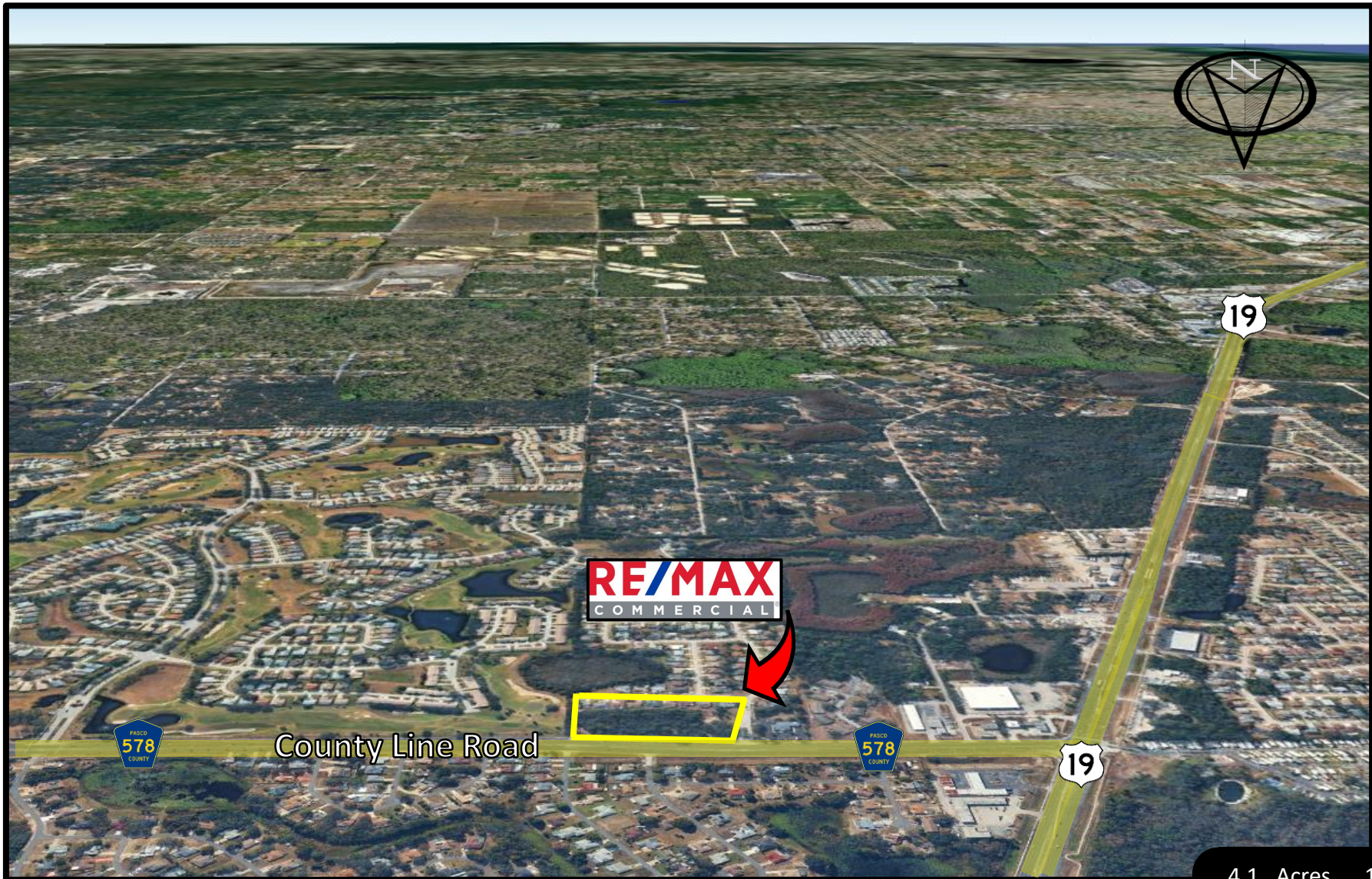
NORTH VIEW



4.1 Acres | 10924 County Line Road, Hudson, FL 34667

4.1 Acres 12

SOUTH VIEW



County Line Road

4.1 Acres 13

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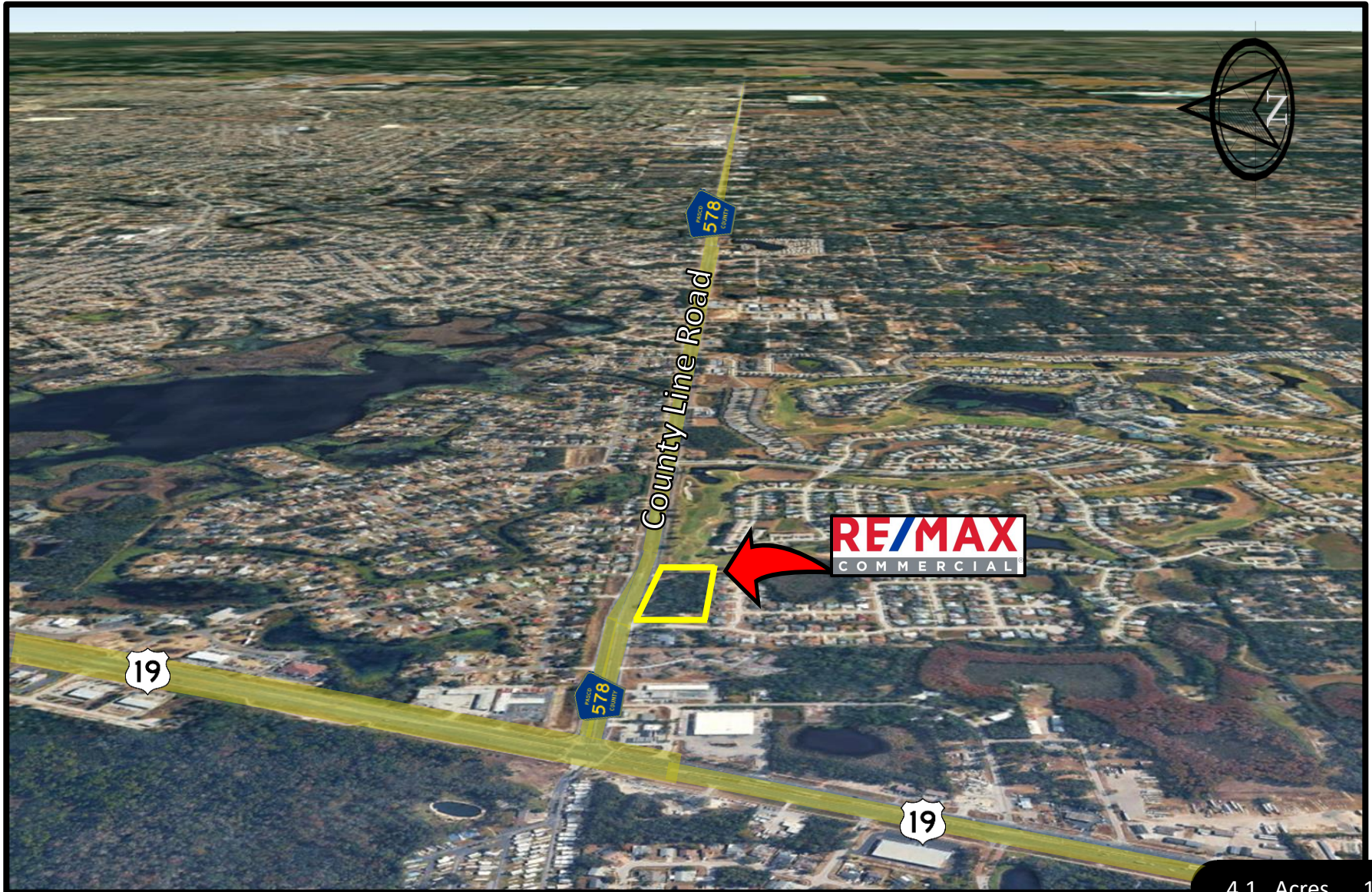
WEST VIEW



4.1 Acres 14

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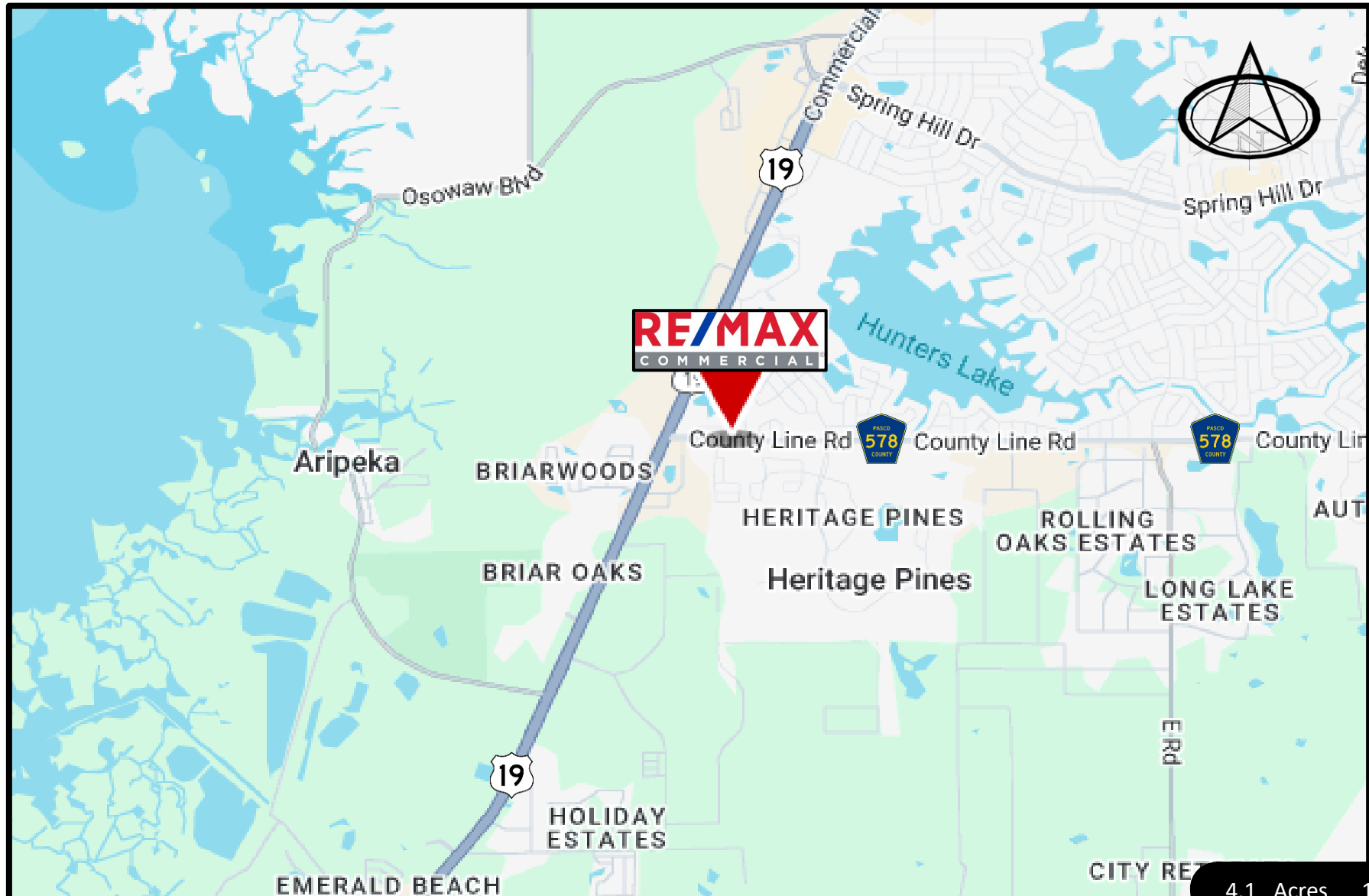
EAST VIEW



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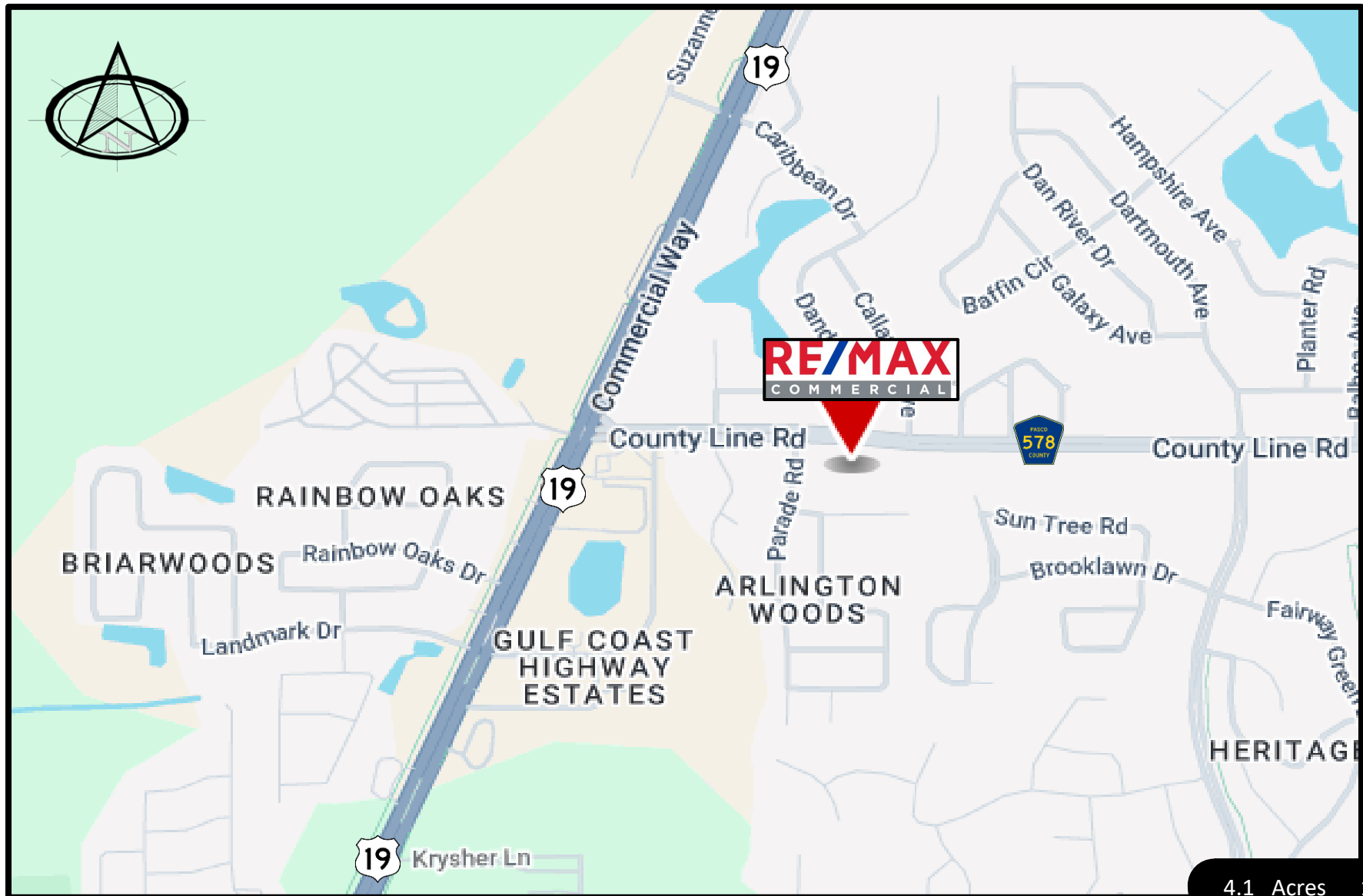
4.1 Acres 15

LOCATION MAPS



4.1 Acres 16

LOCATION MAPS



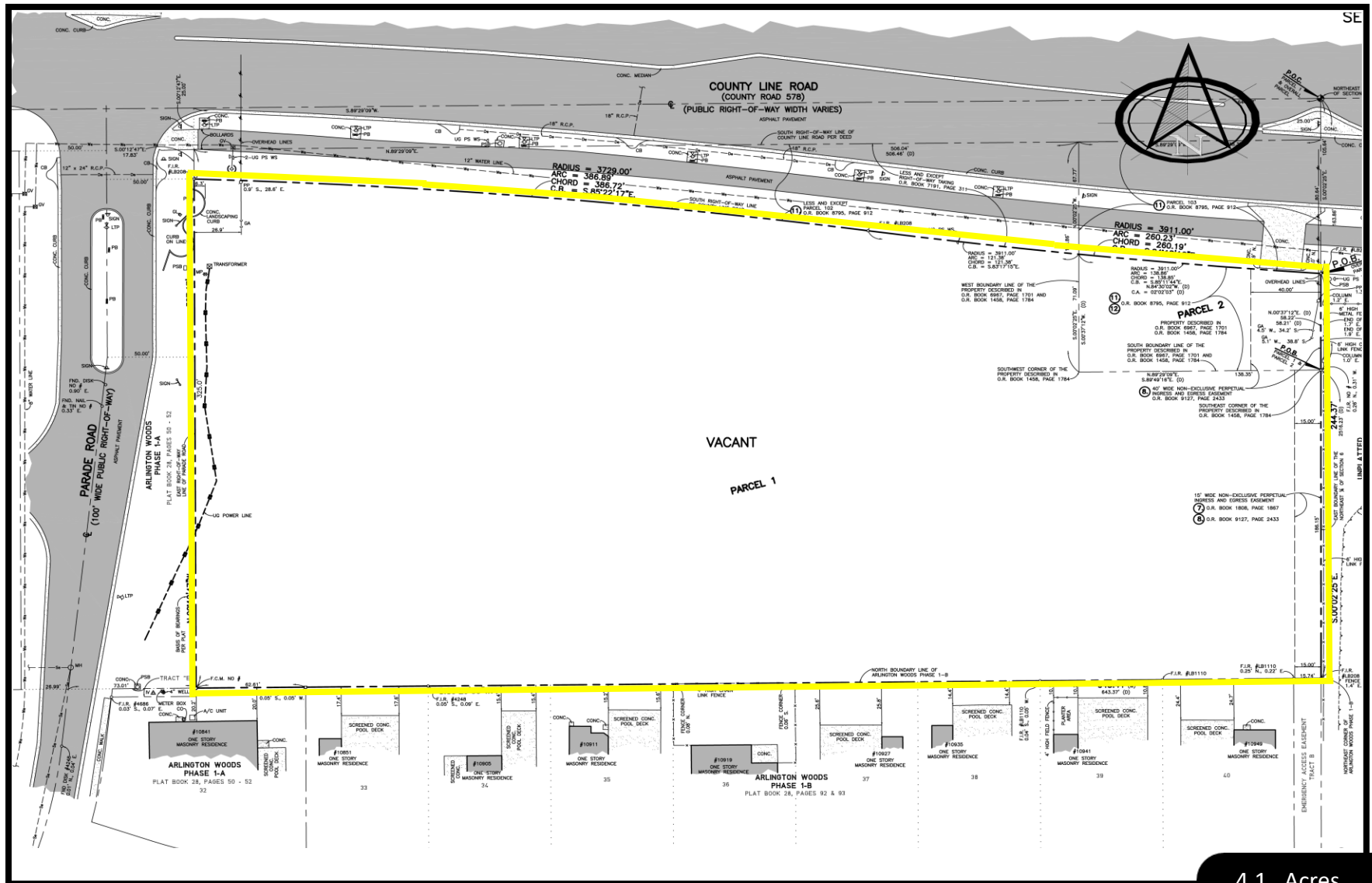
AERIAL



4.1 Acres | 10924 County Line Road, Hudson, FL 34667

4.1 Acres 18

PROPERTY SURVEY



Location Overview

Nestled in the heart of the Tampa Bay region, Hudson is a rapidly developing community in Pasco County, ideally situated along Florida's Gulf Coast. Combining a tranquil residential environment with convenient access to major economic and transportation hubs, Hudson offers an attractive setting for residential, commercial, and mixed-use development.

The subject property is located along County Line Road, benefiting from excellent connectivity to US-19 and the Suncoast Parkway, providing seamless access to Tampa, Clearwater, and the broader Tampa Bay region. This strategic positioning supports regional commerce, workforce access, and tourism-oriented businesses.

Hudson's growth is supported by its proximity to popular Gulf Coast beaches, expanding residential neighborhoods, and strong demand for both short-term and long-term rental properties. With a pro-development local climate, rising population, and increasing demand for amenities and services, Hudson is emerging as a dynamic area for investment. Its prime location, accessible infrastructure, and favorable market fundamentals make this property a compelling opportunity for long-term development and value creation.

Highlights of Hudson, Florida:

Strategic Gulf Coast Location

Situated in western Pasco County, Hudson offers easy access to Tampa, Clearwater, and the Gulf Coast, making it an attractive location for residential, commercial, and tourism-driven development.

Growing Residential Market

Hudson is experiencing steady population growth, supported by new single-family homes, waterfront communities, and short-term rental properties catering to both retirees and vacationers.

Proximity to Major Attractions

Located near Florida's Gulf Coast beaches, popular recreation areas, and the Tampa Bay region, Hudson is a desirable destination for leisure, tourism, and lifestyle-oriented investments.

Strong Transportation Access

The area provides convenient connectivity via US-19, Suncoast Parkway, and nearby regional highways, allowing seamless access to Tampa, Clearwater, and other major Central Florida markets.

Emerging Commercial Development

Hudson is seeing growth in retail, dining, healthcare, and service sectors to support its expanding population and seasonal visitor demand.

Business-Friendly Outlook

Supported by Pasco County's pro-development policies and infrastructure improvements, Hudson continues to attract interest from investors, developers, and entrepreneurs seeking long-term growth opportunities.

Area Overview

Pasco County, located along Florida's Gulf Coast, is a rapidly growing and economically diverse region known for its strategic location, natural beauty, and expanding infrastructure. Covering over 760 square miles and home to more than 550,000 residents, Pasco County offers a compelling mix of coastal living, suburban convenience, and investment opportunity. Here are 10 highlights of this dynamic and strategically positioned county:

Location:

Pasco County is strategically positioned between Tampa and the Suncoast, providing easy access to US-19, the Suncoast Parkway, and other major regional corridors. This connectivity makes it an attractive hub for commuters, regional commerce, and tourism.

Industrial and Commercial Development:

With growing retail, logistics, and service sectors, Pasco County is emerging as a key destination for commercial development and business expansion, serving both local residents and the Tampa Bay market.

Recreation and Outdoor Living:

The county features miles of Gulf Coast beaches, rivers, parks, and nature preserves, offering residents and visitors abundant opportunities for boating, fishing, hiking, and year-round outdoor activities.

Healthcare:

Pasco County is served by a strong healthcare network, including Morton Plant Hospital, Florida Hospital Zephyrhills, and specialty clinics, providing comprehensive medical services to a growing population.

Transportation:

The area is well-connected via US-19, SR 52, the Suncoast Parkway, and nearby airports in Tampa and St. Petersburg, supporting both regional commuting and logistics needs.

Affordable Land and Living:

Compared to nearby Tampa and Clearwater, Pasco County offers lower land costs, competitive housing prices, and attractive development incentives for investors and residents alike.

Economic Growth:

Fueled by residential expansion, commercial development, and proximity to the Tampa Bay market, the county continues to experience strong population growth and business activity.

Tourism and Hospitality:

Proximity to beaches, golf communities, and recreational destinations attracts seasonal visitors, creating opportunities for short-term rental investments and hospitality ventures.

Pro-Business Environment:

Supported by local government initiatives and infrastructure improvements, Pasco County presents a favorable environment for developers, entrepreneurs, and investors seeking long-term growth opportunities.



4.1 ACRES COMMERCIAL LAND

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Investment Broker
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Aerial Footage Link



Commercial Real Estate Division
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This Memorandum contains selected information pertaining to the Property and does not purport to be a representation of state of affairs of the Owner or the Property. All financial projections and information are provided for general reference purposes only. Neither the Owner or REMAX Realtec Group LLC, nor any of their respective directors, officers, affiliates or representatives are making any representation or warranty, expressed or implied, as to the accuracy or completeness of this Memorandum or any of its contents, and no legal commitment or obligation shall arise by reason of your receipt of this Memorandum or use of its contents; and you are to rely solely on your own investigations and inspections of the Property in evaluating a possible purchase of the real property.