

# PASCO COUNTY MIXED USE 332

*HUDSON, FL | PASCO COUNTY*

332 ± ACRES TOTAL





## SPECIFICATIONS & FEATURES

**Acreage:** 332 ± gross acres

252 ± acres residential, 80 ± acres light industrial

**Sale Price:** \$8,239,080

**Price per Acre:** \$24,817

**Site Address:** 11220 Denton Ave, Hudson, FL 34667

**County:** Pasco

**Permitted Lots:** Up to 1,512

**Price Per Lot:** \$4,136

**Zoning/FLU:** 252 ± acres FLU-Residential 6 | 80 ± acres Zoning A-C Agricultural District, FLU-Industrial Light

**Uplands/Wetlands:** 3.5 ± acres wetlands

**Utilities & Water Source:**

- 12" potable water line along Denton Avenue on the north side
- 6" force main along Denton Avenue on the south side, adjacent to the property (a lift station will be required)

16" reclaimed water line along Denton Avenue on the south side, adjacent to the property

Pasco County Mixed Use 332 is made up of 252 ± acres zoned for residential and 80 ± acres zoned for light industrial, perfect for multiple uses. With 1,320 ± ft of road frontage on Denton Avenue and 310 ± ft on Kitten Trail, the property is easily accessible. Located in Hudson, Florida this property is less than 4 miles from the new SunWest Park. The Lift Adventure Park offers a variety of amenities at SunWest including wakeboarding behind the cable system, paddleboarding and many other fun activities on the water. Pasco County is one of the fastest growing counties in the Greater Tampa Bay region and features a unique blend of undeveloped, open spaces in close proximity to the modern, vibrant communities that makes it a great location to live, visit, and do business.

**Road Frontage:**

- *Residential:* 1,320 ± feet on Denton Avenue and 310 ± feet on Kitten Trail
- *Industrial:* 1,320 ± feet on Denton Avenue

**Nearest Intersection:** Denton Avenue, Little Road

**Structures:** 2,400 ± sq ft house

**COA or HOA:** No HOA or CDD

**Infrastructure:** None

**Taxes:** \$3,976.30 in 2018 for the entire 332 acres



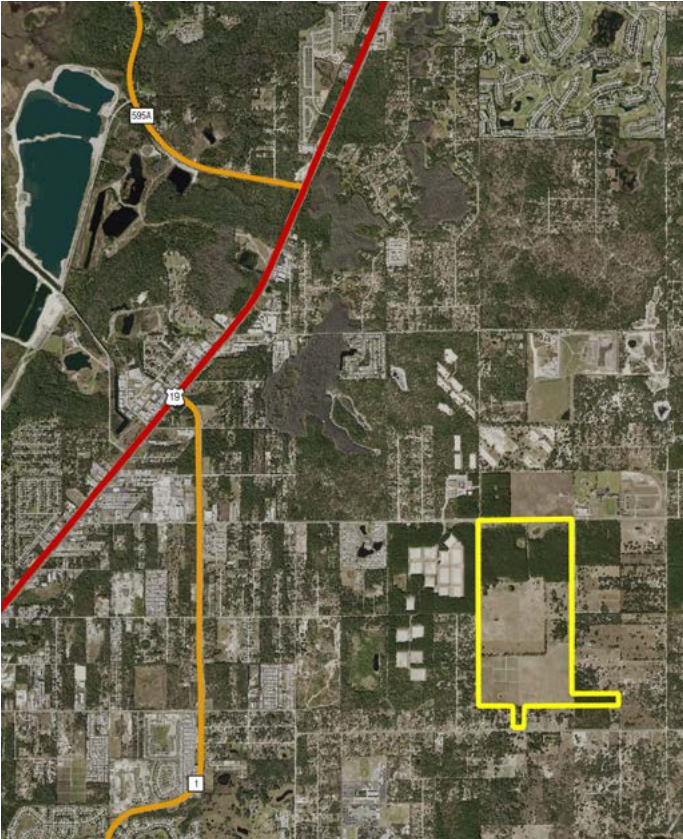
## LOCATION & DRIVING DIRECTIONS

**Parcel IDs:** 202417-0000-00200-0000,  
292417-0000-01300-0010

**GPS Location:** -82.62944, 28.38989

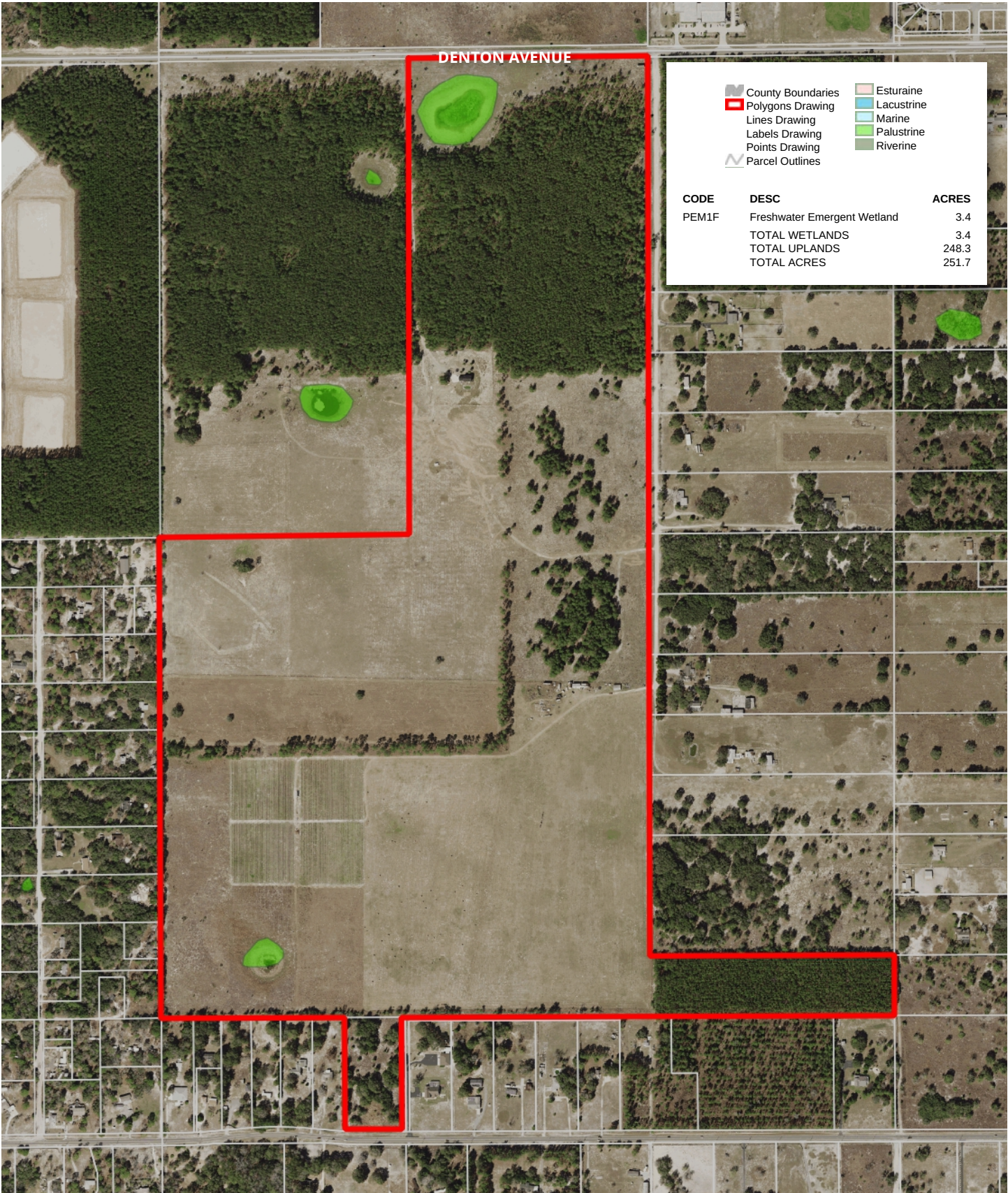
**Driving Directions:** From Little Road in Hudson, go east on Denton Avenue 1.5 miles, property will be on the right.

**Showing Instructions:** Contact the listing agents, David Hitchcock (863.272.7155) or Clay Taylor (863.774.3532), to learn more or schedule a showing time.



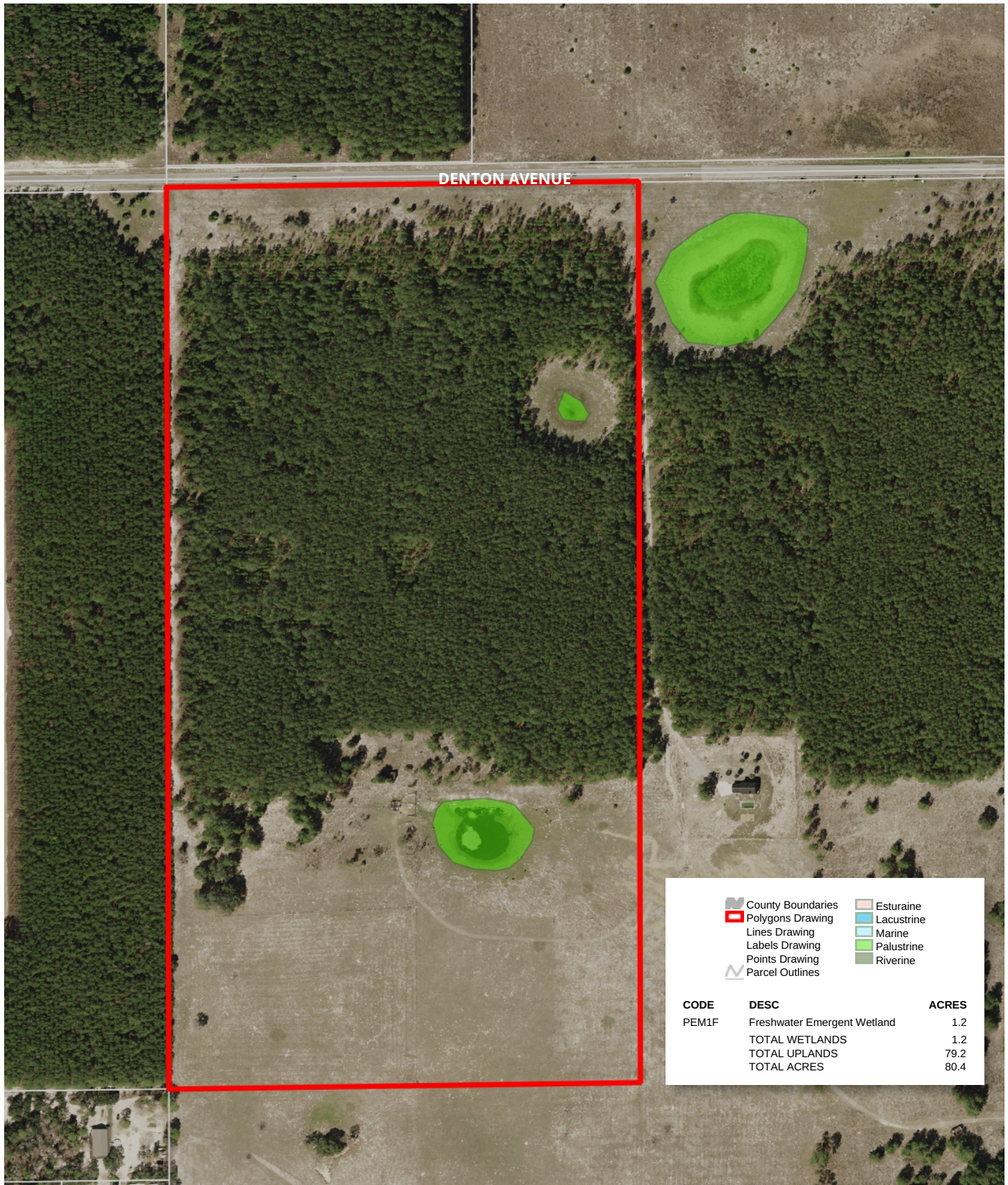


# WETLANDS - RESIDENTIAL ACREAGE





## WETLANDS - INDUSTRIAL ACREAGE











## SURROUNDING RESIDENTIAL DEVELOPMENTS



Pasco County is one of the fastest growing areas in the greater Tampa Bay region.



US 19 & Little Road





114 N. Tennessee Ave.  
3rd Floor  
Lakeland, FL 33801

**332 ± Acres • Residential & Industrial Development Opportunity**  
Approved for Up To 1,512 Lots  
80 ± Acres Zoned for Light Industrial

## Visit [SVNsaunders.com](http://SVNsaunders.com) & Search For: Pasco County Mixed

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Lakeland, FL 33801  
863.648.1528 - Main Office

**LAKE CITY OFFICE:**  
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Lake City, FL 32055  
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transactional services through their home office in Lakeland, FL, the North Florida office in Lake City,  
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