



KLEIN & HEUCHAN, INC.
REALTORS

Commercial/Investment/Real Estate Services

SV-441

30 ACRES **FOR SALE**



9221 NEW YORK AVE.
HUDSON, FL 34667

- FUTURE LAND USE IS IL – INDUSTRIAL LIGHT
- MIXED ZONING WITH AC – AGRICULTURE AND AR – AGRICULTURE RESIDENTIAL
- PERFECT FOR AN INDUSTRIAL PARK
- **PRICE: \$2,750,000**



1744 N. Belcher Rd., Clearwater, FL 33765 ■ Telephone 727-441-1951 ■ Fax 727-449-1724

www.kleinandheuchan.com



REVISED: 6/27/23

PROPERTY OVERVIEW

SV-441

ADDRESS: 9221 New York Ave.
Hudson, FL 34667

LOCATION: New York Ave. North side of the street
between US Hwy19 and Little Rd.

LAND AREA: 30 acres
DIMENSIONS: 960' X 1,396' MOL

ZONING: Mixed: AC (69%) / AR (31%)
LAND USE: IL – Industrial Light
FLOOD ZONE: X – No flood insurance required

IMPROVEMENTS: N/A

LEGAL DESCRIPTION: Lengthy – In listing folder

YEAR BUILT: N/A

UTILITIES: Electric – Withlacoochee
Hudson Water Works services the area
Pasco County Utilities

PARKING: N/A

PRESENT USE: Vacant Land

MORTGAGE HOLDER: Free & Clear

TAXES: \$98.82 (2022)

PARCEL ID #: 24-24-16-0050-00A00-0030

PRICE: \$2,750,000

TERMS: T.B.D.

NOTES: Future land use is IL-Industrial Light. Although zoning is AC, zoning department will allow Industrial Light uses @ FAR 50% Research Corporate Park, Warehouse Distribution.

KEY HOOK #: N/A

ASSOCIATE: Mark S. Klein, CCIM

K&H SIGNAGE: 3' X 4'

LISTING CODE: SV-441-3-13

SHOWING INFORMATION: Drive to site



The information contained herein was gathered from sources believed reliable; however, Klein & Heuchan, Inc., or its agent, cannot be responsible for errors, omissions, changes, withdrawal, or prior sale.