



**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**



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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



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