



**7.7 AC MF/COMMERCIAL/STORAGE UNIT/MEDICAL DEVELOPMENT LAND**

## **MEDICAL DEVELOPMENT LAND-BAYONET HOSPITAL**

12529 US19 Hwy , Hudson, FL 34667

SALE BROCHURE • SEPTEMBER 20, 2022

**Swapna Shah**

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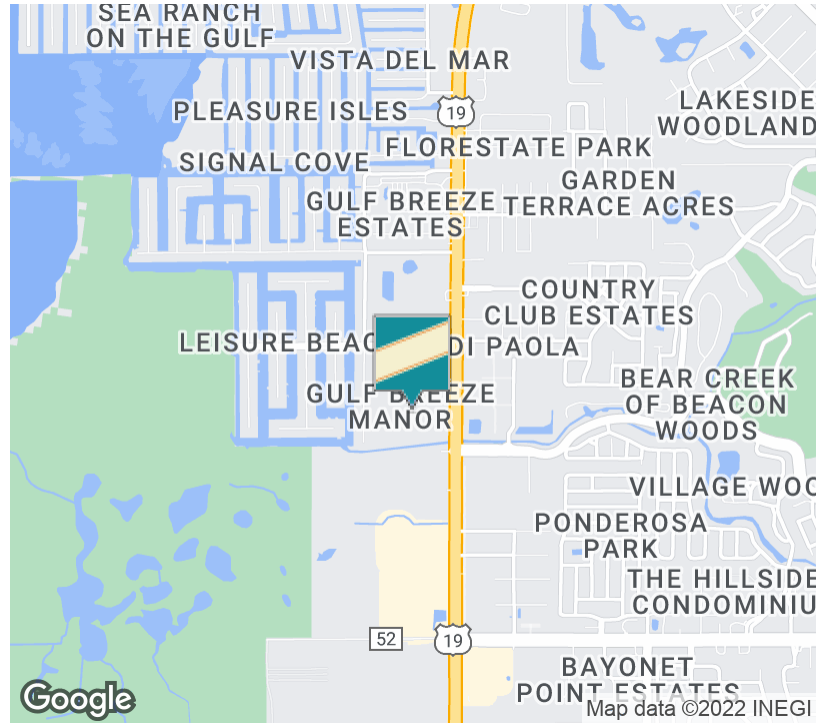
**Grimaldi Commercial Realty Corp.** • 115 W Bearss Ave • Tampa, FL 33613 • 813.882.0884  
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**PROPOSED COMMERCIAL DEVELOPMENT SITE ON US 19 AT BAYONET POINT**

12529 US19 Hwy , Hudson, FL 34667

**EXECUTIVE SUMMARY**



**OFFERING SUMMARY**

**Sale Price:** \$2,000,000

**Lot Size:** 7.7 Acres

**Zoning:** MPUD - up to 50k SF of Commercial Development

**Market:** Pasco County/ Bayonet Point

**PROPERTY OVERVIEW**

Prime 7.7 Acre Multifamily/Commercial Development Site in one of the country's hottest residential development markets, Hudson, Pasco County, Fl.

Highest and Best Use: Townhouse community or multi-modality medical-related office, or storage unit/ auto/ boat shop.

Pasco County has FLU zoning of R-12 that would allow for 92 units for multifamily development. For commercial use: FAR of 0.27, approximately 40,752 SF of buildable footprint. This development land is in the direct path of growth and property is developing all around!

Busy traffic location with approximately 62,000± vehicles per day on U.S. Hwy. 19 in front of site. Ingress and Egress turn on site, **GUARANTEEING HIGH EMPLOYMENT AND HIGH RESIDENTIAL RENT DEMAND.**

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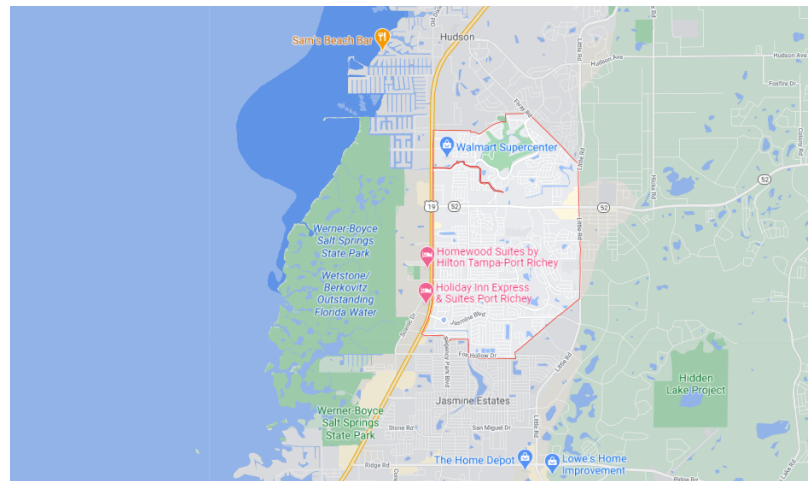
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### COMPLETE HIGHLIGHTS

#### SALE HIGHLIGHTS

- Prime 7.7 Acre Multifamily/Commercial Development Site on U.S. 19 Bayonet Point in one of the country's hottest residential development markets.
- 92 units for MF development. For commercial use: 40,752 SF of buildable footprint.
- Busy traffic location with approximately 62,000± vehicles per day on U.S. Hwy. 19
- Minutes from famed Hernando Beach directly on heavily-trafficked US 19.
- 105,000 people in a 5-mile radius with excellent access, visibility, and is central to the vast residential community.
- 5 minutes to expanding Bayonet Point Hospital, 30 minutes to Tampa International Airport, and 35+ minutes to downtown Tampa.
- Bayonet Point hospital is currently undergoing a multi- dollar expansion.



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## PROPOSED COMMERCIAL DEVELOPMENT SITE ON US 19 AT BAYONET POINT

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### PROPERTY DESCRIPTION

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Prime 7.7 Acre Commercial Infill Development Site in one of the country's hottest residential development markets, Hudson, Pasco County, Florida. Highest and Best Use: Boat, RV, Auto Sales or multi-modality medical-related office, etc. This development land is in the direct path of growth and property is developing all around!

Please see the MPUD Entitlements in Additional Documents - 50k SF of Commercial Development. Busy traffic location with approximately 62,000± vehicles per day on U.S. Hwy. 19 in front of the site. In the heart of the Pasco County- expansion, a hub of economic and employment growth consisting of unrivaled population and employment growth! The employment center is expected to create approx. 13,000 new jobs.

The surrounding commercial spaces will serve as anchoring businesses securing residential/commercial demand attraction, further increasing the prime location nature of the location.

Centrally located in the business-friendly Pasco County, this parcel is one of the few remaining large development sites available with population growth estimated to significantly continue to grow through the next five years. Within the Tampa-St. Petersburg-Clearwater, Florida Metropolitan Statistical Area.

This thriving retail and residential area has over 105,000 people in a 5-mile radius with excellent access, visibility, and is central to the vast residential community. It's less than 5 minutes to expanding Bayonet Point Hospital, 40 minutes to Tampa International Airport, and 1 hr. to downtown Tampa. Many

Businesses developing all around with new Franchises, Wyndham hotel two blocks south, and 5 minutes from Bayonet Point Hospital in one of the most rapidly growing areas of Pasco County. The hospital is currently undergoing an \$82 million dollar expansion. Statistically proven correlation between proximity to hospitals and job security for the area and very high-demand renter's market. Zipcodes near large hospitals historically have the highest rates of real estate appreciation, annual rent increases, and low vacancy rates!

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### PROPERTY DESCRIPTION



#### LOCATION DESCRIPTION

7.7 AC development land that can be either purposed as commercial or residential use is in the direct path of growth and property is developing all around. Subject property is in a proven snowbird market of the greater Tampa Bay! Minutes from famed Hernando Beach along Hudson Nature Trail on US 19 and with easy access to HWY 52, primary highways giving instant and easy access to major markets of TAMPA, ORLANDO, ST PETE, SARASOTA. Commuter friendly! The site sits up close to the highway and has great visibility. Busy traffic location with approximately 62,000± vehicles per day on U.S. Hwy. 19

Hudson is a city located approximately 30 miles north of Tampa, Florida. Tampa is a major city in, and the county seat of, Hillsborough, Florida. It is on the west coast of Florida on Tampa Bay, near the Gulf of Mexico. Tampa is part of the metropolitan area most commonly referred to as the "Tampa Bay Area." The Tampa Bay metro area contains more than four million residents.

The Tampa Bay area is West Central Florida's center of government, commerce, communications, business, health care, scientific research, sports, culture, and entertainment. Several Fortune 1000 companies are headquartered in Tampa, including OSI Restaurant Partners, WellCare, TECO Energy, and Raymond James Financial. Finance, insurance, and real estate firms, including Raymond James Financial Inc. and JPMorgan Chase, employ close to 100,000 people. Medical technology companies such as Bausch & Lomb, Baxter Healthcare Corp., and Transitions Optical Inc. hire more than 10,000 people locally. The medical field in Tampa benefits from CAMLS, one of the most cutting-edge medical simulation training centers in the world.

Florida Is a No Income Tax State

#### DISTANCES:

Winn-Dixie – 1.5 miles

Bayonet Point Medical (280-bed hospital) – 1.7 miles • Publix – 1.9 miles

Golf course: Links Golf Club – 3 miles

Tampa International Airport – 40.1 miles

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### PROPERTY DETAILS

Sale Price	\$2,000,000
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#### PROPERTY INFORMATION

Property Type	Land
Property Subtype	Retail
Zoning	MPUD - up to 50k SF of Commercial Development
Lot Size	7.7 Acres
APN #	04-25-16-0010-00000-0040
Lot Frontage	290 ft
Lot Depth	1,227 ft
Traffic Count	66000
Traffic Count Street	US Hwy 19
Traffic Count Frontage	62000
Waterfront	No
Power	Yes
Rail Access	No
Environmental Issues	No known
Topography	level and cleared in the front; treed on the rear ~2 acres
Soil Type	Mixed

#### PARKING & TRANSPORTATION

#### UTILITIES & AMENITIES

Gas / Propane	Yes
Water	Yes
Telephone	Yes
Cable	Yes
Sewer	Yes

#### LOCATION INFORMATION

Building Name	Proposed Commercial Development Site on US 19 at Bayonet Point
Street Address	12529 US19 Hwy
City, State, Zip	Hudson, FL 34667
County	Pasco
Market	Hudson FL
Sub-market	Bayonet Point
Cross-Streets	Beacon Woods Dr.
Road Type	Paved
Market Type	Medium
Nearest Highway	US Hwy 19

#### BUILDING INFORMATION

Number of Lots	1
Best Use	Boat, RV, Automotive Sales or other Commercial Development

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**ADDITIONAL PHOTOS**



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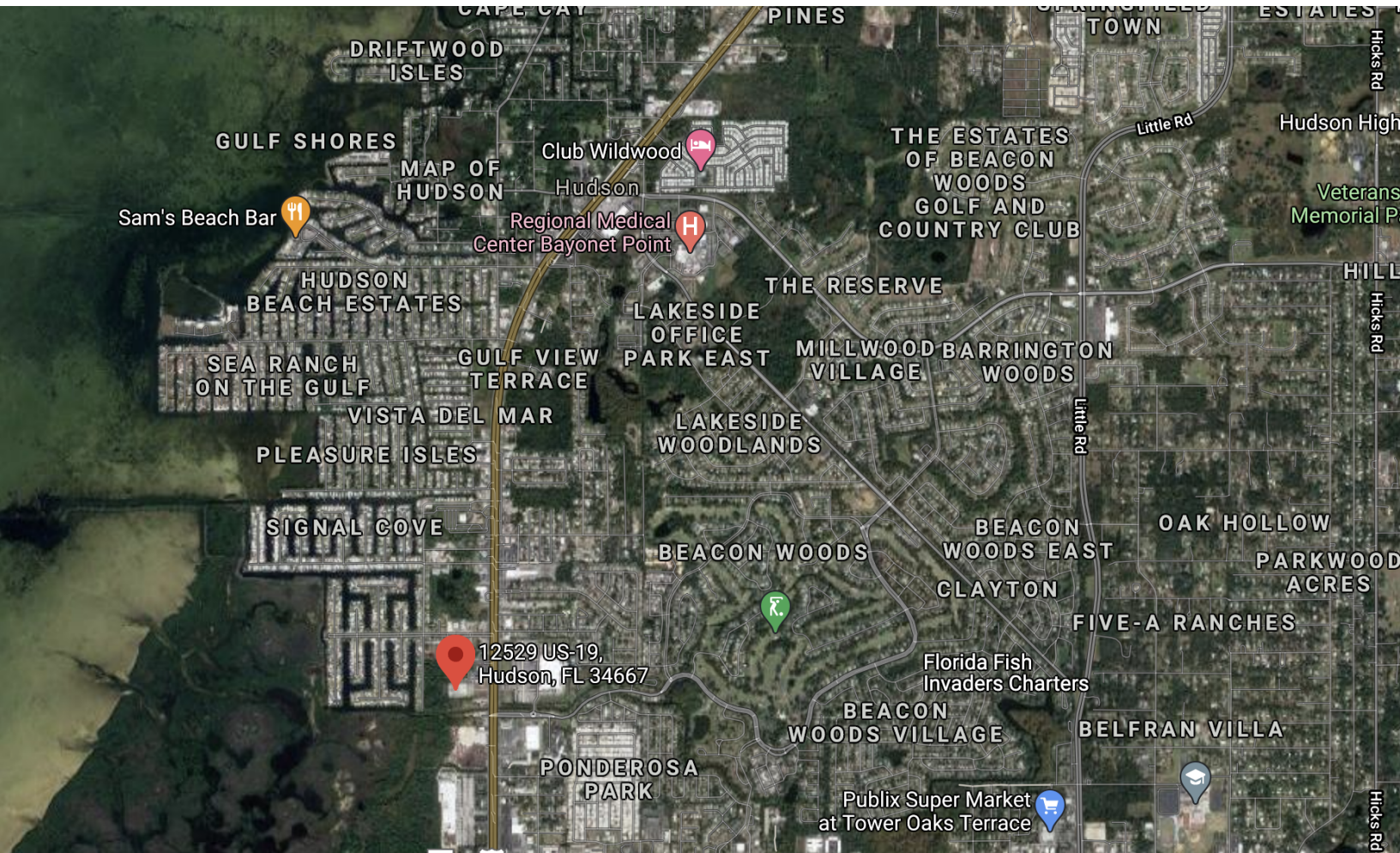
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**ADDITIONAL PHOTOS**



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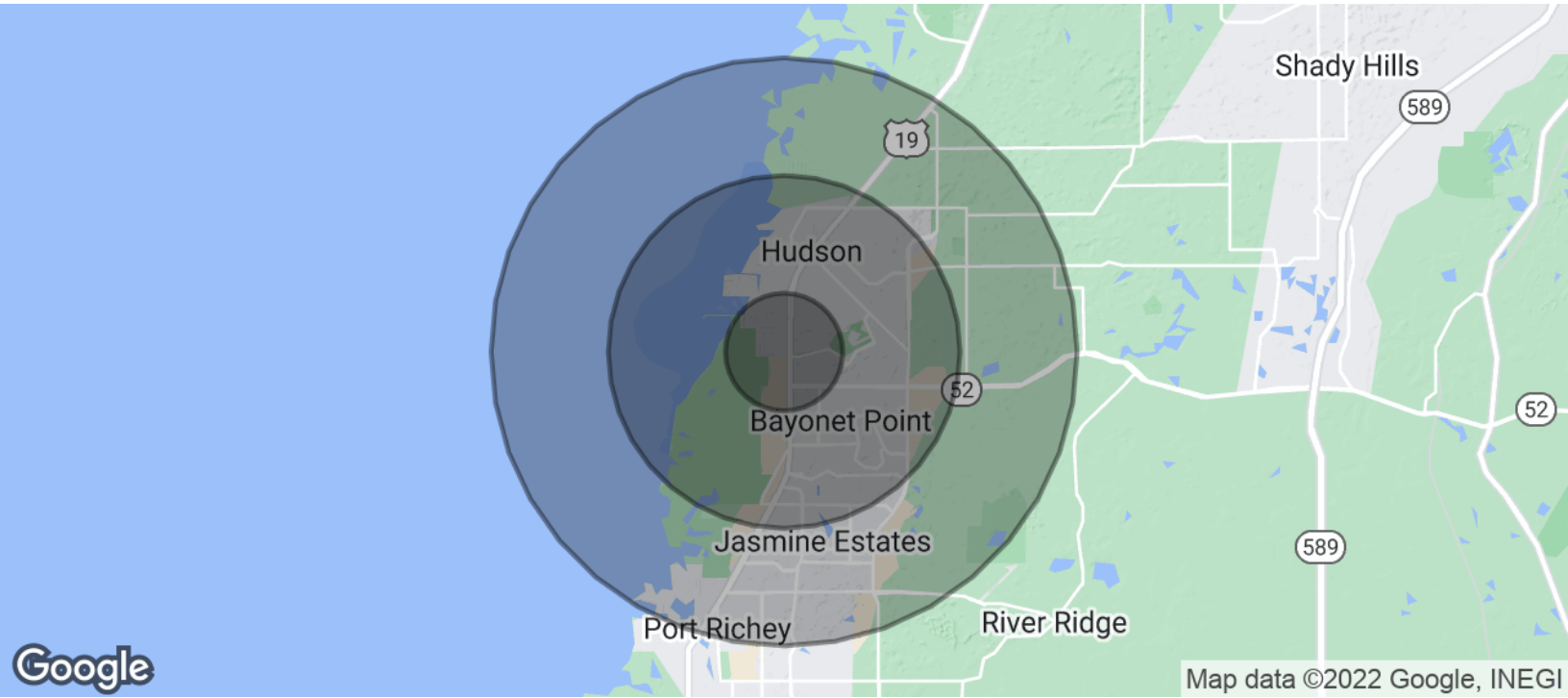
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**DEMOGRAPHICS MAP & REPORT**



<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	6,427	47,625	88,757
Average age	51.6	49.2	47.0
Average age (Male)	51.1	48.8	46.5
Average age (Female)	53.8	50.7	48.0

<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total households	2,924	21,049	38,472
# of persons per HH	2.2	2.3	2.3
Average HH income	\$46,724	\$45,137	\$45,826
Average house value	\$73,985	\$119,682	\$139,243

\* Demographic data derived from 2020 ACS - US Census

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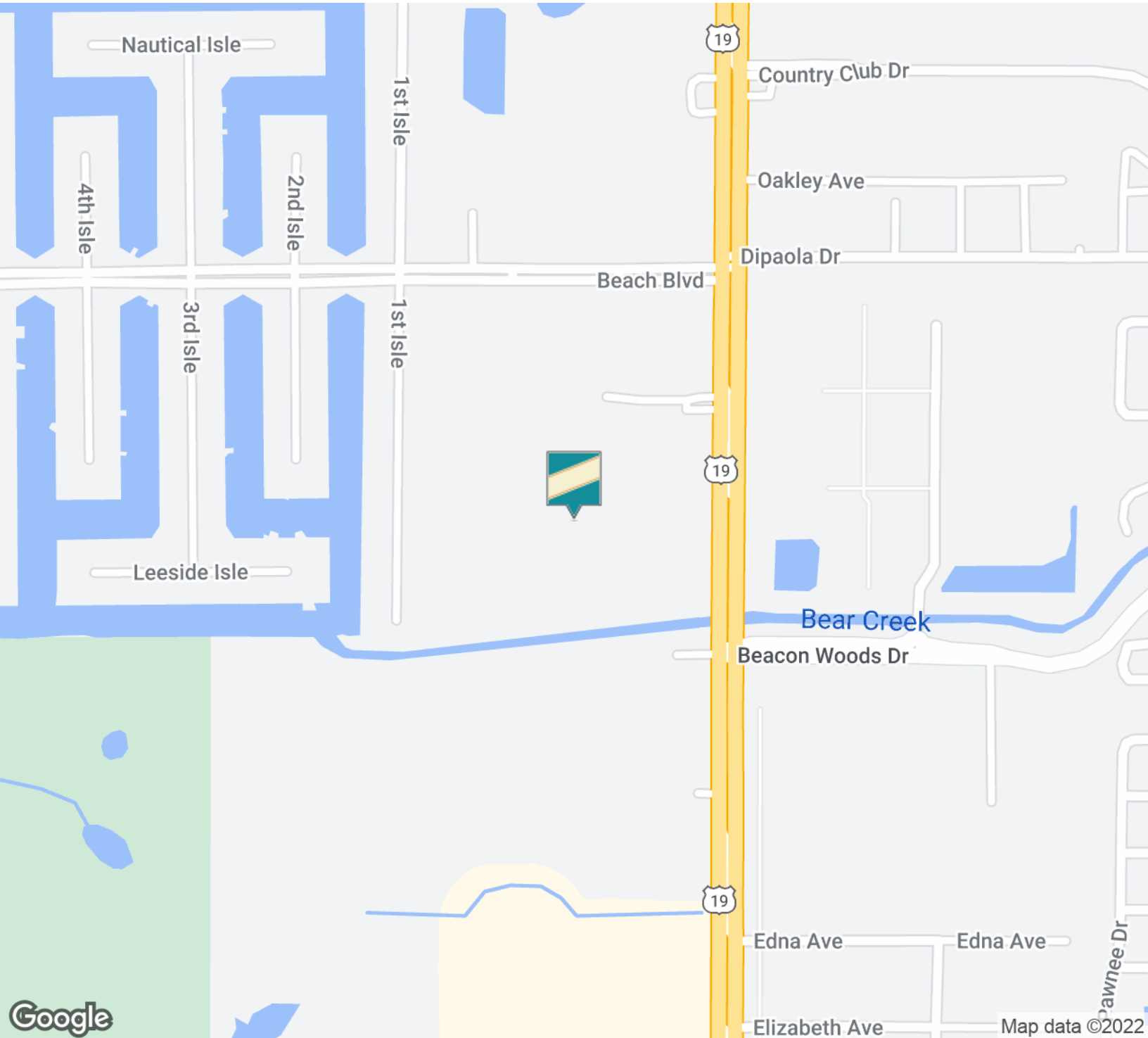
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**LOCATION MAP**



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**AERIAL MAP**



Google

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## ADVISOR BIO & CONTACT 1

### SWAPNA SHAH

Realtor-Sales Associate



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C 813.789.4142  
swapna@grimaldicommercialrealty.com

### PROFESSIONAL BACKGROUND

Swapna Shah has a strong rapport and extensive professional experience working with the Tampa Bay community, and a passion for commercial real estate. She has demonstrated leadership qualities and is known in different venues as persuasive and getting the job done.

Swapna has a vast professional network and has been a Tampa Bay resident for over 25 years with personal experience investing in commercial real estate as an owner. When Swapna needed real estate experts 10 years ago to advise her regarding her commercial real estate needs, she turned to Grimaldi Commercial Realty, Tampa's most branded company. Because of Grimaldi Commercial Realty's integrity and straight forwardness in their dealings, she was left with such a positive impression. When Swapna ventured into real estate brokerage she knew that she wanted the finest commercial real estate company to mentor her to become a top notch real estate professional.

Swapna's own experience buying, selling and leasing has given her a keen understanding of client's needs. She is a poised and competent leader in our community and is capable and passionate about turning client's dreams into realities.

Areas of Expertise:

Hotels/Motels  
Office/Medical  
Investment Properties  
Convenience stores/Gas Stations  
1031 Exchanges  
Land

### EDUCATION

Swapna has a degree in Business Administration.

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## ADVISOR BIO & CONTACT 2

### DEREK M. SECKINGER

Commercial / Industrial Property Sales Associate



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Tampa, FL 33613  
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C 813.344.6552  
derek@grimaldicommercialrealty.com  
FL #SL3344454

### PROFESSIONAL BACKGROUND

Derek Seckinger is a Sales and Marketing Professional with 25 years of experience in sales. Derek is a consummate professional and people person, who is drawn to work to help both people and companies grow.

In his diligent work ethic, Derek is a firm believer in being proactive and in making things happen rather than waiting for them to happen. Feeling blessed in life, Derek always has a positive outlook. He is a serial entrepreneur and believes in the American dream, that if you work hard enough, you can accomplish anything.

Derek places a strong focus on Land Development sales and Industrial sales.

Areas of Expertise:

Land Sales & Development  
Warehouse and Industrial Sales & Leasing  
Retail Sales & Leasing  
Office Sales & Leasing  
Contract Negotiations & Due Diligence  
Investment & Financial Analysis  
1031 Exchanges  
Property Valuation

### EDUCATION

Derek has been a Tampa native since 1981 and attended several major universities around the country before completing a double major in International Business Management and Business Finance from University of Phoenix.

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