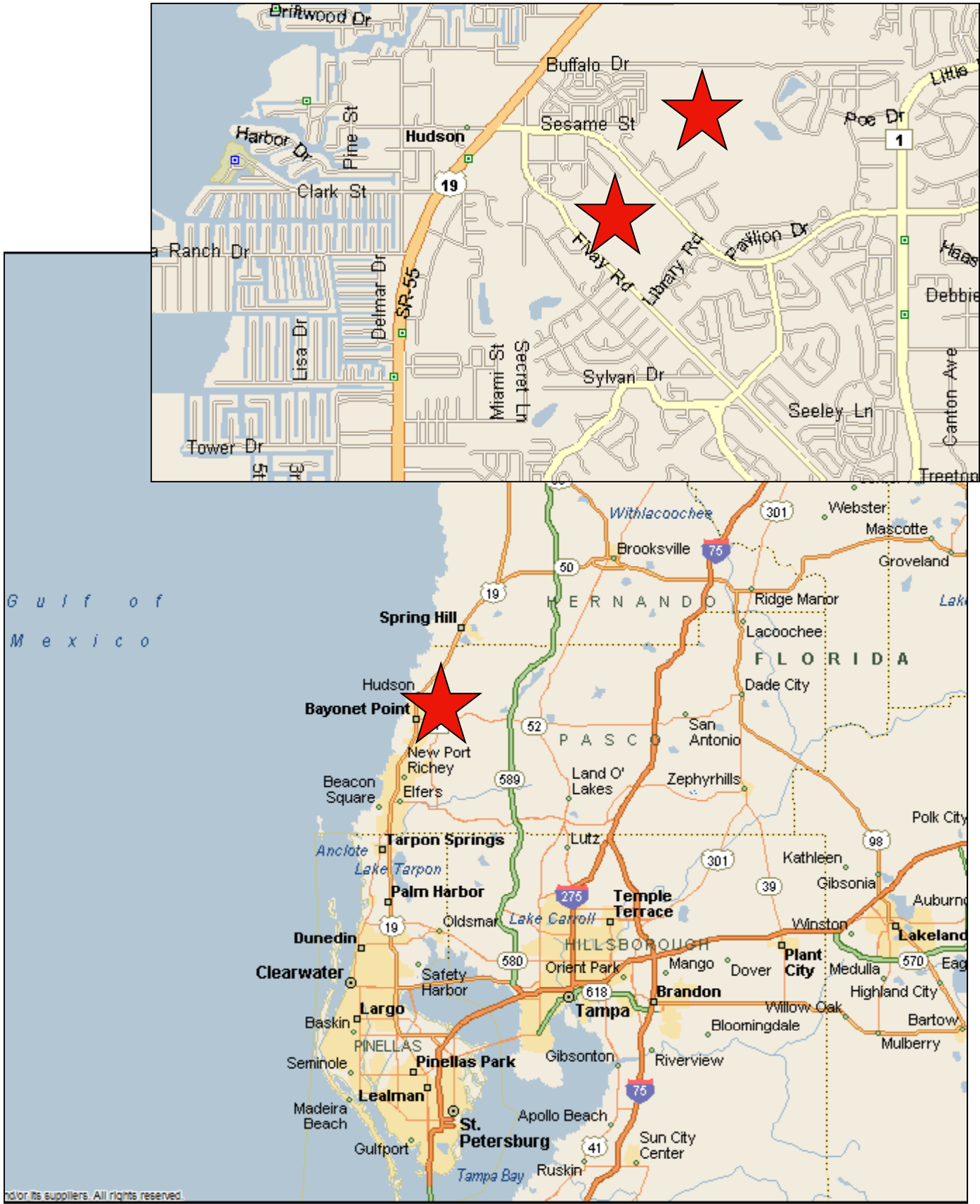


LOCATION INFORMATION



Bruce K. Erhardt, ALC
Executive Director
(813) 223.6300
Bruce.erhardt@cushwake.com
FL License No. BK144044



Residential or Mixed Use Development Opportunity
Hudson (Pasco County), Florida

LAND FOR SALE

153 ACRES AVAILABLE



FOR MORE INFORMATION, PLEASE CONTACT:

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CUSHMAN & WAKEFIELD OF FLORIDA, INC.
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PROPERTY PROFILE

LOCATION:

- **Emerald Field:** SWC of Hudson Av. and Library Rd., Hudson, FL
- **Beacon Woods:** NEQ of Agua Clara Dr. and Hudson Av., Hudson, FL

ACCESS:

- Off Hudson Av., Fivay Rd. and Library Rd.

DISTANCES:

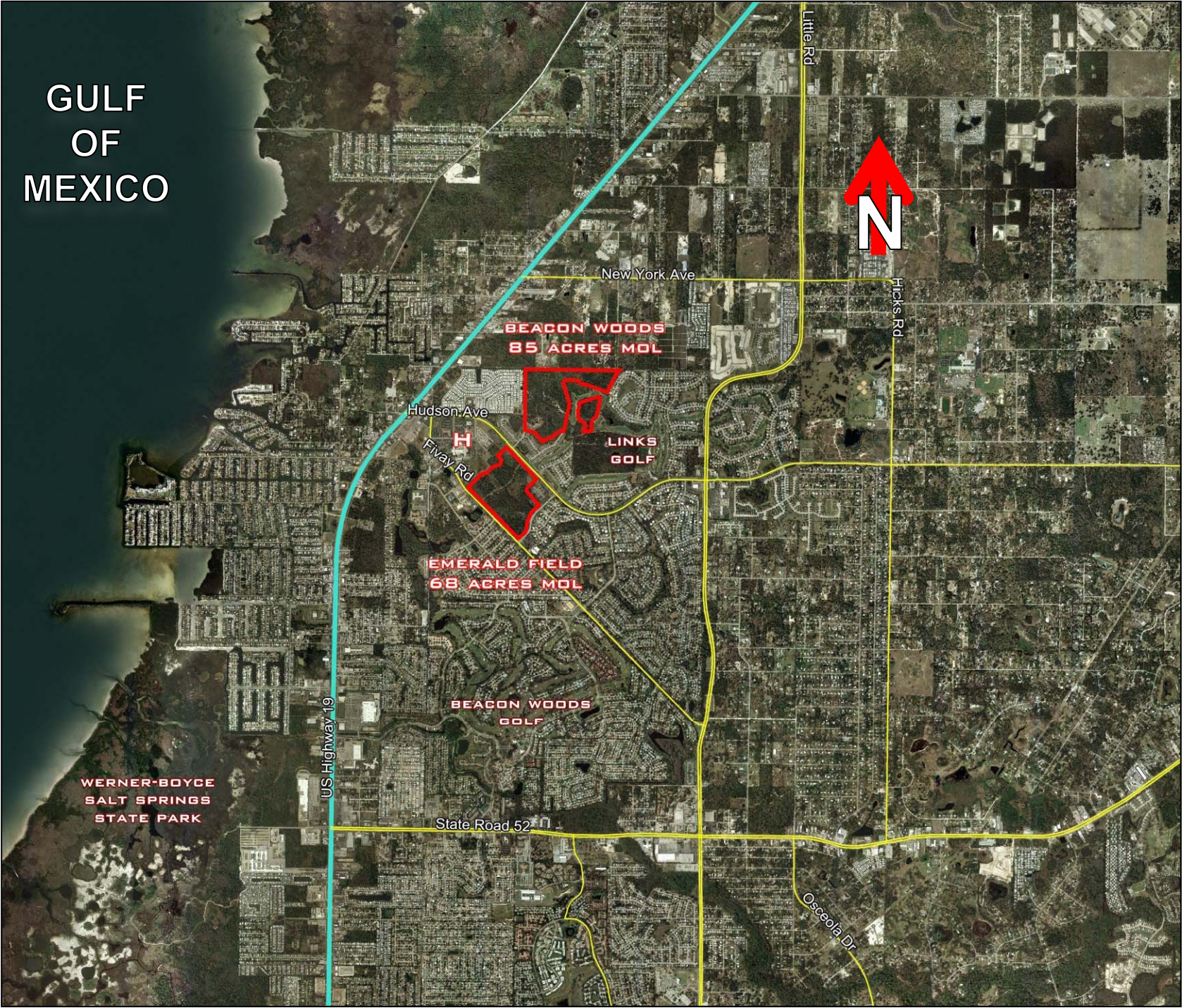
- Bayonet Point Medical (290 Bed Hospital)
 - contiguous to Emerald Field
- Links Golf Course
 - contiguous to Beacon Woods
- Winn-Dixie - .50 miles
- Publix - 1 mile
- Wal-Mart Super Center - 2.6 miles
- Gulf View Square Mall - 5.5 miles
- Tampa International Airport - 37 miles

ZONING:

- Part of Beacon Woods East DRI
- Entitlements remain for 634 units
 - 90 Single Family Units
 - 544 Multifamily Units (can trade for more S.F.)
 - 2 Acres General Commercial
- Emerald Field has a new land use equivalency matrix allowing a trade off to daycare, office, medical offices, clinic, ALF, nursing home, hospital, church or all single family uses.
See Exhibit E on our web site.
- Approved engineering plans for:
 - Beacon Woods - 201 multifamily and 43 single family
 - Emerald Fields - 300 multifamily and 24 single family

FLOOD ZONE:

- AE



SIZE:

- Beacon Woods: 85 acres +/-
- Emerald Field: 68 acres +/-
- Will Divide

WEB SITE:

- http://www.cushwakelandfl.com/tampa/listing-detail.html?listing_id=354

FUTURE LAND USE:

- Beacon Woods - RES - 6
- Emerald Field - PD

UTILITIES:

- Available at site

COMMENTS:

- Will divide
- Excellent senior housing/care campus location
- Fully entitled and concurrent
- Sites balance
- Pasco County Transit stop (Route 21) contiguous to the east on Library Rd. and Fivay Rd.
- Sites contiguous to the Hudson Regional Library
- **Sites are fully designed, permitted and concurrent with no offsite improvement costs.**

CONTIGUOUS HOSPITAL:

- **The contiguous Regional Medical Center Bayonet Point is a 290-bed acute care facility, home of the nationally acclaimed Heart Institute, with over 350 physicians, 950 employees, and 500 volunteers comprising the integrated healthcare delivery team.**

PRICE:

- Emerald Field \$3,000,000
- Beacon Park \$2,500,000

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