



CIRCLE K RANCH

Hudson Spring Estate & Ranch

13615 Tyrone St, Hudson, Florida 34667

Trace Linder

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Sid Bhatt, CCIM, SIOR

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EXECUTIVE SUMMARY



Offering Summary

Sale Price:	\$6,500,000
Lot Size:	60.2 Acres
Price / Acre:	\$107,973
Year Built:	1975
Zoning:	AC
City:	Hudson
County:	Pasco
State:	Florida
Property Type:	Acreage and Estates, Development Land, Ranches and Pastureland

Property Overview

Truly one-of-a-kind 60-acre ranch property in Hudson, FL. This estate features a freshwater spring on-site, along with a second large pond, offering incredible water views and a self-sustaining ecosystem. A 3 BR/ 3BA block home sits overlooking the freshwater spring. Additional out buildings, including an equipment shed and barn are also located on the property. Trails for hiking and riding are thoughtfully designed throughout the beautiful oak hammocks.

Zoned AR for ultimate flexibility, the land features a mix of pines and mature Florida live and scrub oak canopy. Perfect for developers looking for a low-density luxury project, or a private owner seeking a massive secluded footprint. Properties with active springs are a finite resource in Florida—don't miss the chance to own a piece of the Floridan Aquifer.

PROPERTY DETAILS & HIGHLIGHTS

Property Name	Hudson Spring Estate & Ranch
Property Type	Land
Property Subtype	Residential
APN	03-24-17-0000-00400-0010
Lot Size	60.2 Acres
Year Built	1975

Premier 60 acre ranch property in the heart of Hudson's growth corridor. This 60.2-acre parcel represents one of the largest remaining contiguous tracts in the area, uniquely featuring its own named freshwater spring and an additional large pond. For the developer or high-net-worth individual, this property offers a massive high amount of privacy and a highly desirable water-centric layout for a low-density luxury subdivision or a sprawling family compound. As water rights and natural springs become increasingly protected and scarce, owning a 60-acre footprint on the Floridan Aquifer is a strategic move for long-term value appreciation. Tyrone St provides easy access to an estate that feels worlds away but remains conveniently located near the Pasco-Hernando border



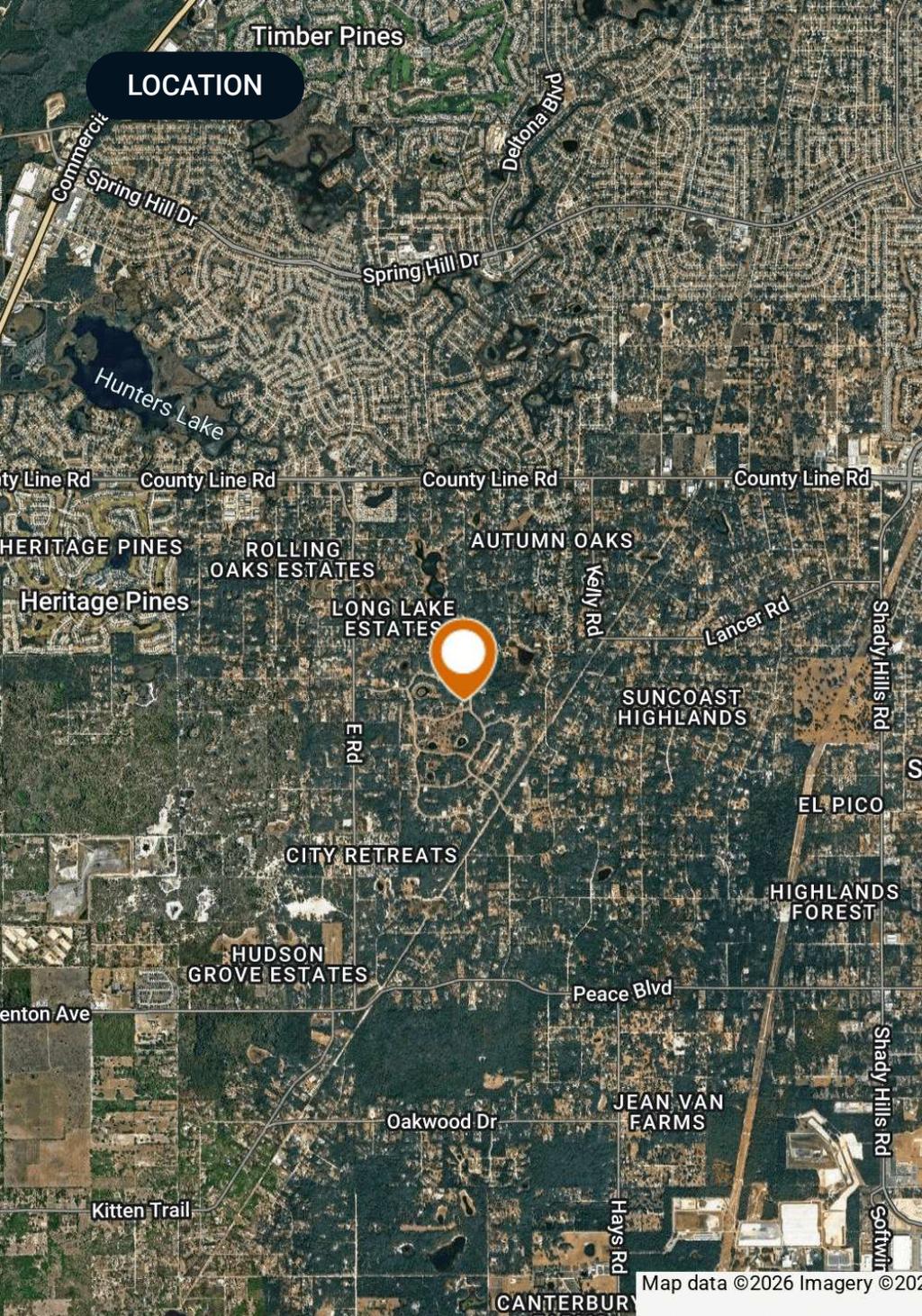
- 60 ± acre secluded estate
- Freshwater spring & pond
- 3 BR / 3BA 1,800 SF Existing home and barns
- Riding/Hiking trails
- Potential for low-density development of SF homes
- Ideal for development of massive private estate, camping or corporate retreat

SPECIFICATIONS & FEATURES



Specifications & Features

Uplands / Wetlands:	54.74 Acres (Uplands) 5.1 Acres (Wetlands)
Taxes & Tax Year:	\$3,923.84 (2025)
Zoning / FLU:	AC / AR
Lake Frontage / Water Features:	Spring/Pond
Structures & Year Built:	3 Bedroom / 3 Bathroom 1800 SF Home (1975) Barn Out Building



Location & Driving Directions

Parcel: 03-24-17-0000-00400-0010

GPS: 28.4189131, -82.5904721

Driving Directions: Take County Line Rd East to Long Lake Dr South, then go East on Tyrone St.

Showing Instructions: Contact Broker

Map data ©2026 Imagery ©202



CIRCLE K RANCH

ADDITIONAL PHOTOS





FRESHWATER SPRING

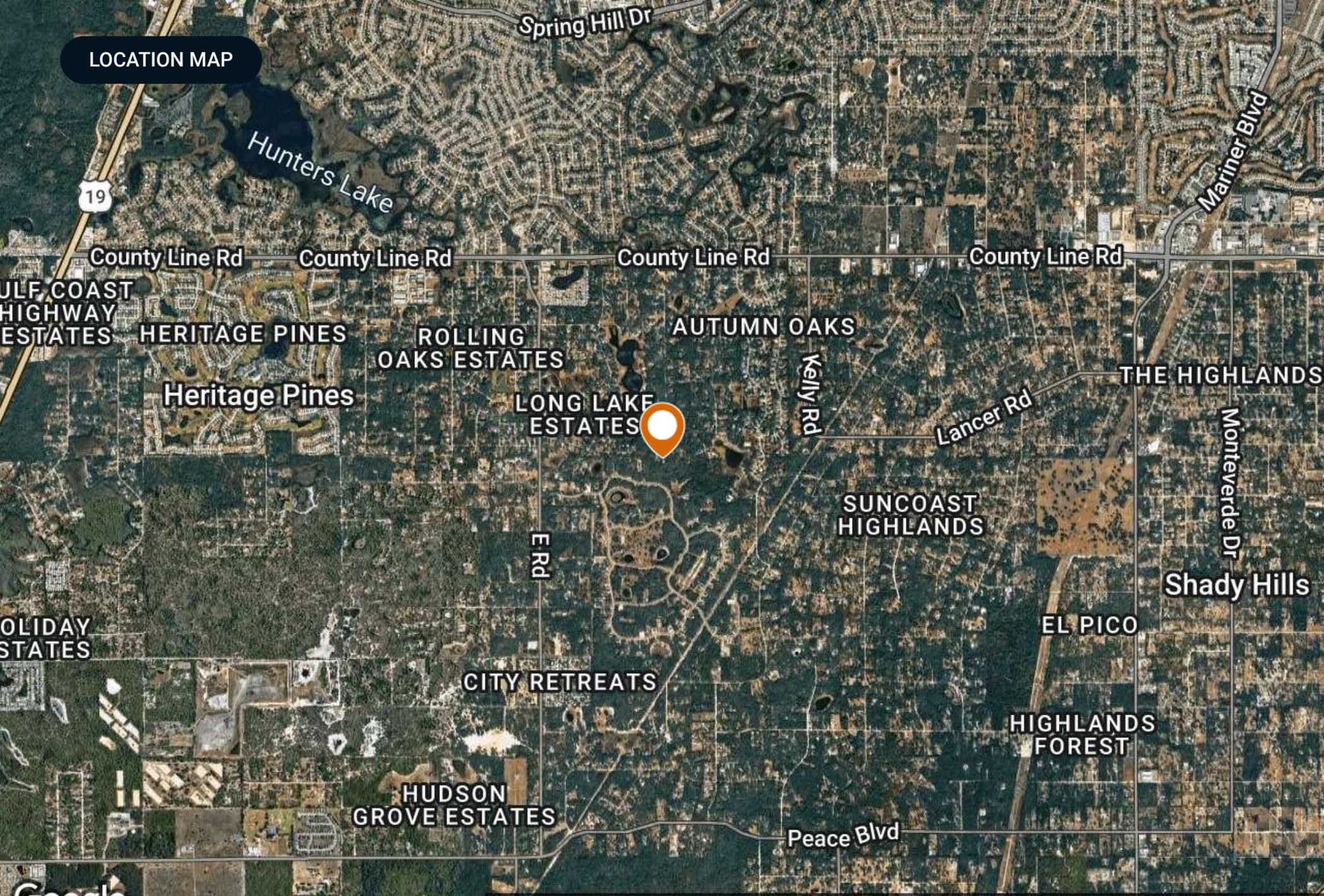


HOME AND ADDITIONAL BUILDINGS





LOCATION MAP



Spring Hill Dr

19

Hunters Lake

County Line Rd

GULF COAST HIGHWAY ESTATES

HERITAGE PINES
Heritage Pines

ROLLING OAKS ESTATES

LONG LAKE ESTATES

AUTUMN OAKS

Kelly Rd

Lancer Rd

THE HIGHLANDS

Monteverde Dr

HOLIDAY STATES

SUNCOAST HIGHLANDS

Shady Hills

EL PICO

CITY RETREATS

HIGHLANDS FOREST

HUDSON GROVE ESTATES

Peace Blvd

Google

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ADVISOR BIOGRAPHY



Trace Linder

Advisor

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Professional Background

Trace Linder is an Advisor at Saunders Real Estate.

Trace is a licensed real estate sales associate based in Tampa, FL. As a fourth-generation Floridian raised in the Lakeland area, Trace has strong ties to the heart of Florida's cattle and citrus country. He is an avid outdoorsman with a passion for wildlife, conservation, and most importantly the land.

Trace earned his Bachelor of Science degree from the University of Florida's Agricultural Operations Management program before embarking on a twelve-year career in construction equipment sales for one of the leading Caterpillar machinery dealerships in the United States. His sales and management experience later led him to become the North American General Manager for an international construction equipment manufacturer. Throughout his career in sales and customer relations, Trace has always prioritized the needs of his clients.

In addition to his professional accomplishments, Trace is a Caterpillar Six Sigma Black Belt and an active member of several organizations dedicated to wildlife conservation, including Ducks Unlimited, The National Wild Turkey Federation, and Captains for Clean Water. He is also the Chairman of Conservation Florida's Central Florida Advisory Board.

Trace Specializes in:

- Commercial & Industrial
- Residential Development
- Recreational & Hunting Land

ADVISOR BIOGRAPHY



Sid Bhatt, CCIM, SIOR

Senior Advisor

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Professional Background

Sid Bhatt, CCIM, SIOR is a Senior Advisor at Saunders Real Estate.

An expert in his field, Sid primarily focuses on managing investment sales, leasing, and property management in the Tampa Bay area. He specializes in critical industrial real estate assets with a focus on 3rd party logistics, cold storage, life science, and sale leasebacks. With over 15 years of commercial real estate experience, Sid has achieved a career sales volume close to \$100 million, fostering client relationships with Lightstone, EB5 United, L&M Development, Switzenbaum & Associates, Crossharbor Capital, CanAM, Big River Steel, Strand Capital, Dollar General & CleanAF Operations, Inc.

In 2008, Sid began his commercial brokerage career in the Carolinas with Coldwell Banker and later with NNNet Advisors, Marcus & Millichap, and eventually the SVN Commercial Advisory Group. Now, Sid has seamlessly transitioned his expertise and deep market insights by joining SVN | Saunders Ralston Dantzler Real Estate.

Since the start, Sid has proven to be an effective deal manager who has strategically penetrated key markets in single & multi-tenant assets through his relationships with developers, private client capital, and overseas investors. He has a strong history of working in investment banking with private placement transactions for accredited investors in structured real estate bonds.

Prior to becoming a commercial broker, Sid worked for over 20 years in sales and marketing management with Hewlett Packard/Agilent Technologies. He was instrumental in implementing several corporate real estate projects, namely the Centers of Excellence in CA, DE, and across the US and Canada. Sid also holds an MBA from Fordham University, NY, and a Certificate of Professional Development from the University of Pennsylvania – The Wharton School.

Sid was awarded the coveted CCIM (Certified Commercial Investment Member) designation in 2010 and the SIOR (Society of Industrial & Office Realtors) in 2022. He is involved in the following charities : DNS Relief Fund, Samaritan's Purse and Gideons International.

Sid Bhatt specializes in:

- Industrial
- Retail
- Office



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