

We know this land.



Eshenbaugh
LAND COMPANY

The Dirt Dog



304 S. WILLOW AVENUE

TAMPA, FL 33606

813.287.8787

www.thedirtdog.com

Aerial Overview



Property Description

PROPERTY DESCRIPTION

The opportunity is to purchase 10.77± acres, comprised of two parcels, located at the northeast corner of SR 50 (Cortez Blvd) and Remington Rd in Brooksville, FL within Hernando County. The site is zoned C1 along the SR 50 frontage and AG on the northern portion, which allows great flexibility of potential uses with excellent visibility to 23,000 vehicles per day.

LOCATION DESCRIPTION

The property is positioned just west of "Point 75," a 57± acre mixed-use development accommodating industrial, medical, hospitality, and retail uses. The site offers excellent visibility to SR 50 (Cortez Blvd), a major east/west thoroughfare, and convenient access to I-75. It benefits from its location near established commercial hubs and planned residential, making it ideal for commercial development.

MUNICIPALITY

Hernando County

PROPERTY SIZE

10.77± Acres

ZONING

C1, AG

FUTURE LAND USE

Commercial

PARCEL ID

R3142221000000400000, R3142221000000400010

PRICE

Call Advisor For Pricing

BROKER CONTACT INFO

Chris Bowers ALC, CCIM

Senior Advisor/Partner

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chris@thedirt dog.com

Aerials (cont'd)



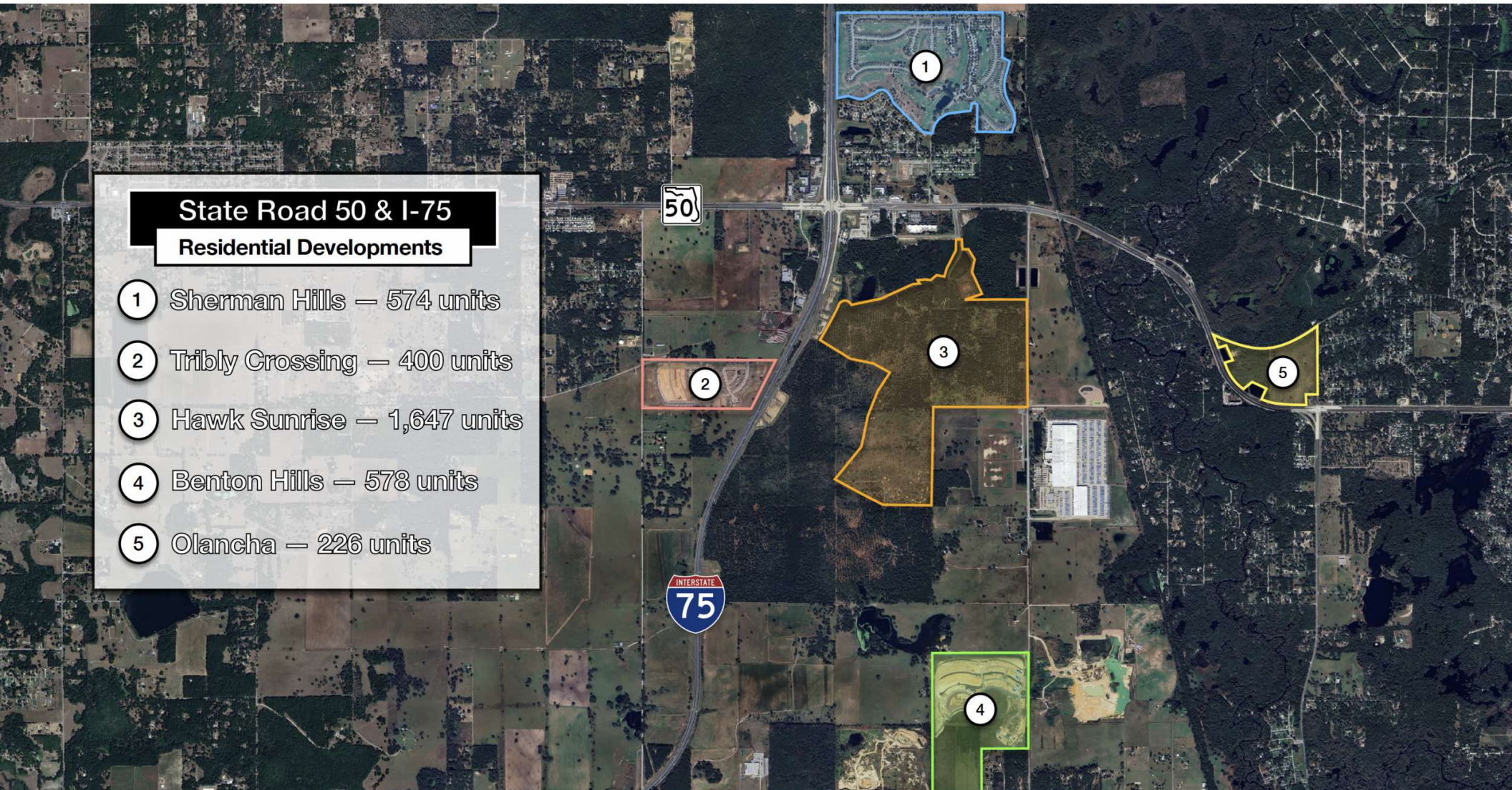
Aerials (cont'd)



Aerials (cont'd)



Residential Developments



Demographics Map & Report

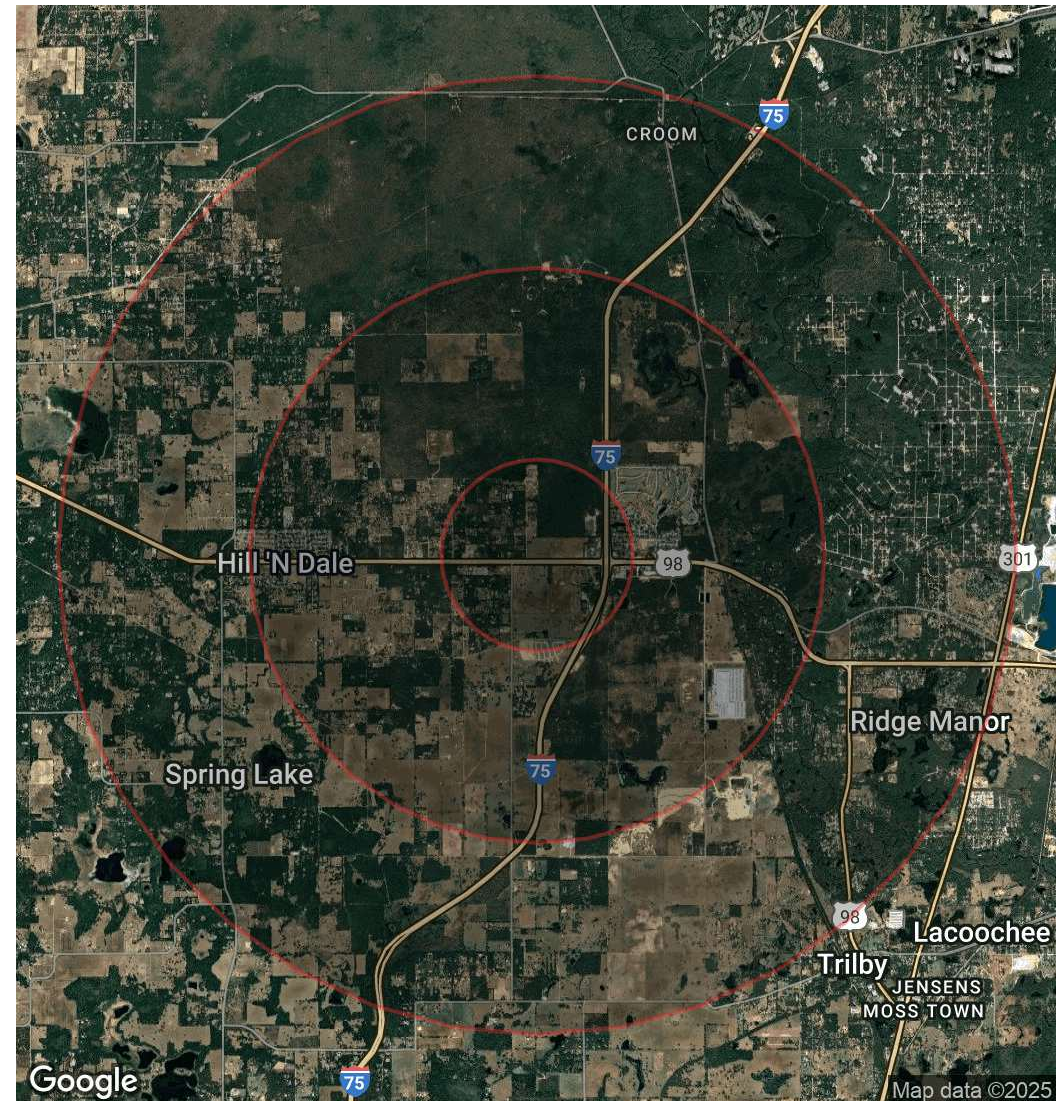
POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	547	6,130	14,952
Average Age	44	42	44
Average Age (Male)	44	42	44
Average Age (Female)	44	43	45

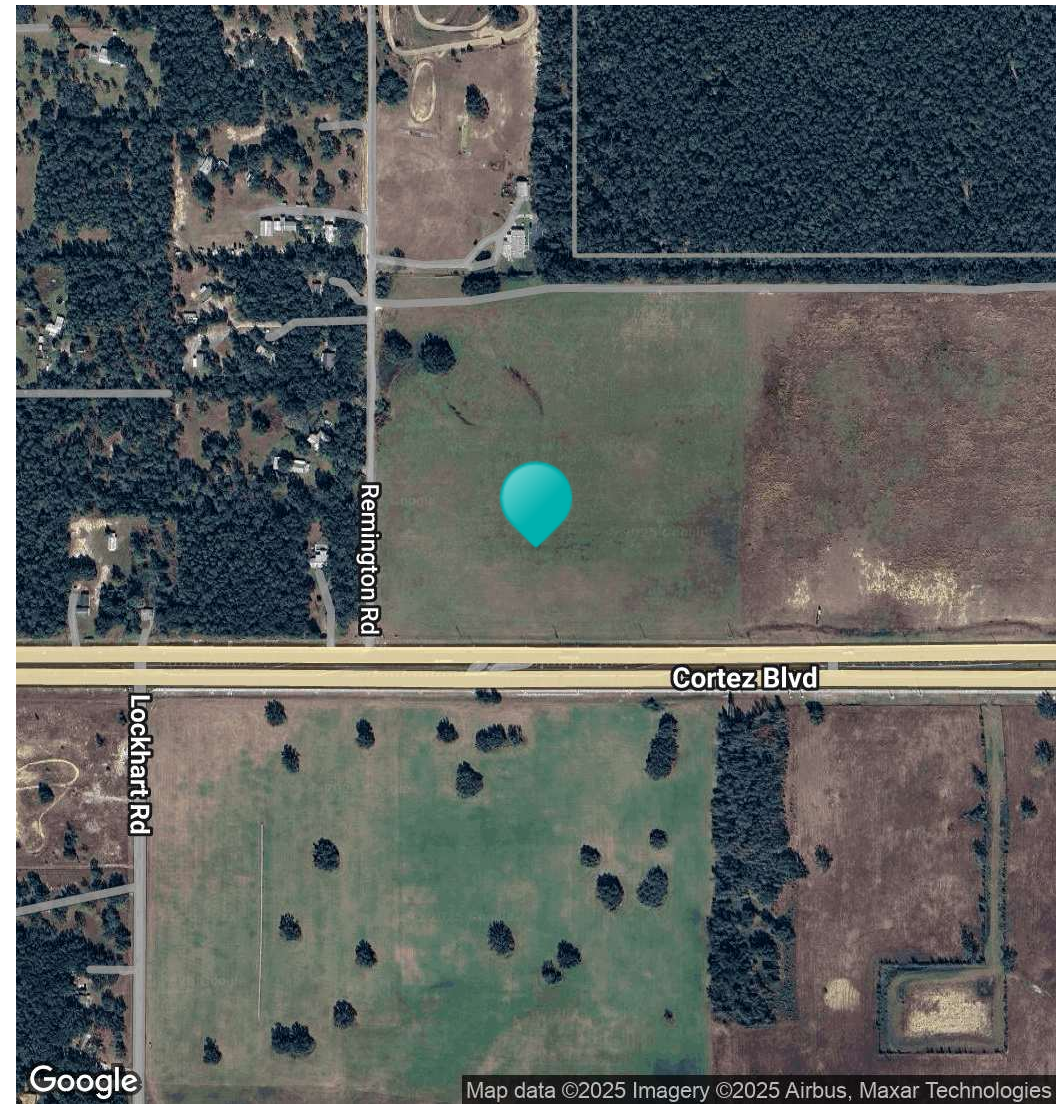
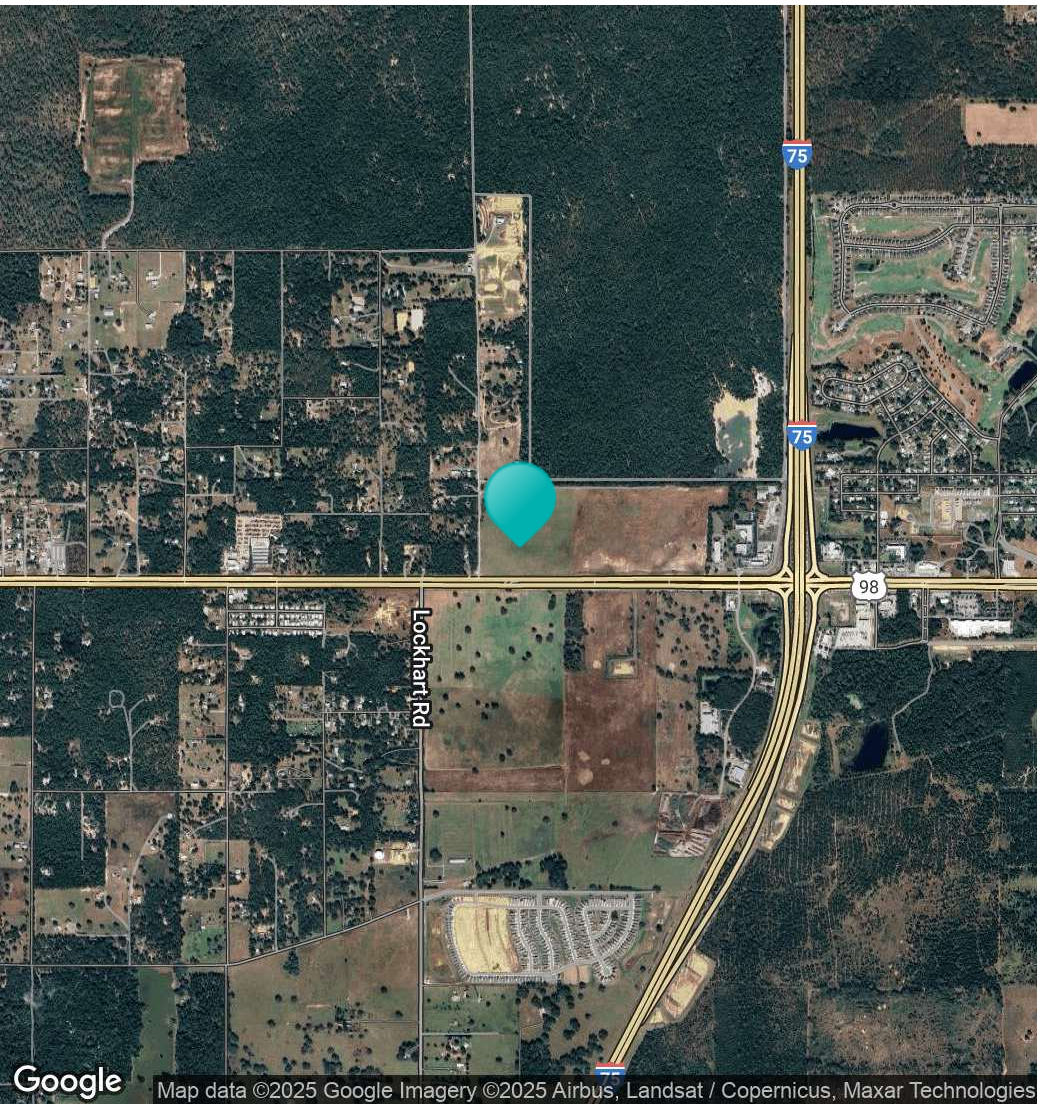
HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	209	2,318	5,942
# of Persons per HH	2.6	2.6	2.5
Average HH Income	\$101,125	\$94,845	\$90,221
Average House Value	\$401,872	\$312,004	\$317,812

Demographics data derived from AlphaMap



Location Map



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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Eshenbaugh Land Company, LLC in compliance with all applicable fair housing and equal opportunity laws.

Eshenbaugh Land Company is a licensed real estate brokerage firm in Florida and William A. Eshenbaugh is the broker of record.