

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 4.4± acres of land located at a signalized intersection at the northeast corner of Powell Road and US 41 (Broad Street) in Hernando County, FL. With approximately 550± feet of frontage on US 41, a Future Land Use designation of Commercial, and an existing AG (Agricultural) zoning, the property is well-positioned for a range of potential commercial uses and offers the flexibility of rezoning. Utilities are available nearby, located across US 41.

LOCATION DESCRIPTION

Situated at the prominent intersection of Powell Road and US 41 (Broad Street), the site benefits from excellent visibility and access along one of the region's major north-south corridors. The surrounding corridor is experiencing steady growth, making this a strong location for future development.

MUNICIPALITY

Hernando County

PROPERTY SIZE

4.4± Acres

ZONING

AG (Agricultural)

FUTURE LAND USE

Commercial

PARCEL ID

R10 423 19 0000 0030 0000

PRICE

\$1,950,000

BROKER CONTACT INFO

Jack Koehler, CCIM, ALC

Senior Advisor/Partner

813.287.8787 x109

Jack@thedirt dog.com

Aerials (cont'd)



Aerials (cont'd)



Surrounding Area



Demographics Map & Report

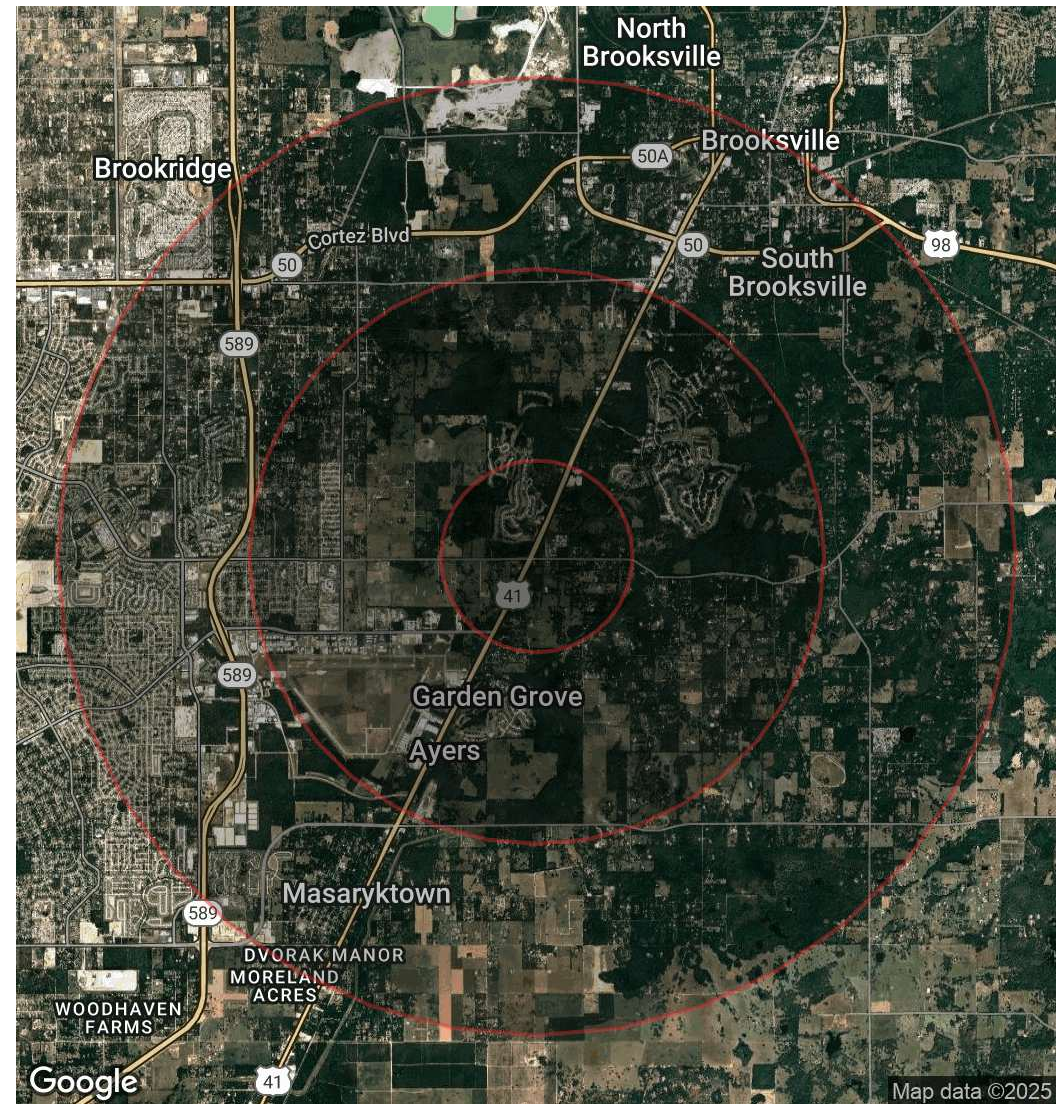
POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	965	8,794	37,990
Average Age	49	46	46
Average Age (Male)	49	46	45
Average Age (Female)	49	47	47

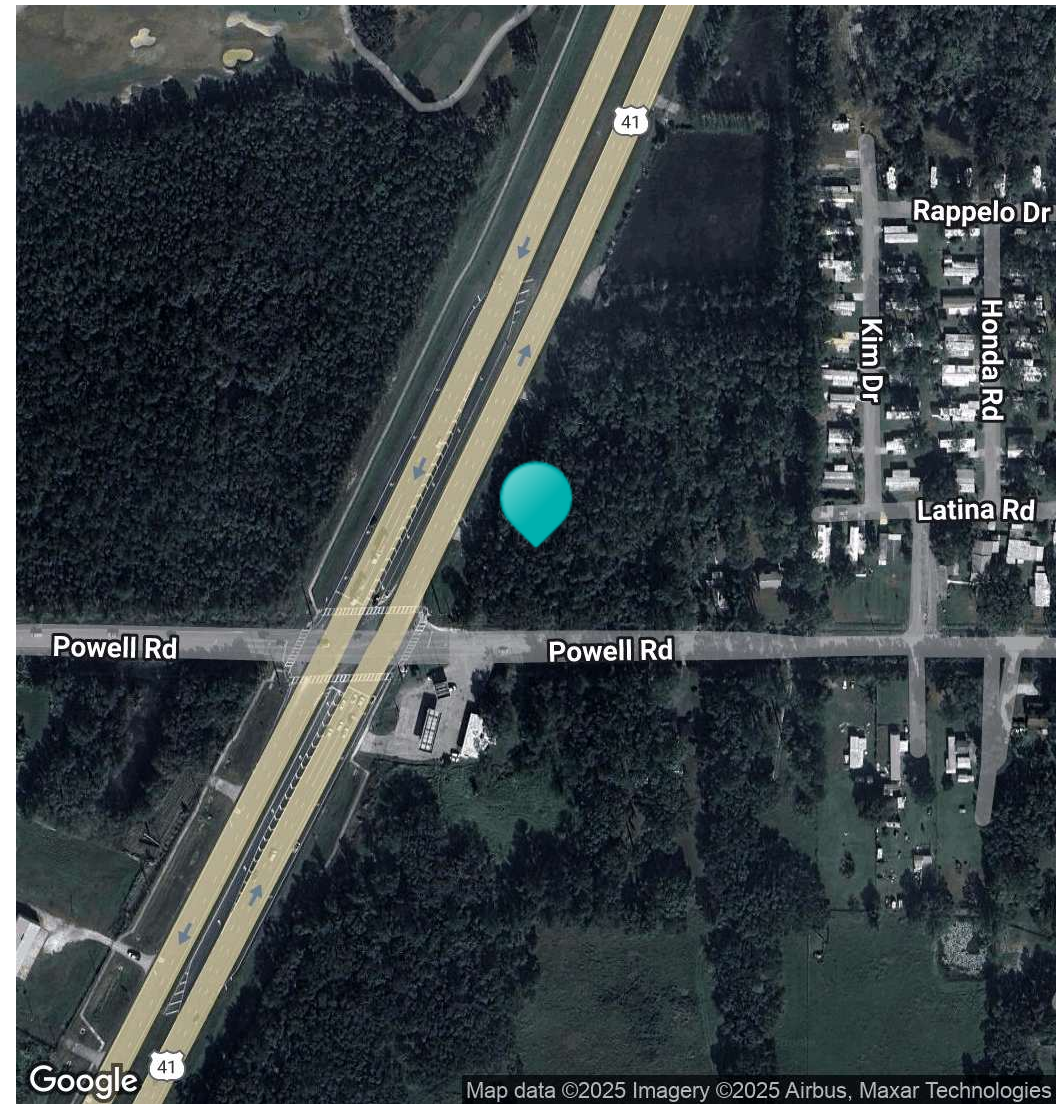
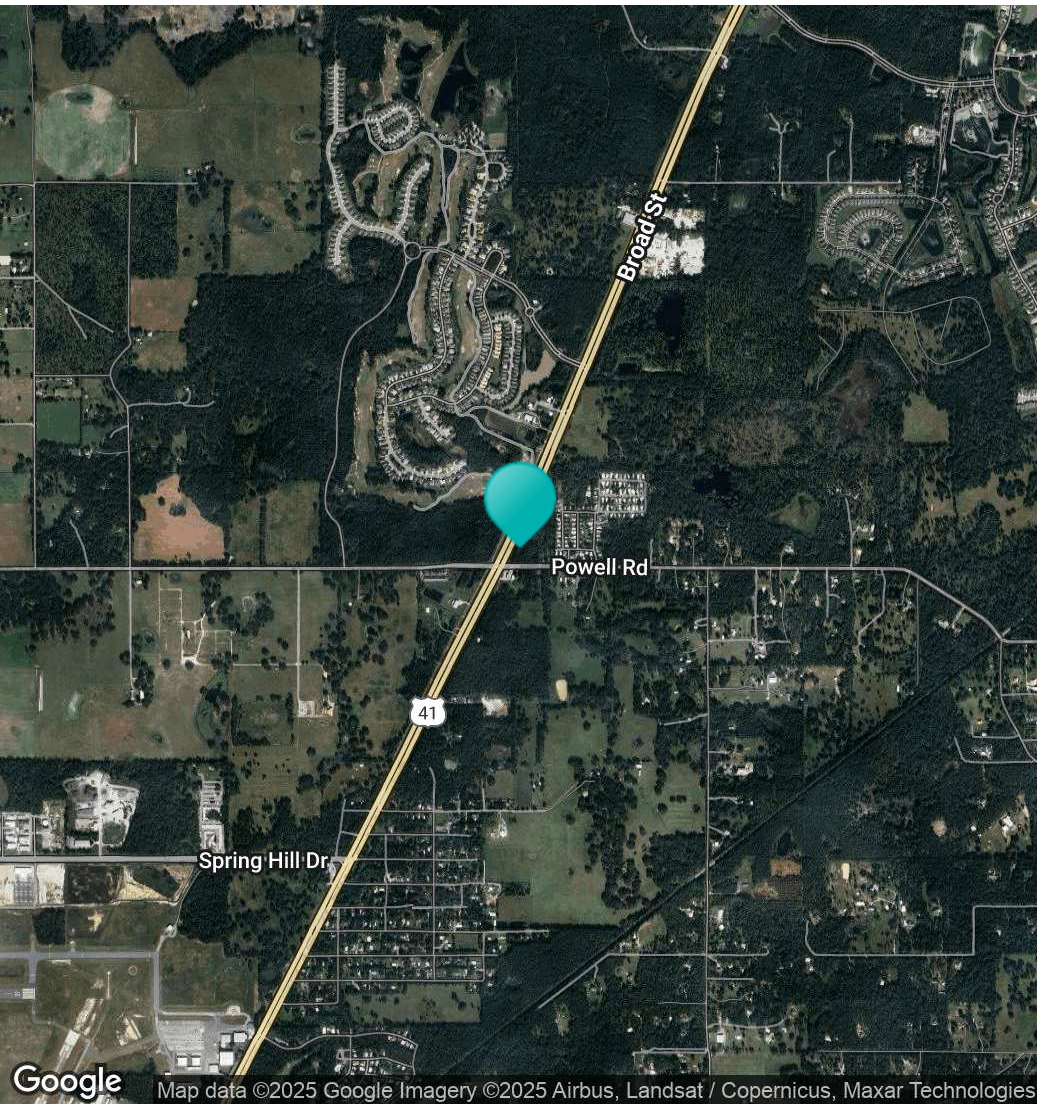
HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	388	3,024	14,904
# of Persons per HH	2.5	2.9	2.5
Average HH Income	\$108,952	\$112,765	\$91,009
Average House Value	\$381,659	\$347,807	\$300,432

Demographics data derived from AlphaMap



Location Maps



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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.