

# We know this land.



**Eshenbaugh**  
**LAND COMPANY**

**The Dirt Dog**



304 S. WILLOW AVENUE

TAMPA, FL 33606

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[www.thedirtdog.com](http://www.thedirtdog.com)



# Aerial Looking South





# Property Description

## PROPERTY DESCRIPTION

These parcels offer a prime opportunity for an investor or business seeking a strategic location nestled right off I-75 & SR 50 in Brooksville, FL. These parcels offer easy access and visibility from the interstate, making them a coveted choice for those aiming to capture the attention of a high-traffic audience. There are 17 parcels and seller is looking to sell all together or divided as shown on the aeriels and broken down below.

## LOCATION DESCRIPTION

This property is located at the south west corner of I-75 & Cortez Blvd along Nature Coast Blvd in Brooksville, FL.

## MUNICIPALITY

Hernando County

## PROPERTY SIZE

18.44 Acres - Total

Lots 1-8: 8.21 Acres

Lots 18-23: 5.84 Acres

Lots 25-27: 4.39 Acres

## ZONING

Lots 1-8: PDP (HC) with C4 Uses

Lots 18-21: PDP (L1)

Lots 22-23 & 25-27: PDP (GC)

## PRICE

Lots 1-8: \$1,650,000

Lots 18-23: \$1,195,000

Lots 25-27: \$895,000

## BROKER CONTACT INFO

**Chris Bowers ALC, CCIM**

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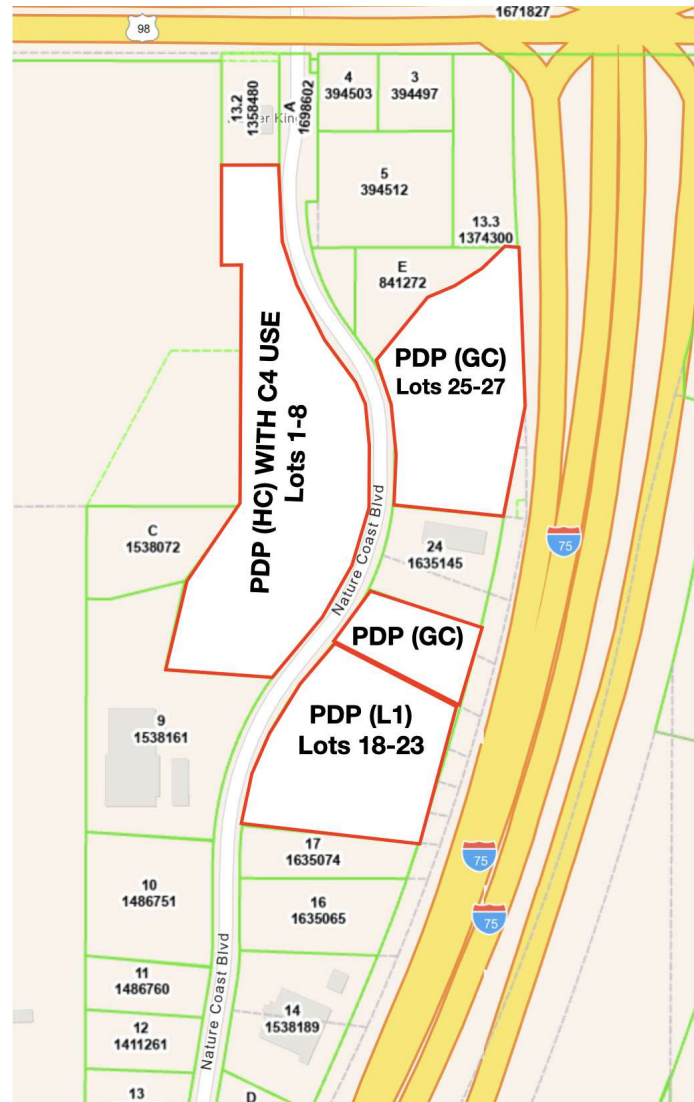
**Bill Eshenbaugh, ALC, CCIM**

Senior Advisor/President

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# Zoning Map



## LOT BREAKDOWN

Lot #	SF PER PA	Acreage Per PA	Zoning	Parcel Number
1	39,474	0.91	PDP-HC with C4 Uses	R06 123 21 0215 0000 0010
Tract B - ROW	4,356	0.10	PDP-HC with C4 Uses	R06 123 21 0215 0000 000B
2	28,446	0.65	PDP-HC with C4 Uses	R06 123 21 0215 0000 0020
3	40,810	0.94	PDP-HC with C4 Uses	R06 123 21 0215 0000 0030
4	43,646	1.00	PDP-HC with C4 Uses	R06 123 21 0215 0000 0040
5	44,442	1.02	PDP-HC with C4 Uses	R06 123 21 0215 0000 0050
6	50,453	1.16	PDP-HC with C4 Uses	R06 123 21 0215 0000 0060
7	54,215	1.24	PDP-HC with C4 Uses	R06 123 21 0215 0000 0070
8	51,673	1.19	PDP-HC with C4 Uses	R06 123 21 0215 0000 0080
18	49,077	1.13	PDP-L1	R06 123 21 0216 0000 0180
19	48,872	1.12	PDP-L1	R06 123 21 0216 0000 0190
20	48,588	1.12	PDP-L1	R06 123 21 0216 0000 0200
21	47,140	1.08	PDP-L1	R06 123 21 0216 0000 0210
22	45,122	1.04	PDP-GC	R06 123 21 0216 0000 0220
23	15,751	0.36	PDP-GC	R06 123 21 0216 0000 0230
25	49,274	1.13	PDP-GC	R06 123 21 0216 0000 0250
26	56,344	1.29	PDP-GC	R06 123 21 0216 0000 0260
27	85,636	1.97	PDP-GC	R06 123 21 0216 0000 0270
	803,319	18.44		



# Aerials Looking Northeast





# Aerial Looking South





# Aerial Looking North





# Demographics Map & Report

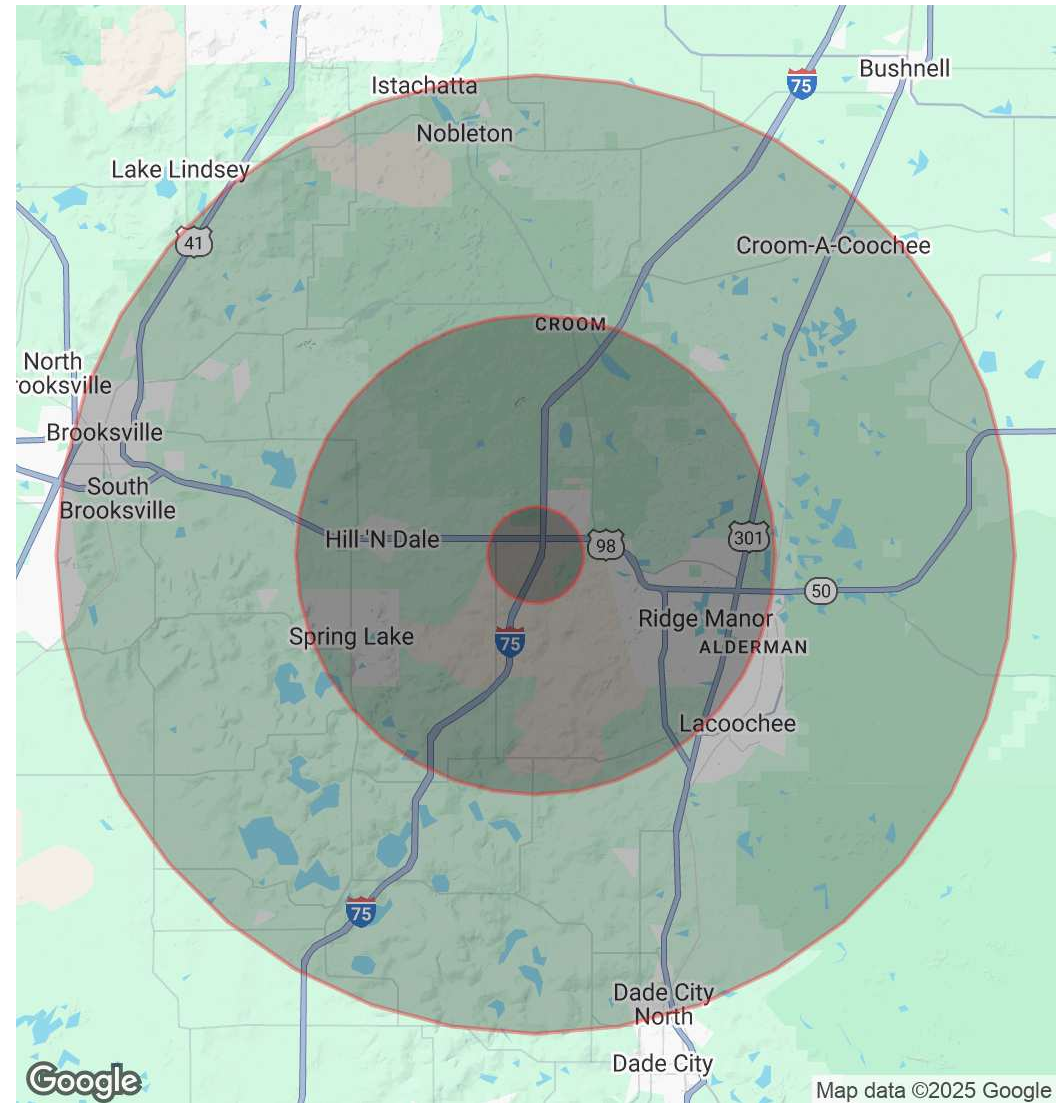
## POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	394	13,328	47,428
Average Age	46.3	47.5	46.0
Average Age (Male)	48.6	46.1	44.4
Average Age (Female)	46.3	49.4	46.5

## HOUSEHOLDS & INCOME

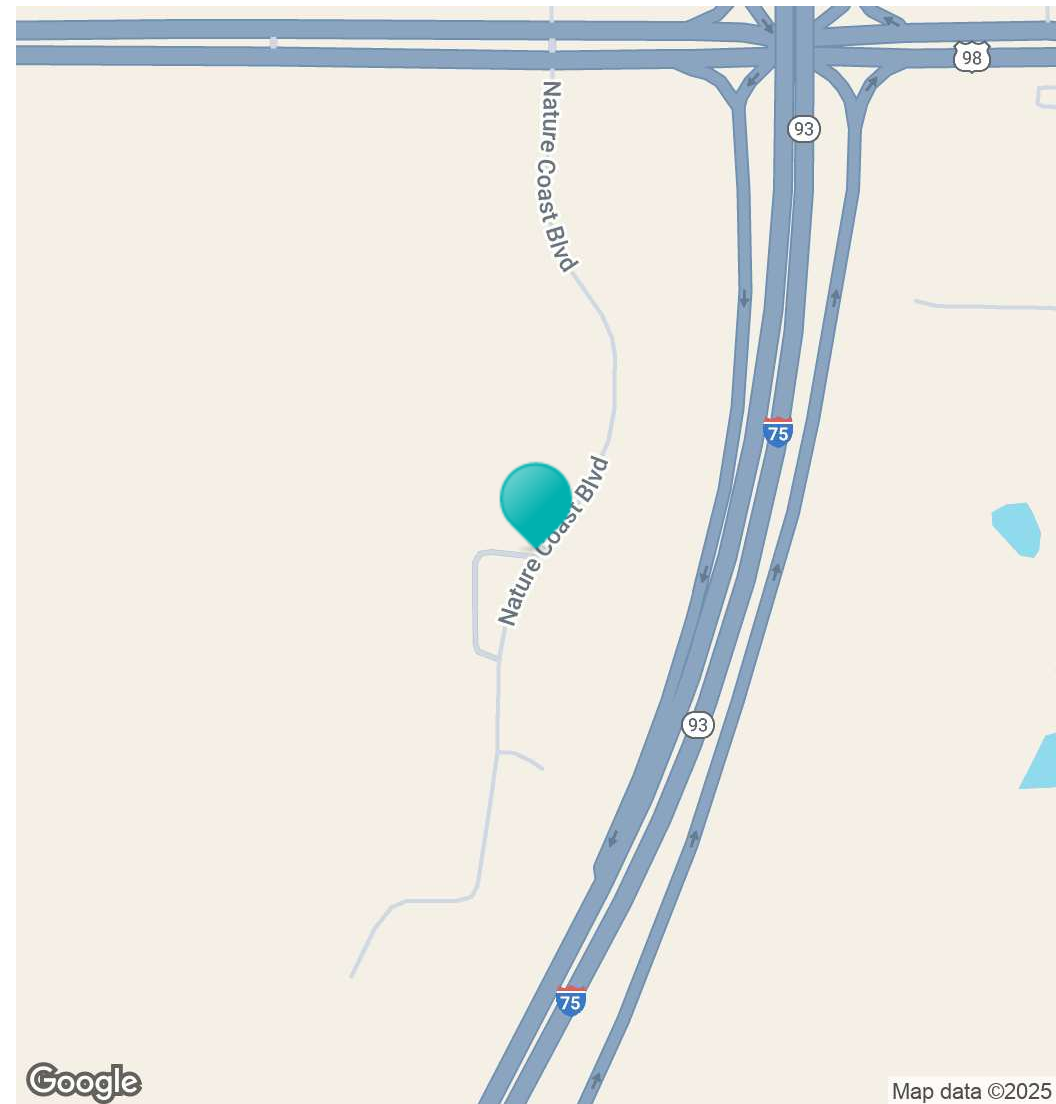
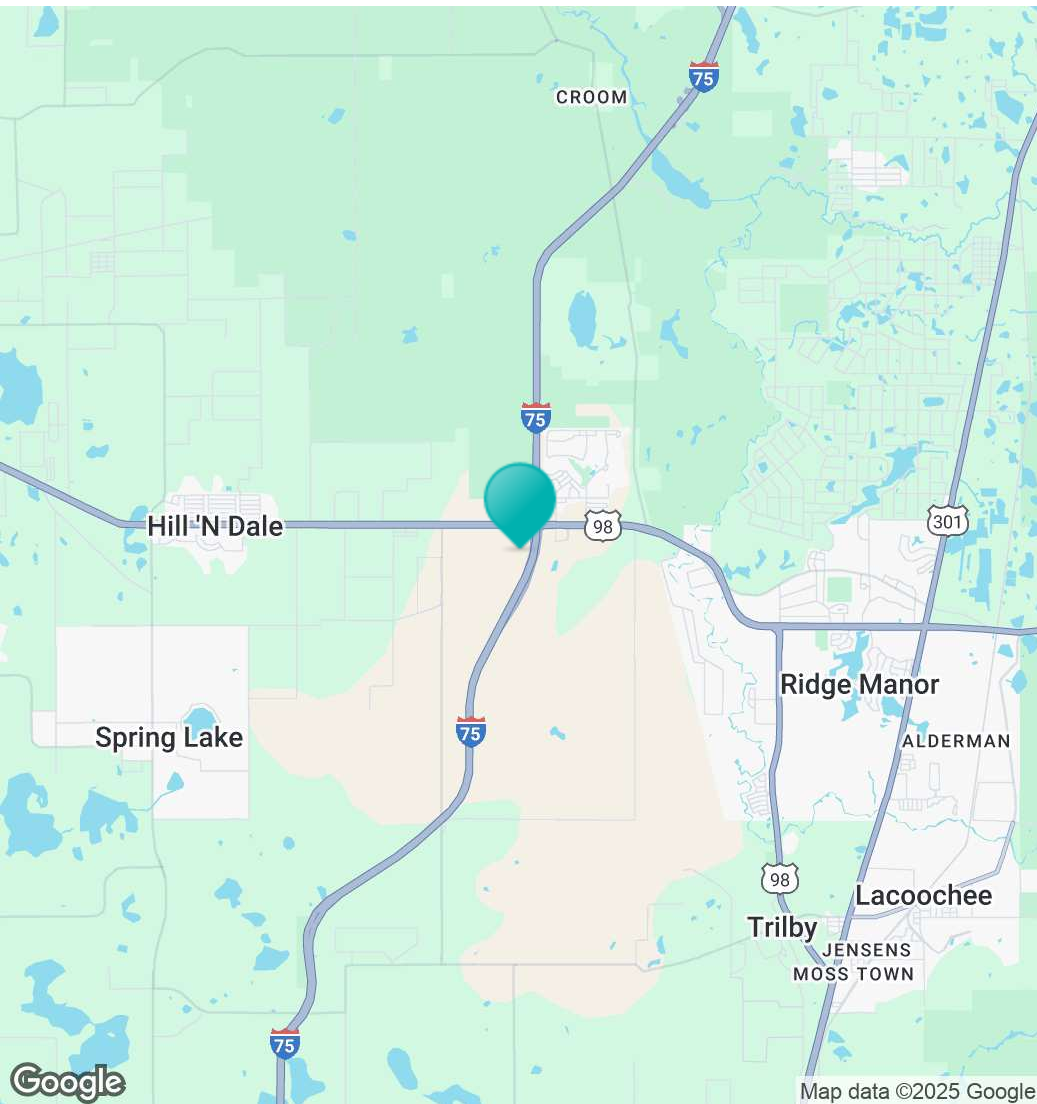
	1 MILE	5 MILES	10 MILES
Total Households	191	6,050	20,709
# of Persons per HH	2.1	2.2	2.3
Average HH Income	\$50,412	\$57,650	\$54,038
Average House Value	\$136,842	\$151,926	\$148,255

2020 American Community Survey (ACS)





# 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.

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