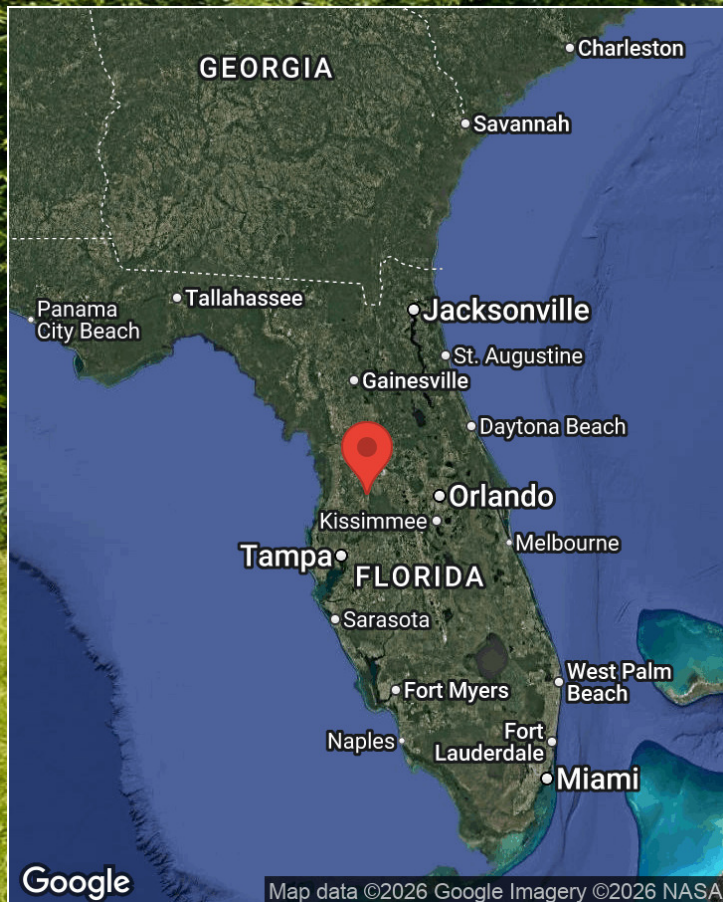


LAND FOR SALE

Prime US 301 Commercial Site

Treiman Blvd. (US 301)
Webster, FL 33597



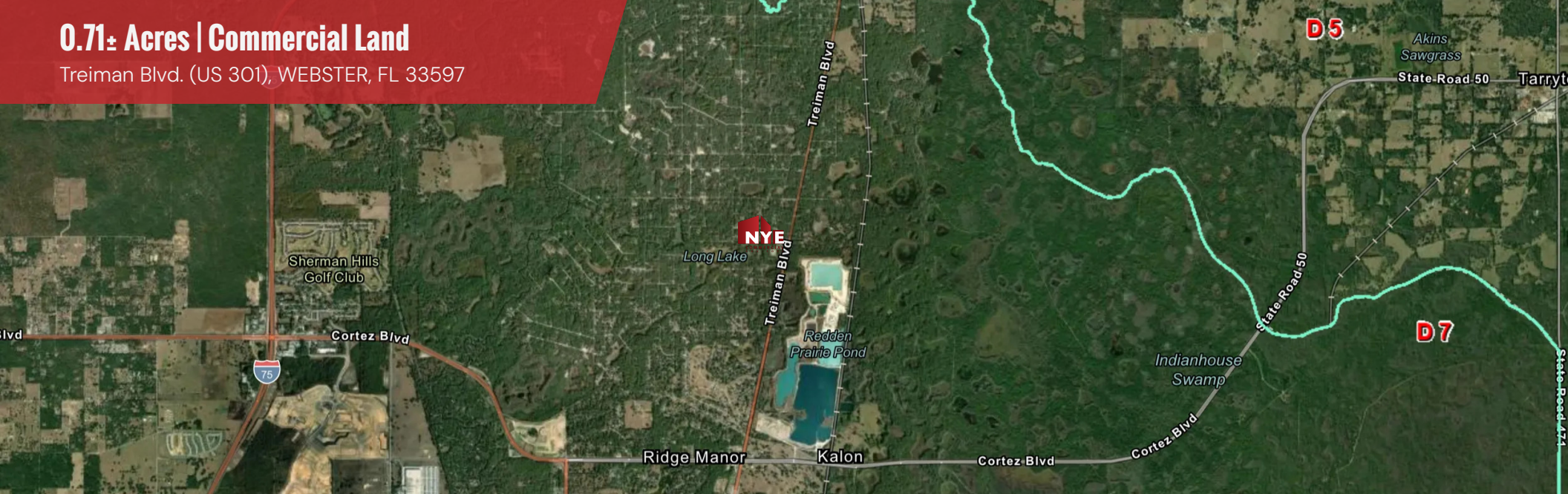
Brent Nye
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4875 Bruce B. Downs Blvd., Wesley Chapel, FL 33544 | nyecommercial.com

0.71± Acres | Commercial Land

Treiman Blvd. (US 301), WEBSTER, FL 33597



PROPERTY DESCRIPTION

Positioned on US 301 in the heart of Ridge Manor's growing commercial corridor, this 0.71-acre site offers exceptional visibility, easy access, and flexible commercial development potential. This property offers one of the lowest prices per acre for commercially zoned land in the region. Ideal for construction-related businesses, landscaping operations, outdoor storage, or other outdoor commercial uses.

OFFERING SUMMARY

Sale Price:	\$150,000
Lot Size:	0.71 Acres
Zoning:	Vacant Commercial

PROPERTY HIGHLIGHTS

- 0.71± acres (two contiguous commercial parcels)
- Frontage on Treiman Boulevard (US 301); 7,000 Vehicles Per Day
- Excellent visibility and easy access
- Located in Ridge Manor, Hernando County
- Minutes from I-75 Exit 301
- Convenient access to SR 50, Brooksville, Dade City, and Central Florida
- Ideal for retail, office, medical, restaurant, or service-related development (subject to zoning)
- Strong traffic exposure along a major commercial corridor
- Growing area with continued residential and commercial development
- Located just minutes from Tampa Bay's newest Metro Lagoon, this property is positioned to benefit from the area's rapid growth and strong appreciation potential.

Brent Nye

Partner

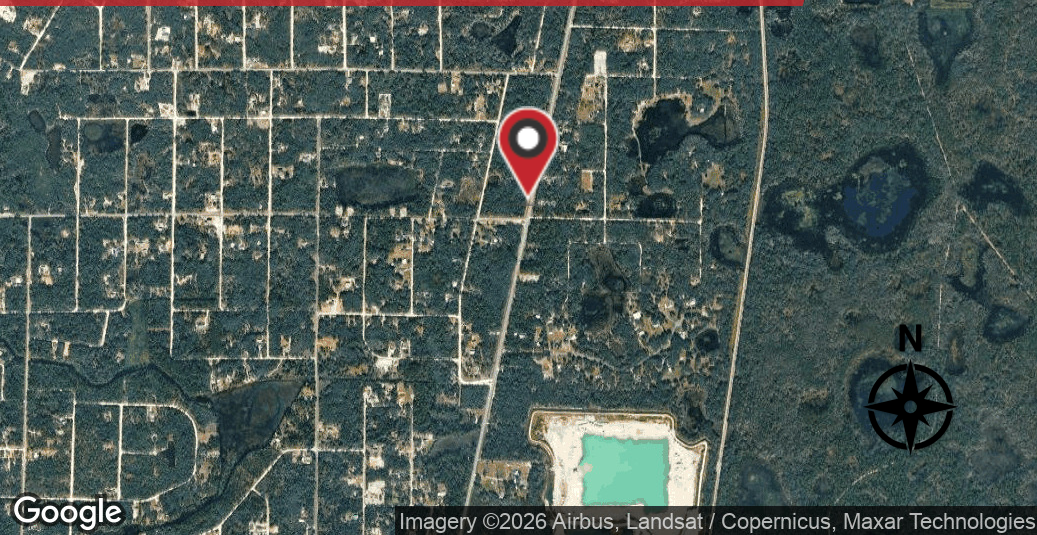
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Ridge Manor Parcel

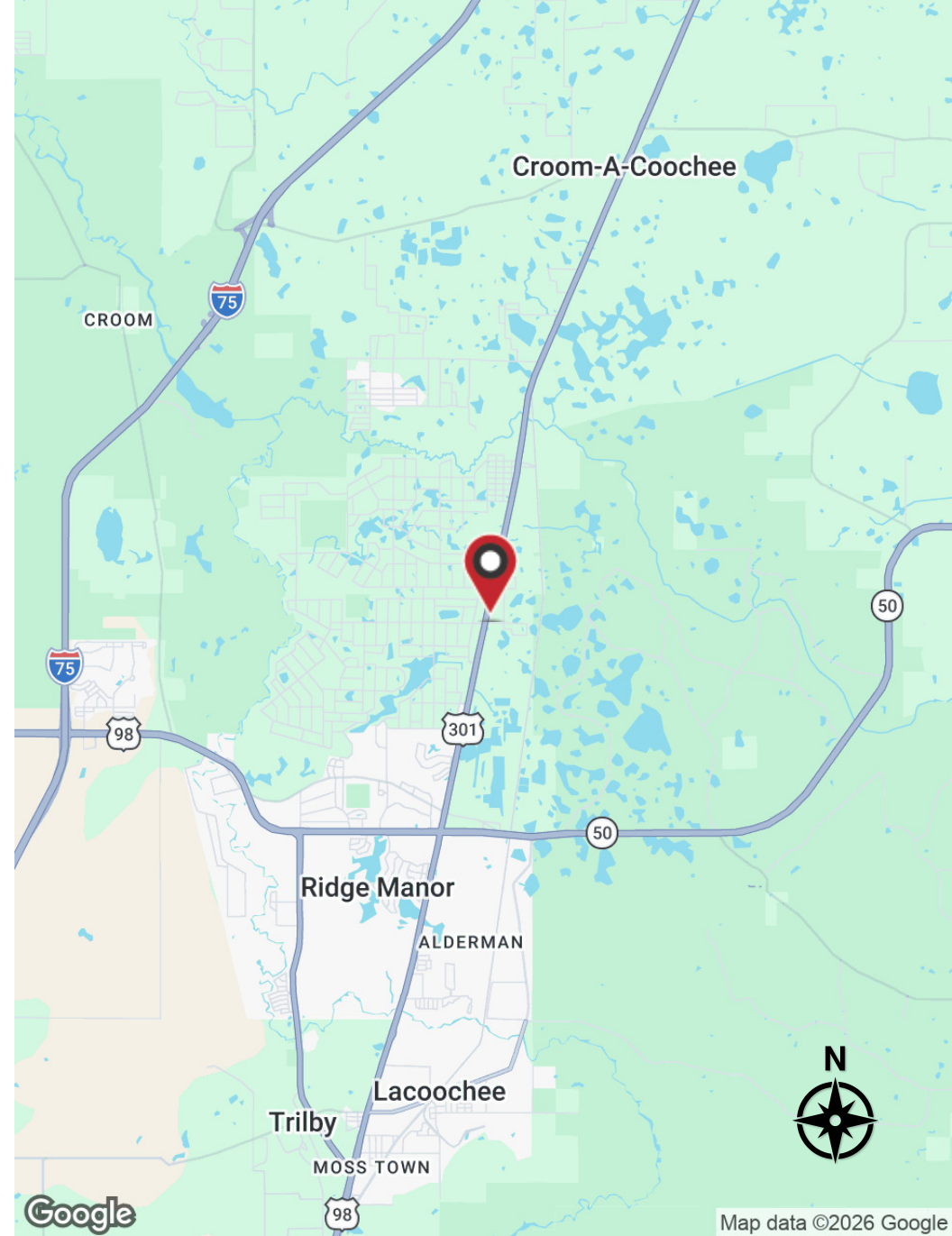
Treiman Blvd. (US 301), WEBSTER, FL 33597



LOCATION OVERVIEW

Soak in the potential of investing in the charming community of Ridge Manor, nestled along the vibrant Treiman Blvd. (US 301). Its prime location offers a perfect mix of natural beauty and commercial promise. The area is close to the inviting Withlacoochee State Trail, a draw for outdoor enthusiasts. Nearby attractions include the historic Dade Battlefield State Park and the Ridge Manor Community Park, adding to the area's diverse appeal. With easy access to major roadways and a serene, welcoming atmosphere, Ridge Manor is an ideal location for a land or retail investor looking to establish a commercial presence in a dynamic yet peaceful setting.

- Major I-75 interchange
- Growing residential development
- Regional traffic between Tampa and Ocala
- Expanding commercial corridor
- Affordable commercial land



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Nearby Retailers

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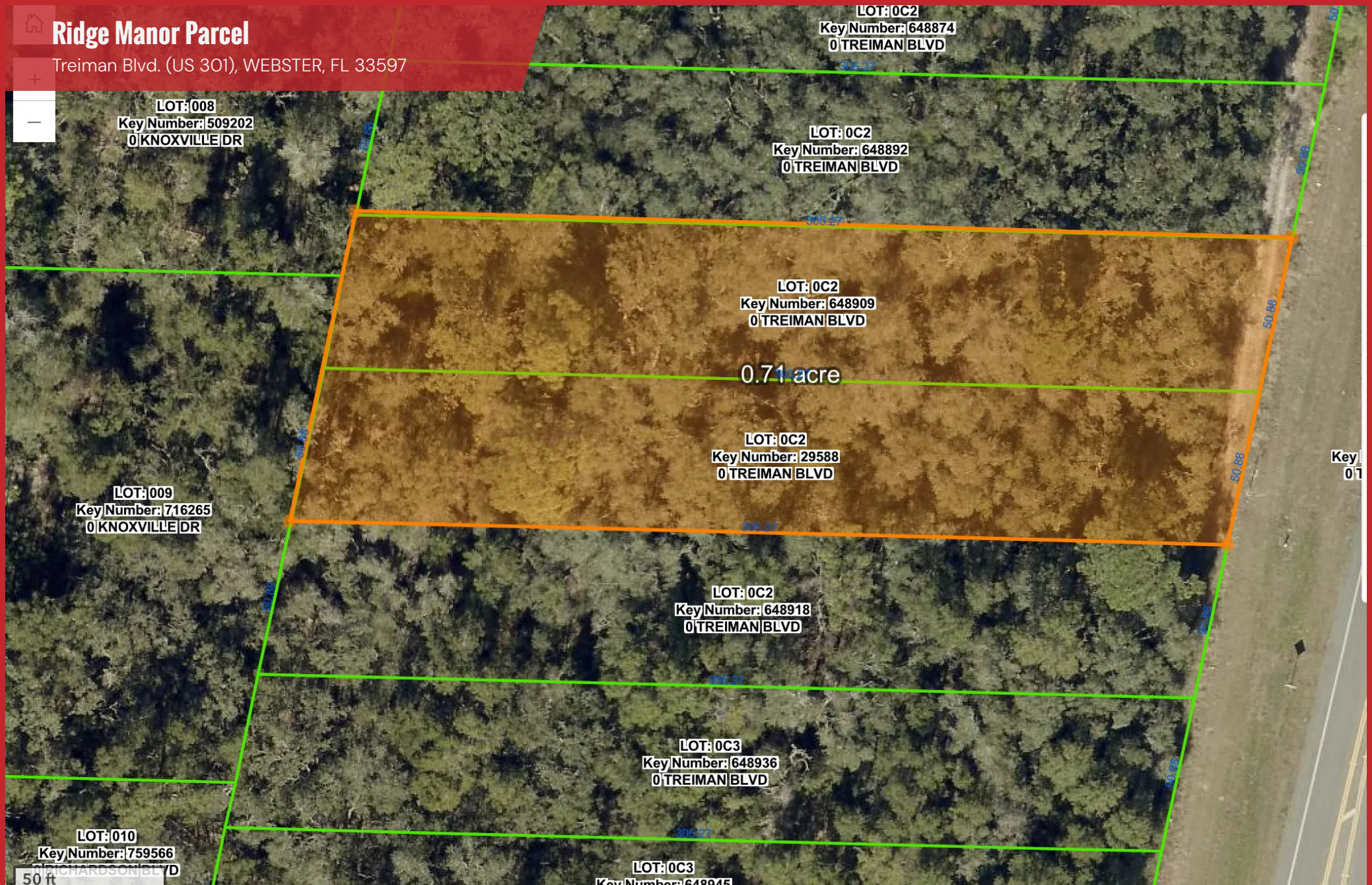


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Ridge Manor Parcel

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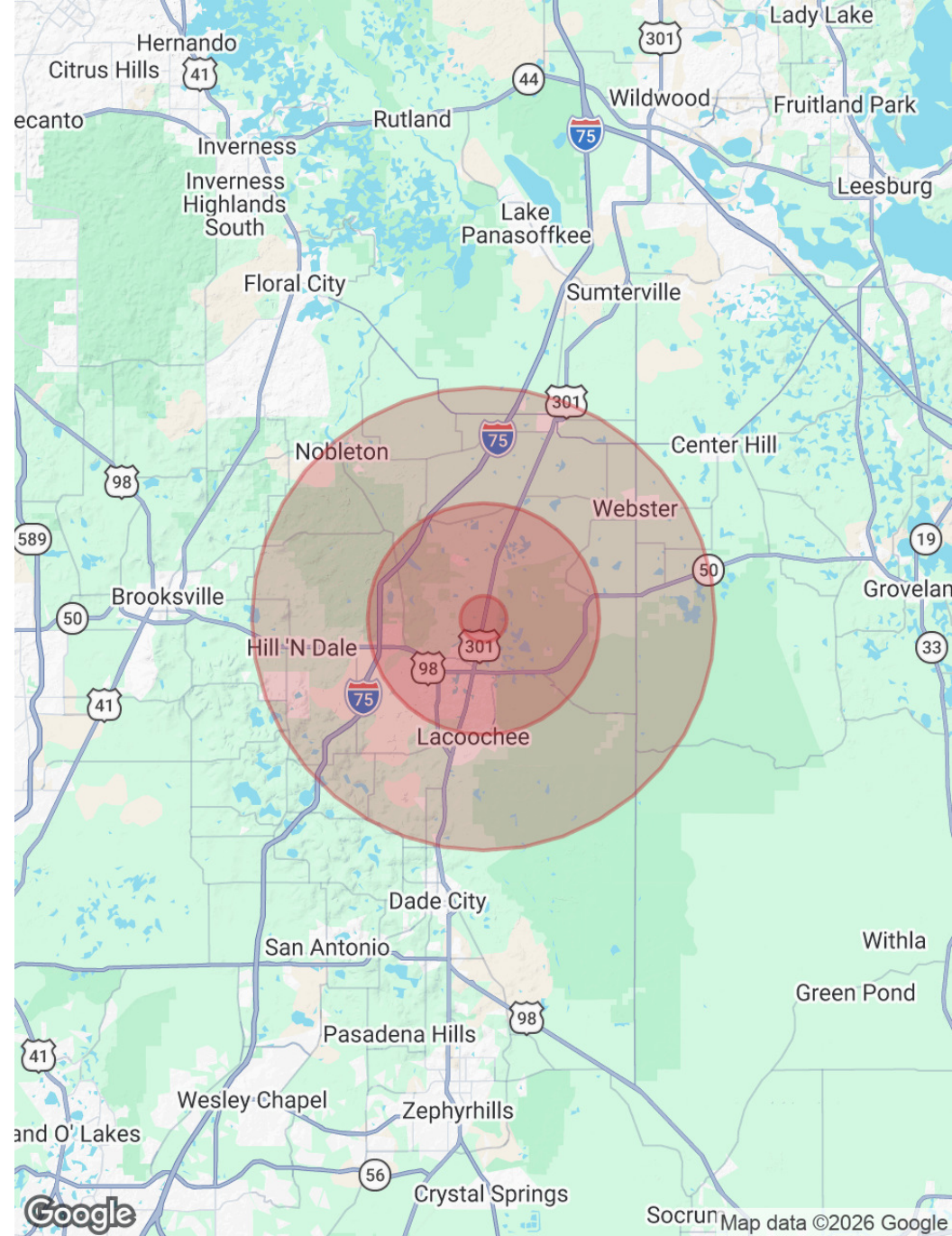
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Ridge Manor Parcel

Treiman Blvd. (US 301), WEBSTER, FL 33597

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	354	12,478	37,713
Average Age	40.0	40.6	43.4
Average Age (Male)	39.7	41.6	42.4
Average Age (Female)	44.5	41.8	43.1
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	145	4,837	13,921
# of Persons per HH	2.4	2.6	2.7
Average HH Income	\$76,161	\$73,723	\$81,053
Average House Value	\$235,919	\$217,372	\$223,822
TRAFFIC COUNTS	1 MILE	5 MILES	10 MILES
	7,000/day		

2023 American Community Survey (ACS)



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Ridge Manor Parcel

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BRENT NYE

Partner

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Direct: **813.973.0214** | Cell: **813.997.3333**

PROFESSIONAL BACKGROUND

Brent has been an instrumental part of the family real estate business for over 25 years, working closely with his father, Bill Nye. Brent covers a variety of aspects of commercial real estate including investment brokerage, site selection, and property development. He is actively involved with the rezoning of client assets, land assemblage, and the development of his family-owned assets.

Brent leads the office in commercial listings and sales. He has extensive knowledge with experience in many product types including office, multifamily, hospitality, retail, industrial, self-storage, and land. He has successfully assisted his clients in navigating many real estate development issues and has had great success in the rezoning process. Brent's experience in real estate began with Century 21 – Bill Nye Realty, where he became a top-selling agent in residential sales. Expanding into commercial sales and earning the designation of the number one producing commercial agent in the world among the Century 21 commercial division. This led to the birth of Nye Commercial Advisors.

Brent is a motivated, personable, and persistent broker who enjoys digging in and developing strategies with clients to determine the best route of action for their real estate needs.

EDUCATION

Brent attended the University of North Carolina, Wilmington where he played Division 1 collegiate tennis. He also held positions in the Delta Sigma Phi Fraternity and graduated with a bachelor's degree in communication studies with a minor in the Spanish language.

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