

OFFERING MEMORANDUM

MAJESTIC OAKS

MONDON HILL ROAD, BROOKSVILLE, FL 34601

BILL ESHENBAUGH, CCIM, ALC

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Broker

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Eshenbaugh
LAND COMPANY

Celebrating 25 Years

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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.

PROPERTY DESCRIPTION

Majestic Oaks is a rolling 425 acres located adjacent to Brooksville Golf & Country Club in Hernando County, just north of Tampa, FL via I-75 or Suncoast Parkway. It is entitled for 999 residential units and some commercial. Many of the homesites will front on the golf course. City utilities are extended to the property and off site road improvements have been completed.

LOCATION DESCRIPTION

Majestic Oaks land opportunity located adjacent to the Brooksville Golf & Country Club. Access is US 41 northeast of downtown Brooksville, east on Croom Road and follow signs to Country Club. Access is also from the south via a lighted intersection at SR 50 and Jasmine Dr. to Mondon Hill Road north to Majestic Oaks.

MUNICIPALITY

City of Brooksville

PROPERTY SIZE

425.0 Acres

ZONING

PDP

FUTURE LAND USE

PDP, Planned Development Project , Residential, Commercial, and Recreational uses
Zoning for 919 single family units and 80 multi-family units for a total of 999 residential units on 425+- acres.

PROPERTY OWNER

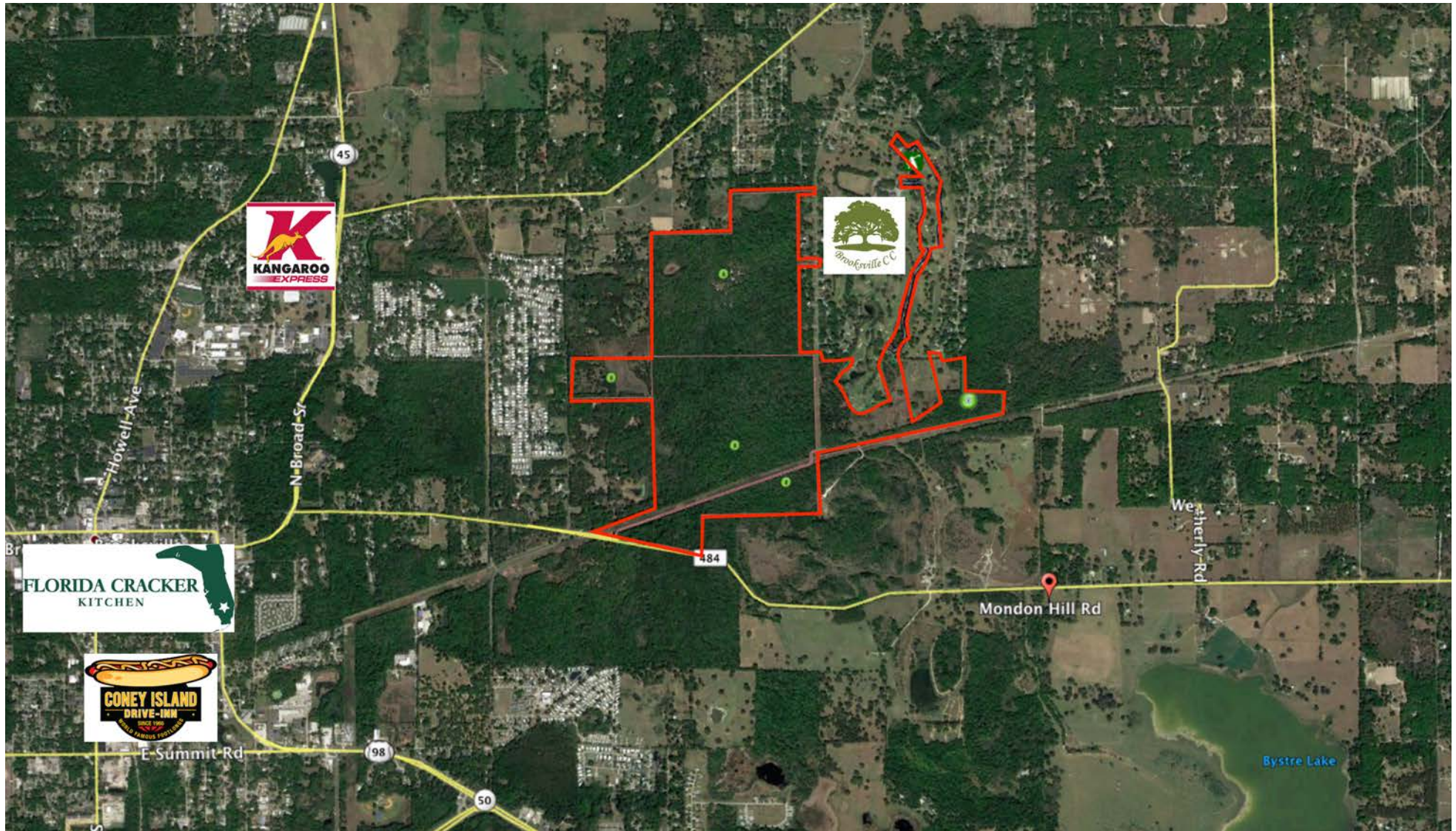
Majestic Oaks Partners, LLC, and Majestic Oaks Developers LLLP

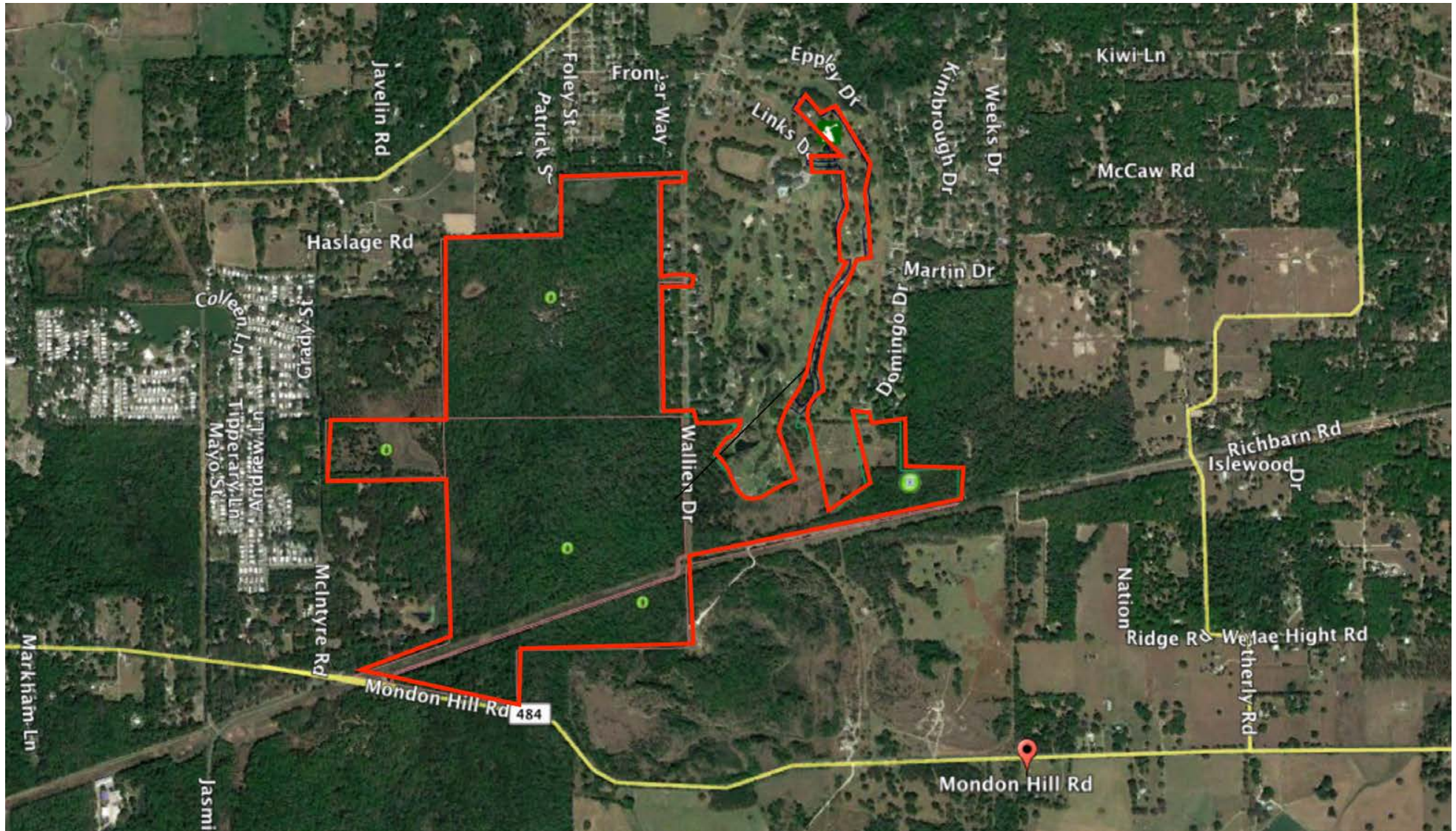
PRICE

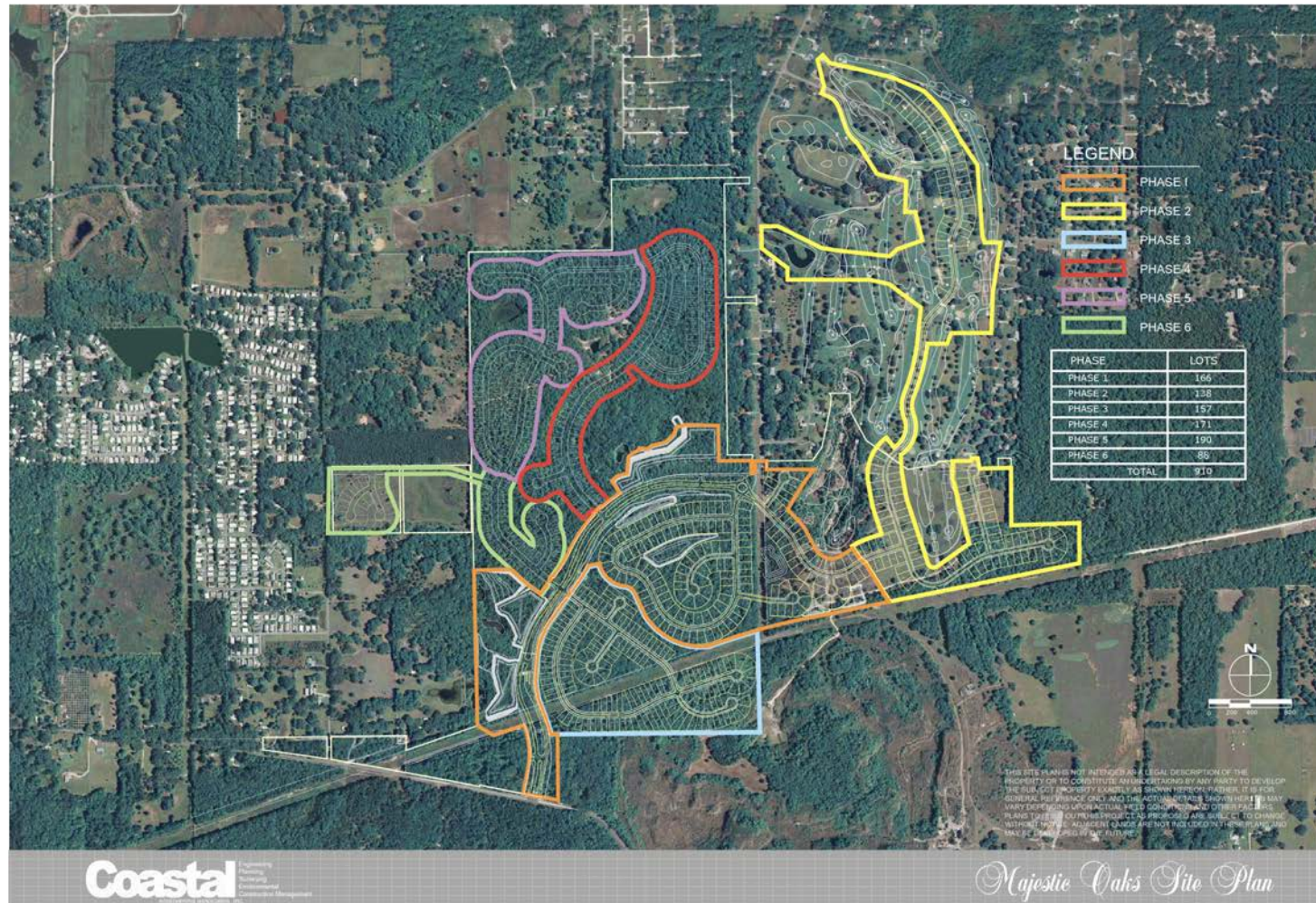
\$7,000,000 (999 units @ \$7,000/unit)

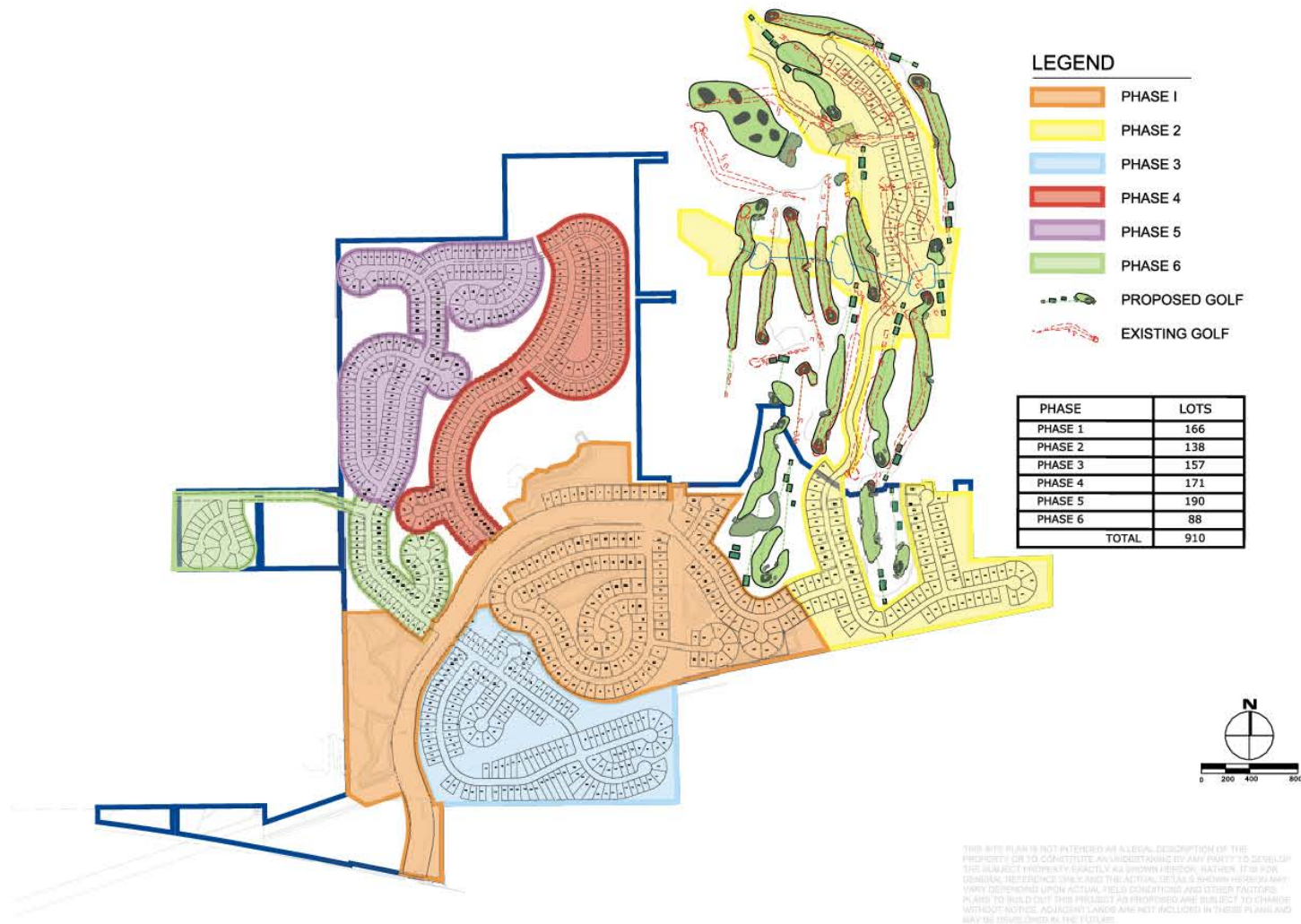
BROKER CONTACT INFO

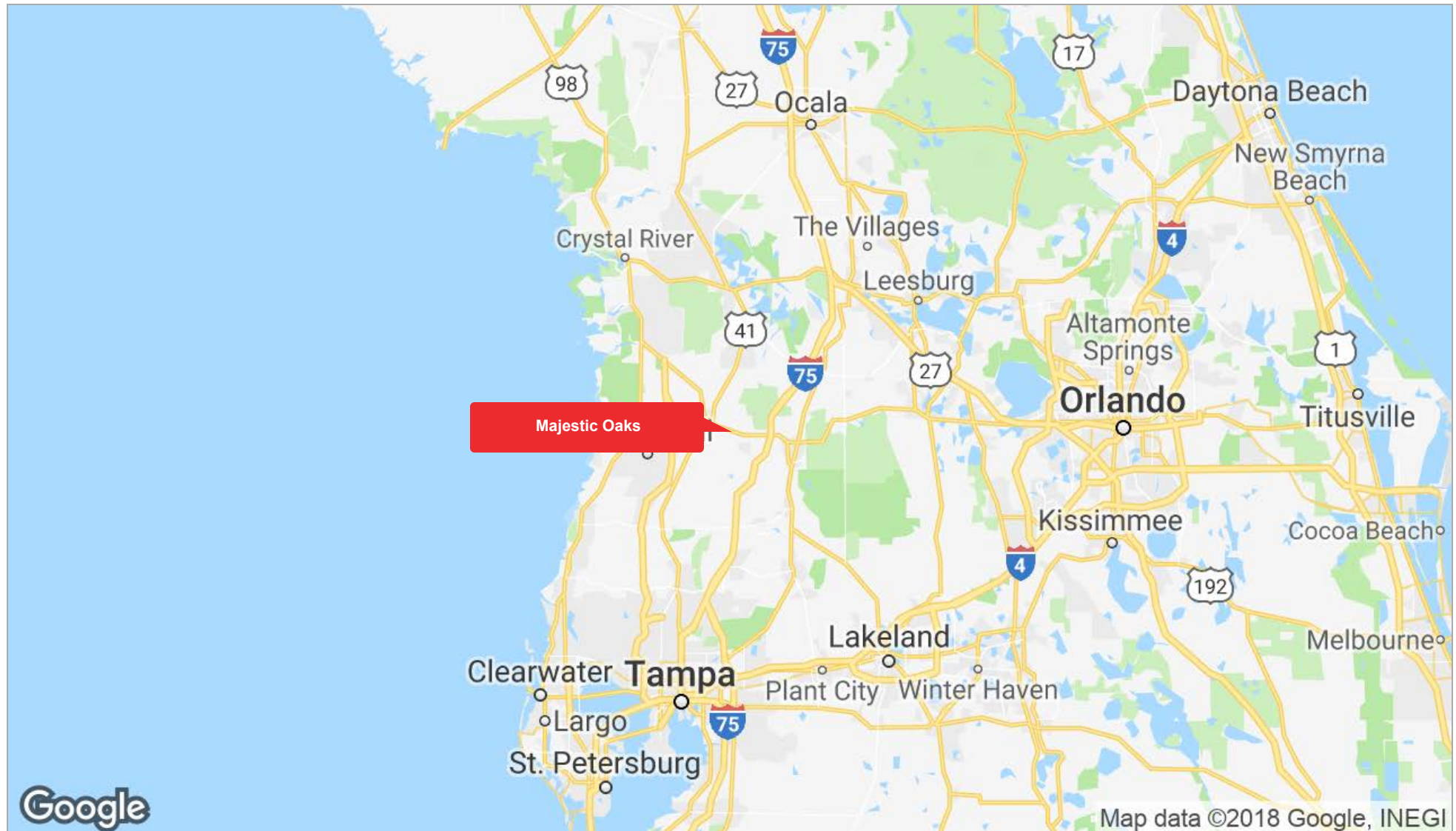
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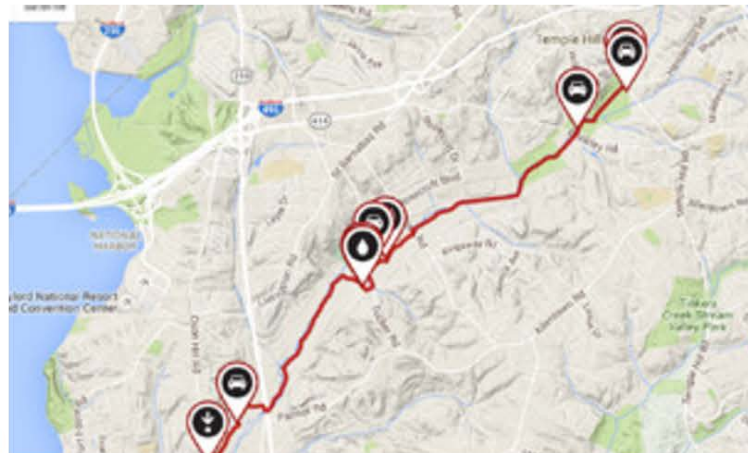








The Good Neighbor Trail runs 10 miles from Brooksville to the Withlacoochee State Forest in western Florida, following the route of the former Florida Southern Railroad Line. The western end of the trail begins in downtown Brooksville, south of Russell Street, in what was once was a railroad switching yard. Here, the Brooksville Train Depot, dating back to 1885, is open a few days a week for visitors. Inside are historical exhibits and model trains; outside, you'll find an 1880s rail car and picnic pavilions. The trail is paved from the depot east for 10 miles across Weatherly Road. This eastern end of the trail will connect to the [Withlacoochee State Trail](#), which links several cities, parks, and wildlife areas along its 46-mile length. The Good Neighbor Trail is also a link in the Coast to Coast Connector, a growing trail network stretching 275 miles across the state.



Parking and Trail Access

On the west end of the trail, free parking and restrooms are available at the trailhead at 70 Russell Street in Brooksville.

