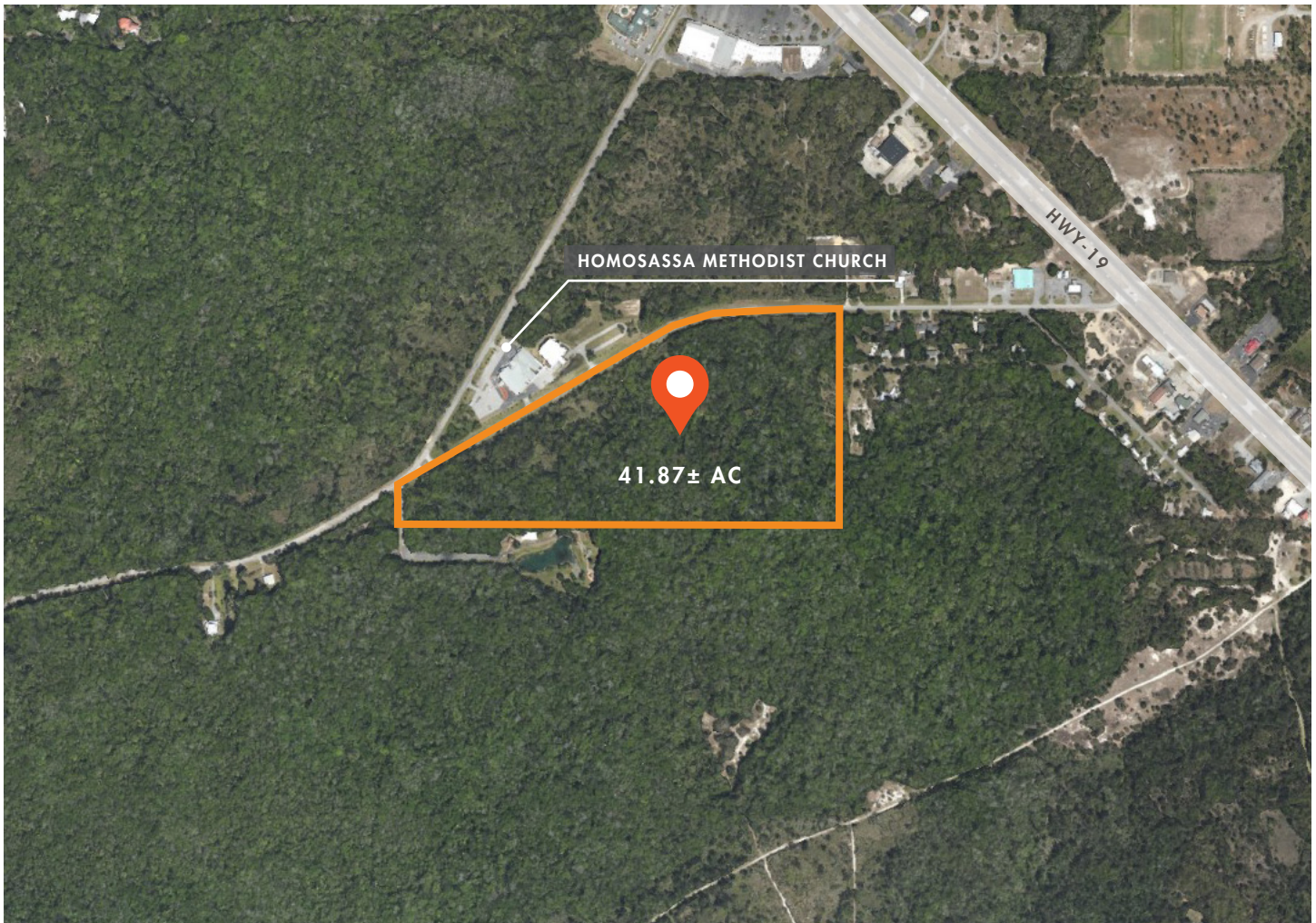


41.87± ACRES FOR SALE

8830 W BRADSHAW STREET, HOMOSASSA, FL 34448

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PROPERTY HIGHLIGHTS

- Prime wetland mitigation bank opportunity located in Homosassa, Florida
- 41.87± acres of land located just off Hwy-19 and less than 10 minutes from Homosassa Springs Wildlife State Park
- The property includes 11.68± acres uplands and 30.19± acres of wetland preserve
- Zoning is CL (Coastal Lakes)

PROPERTY SPECIFICATIONS

LOT SIZE	41.87± AC
PARCEL ID	17E19S27 32000
ZONING	CL Coastal Lakes
COUNTY	Citrus
CURRENT USE	Vacant Land/Wetland Preserve
FRONTAGE	2,519'±
ASKING PRICE	\$450,000

FOR MORE INFORMATION, PLEASE CONTACT:

MATT MESSIER, SIOR, CCIM | 407.540.7718
Principal, Managing Director
Matt.Messier@foundrycommercial.com
Licensed Real Estate Broker

CARLIN BEEKMAN | 407.540.7789
Senior Associate
Carlin.Beekman@foundrycommercial.com
Licensed Real Estate Broker

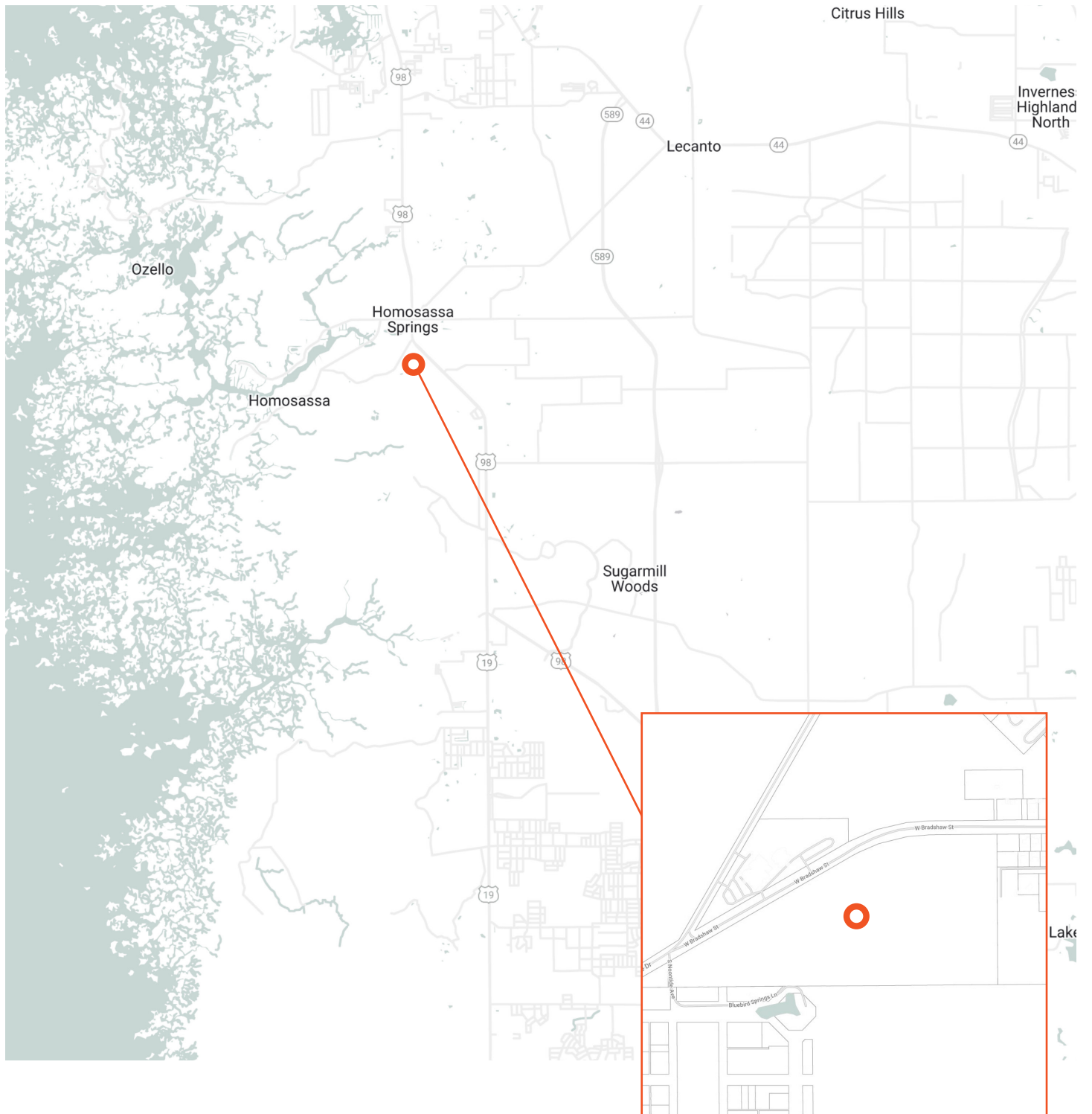
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PROPERTY LOCATION



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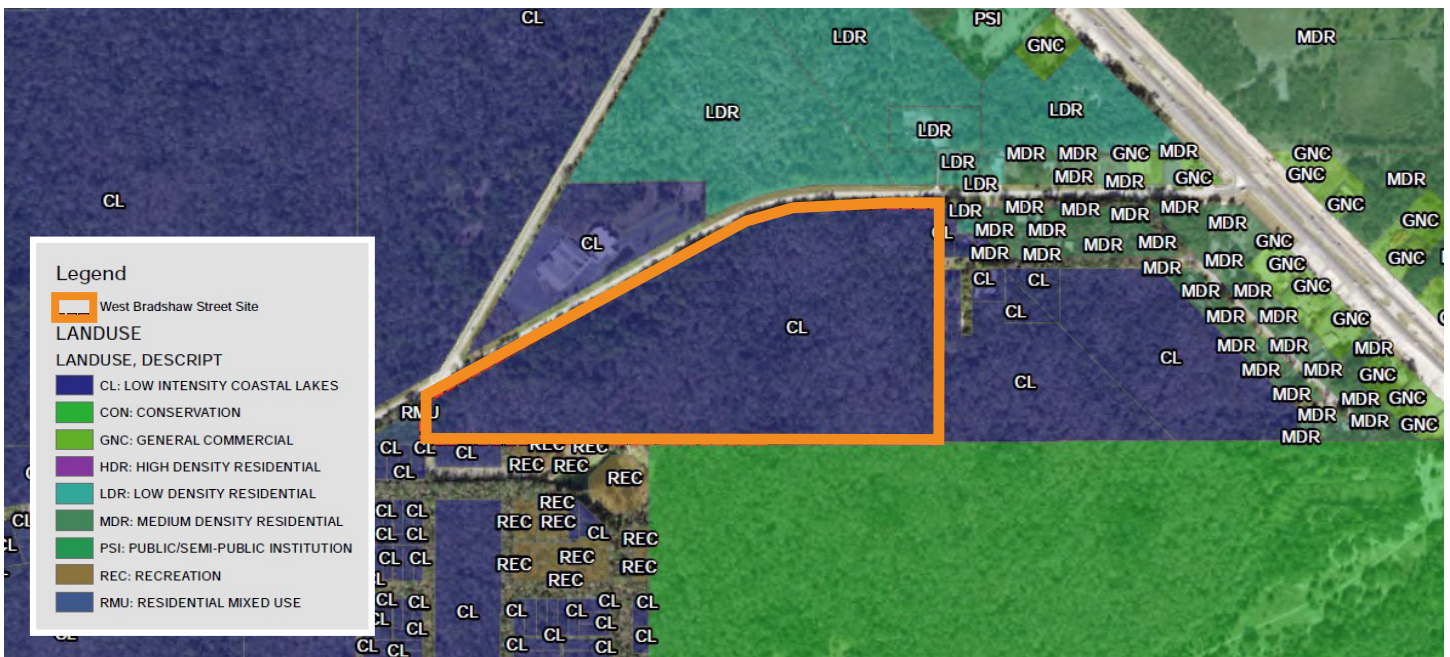
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PROPERTY OUTLINE & AERIAL MAP



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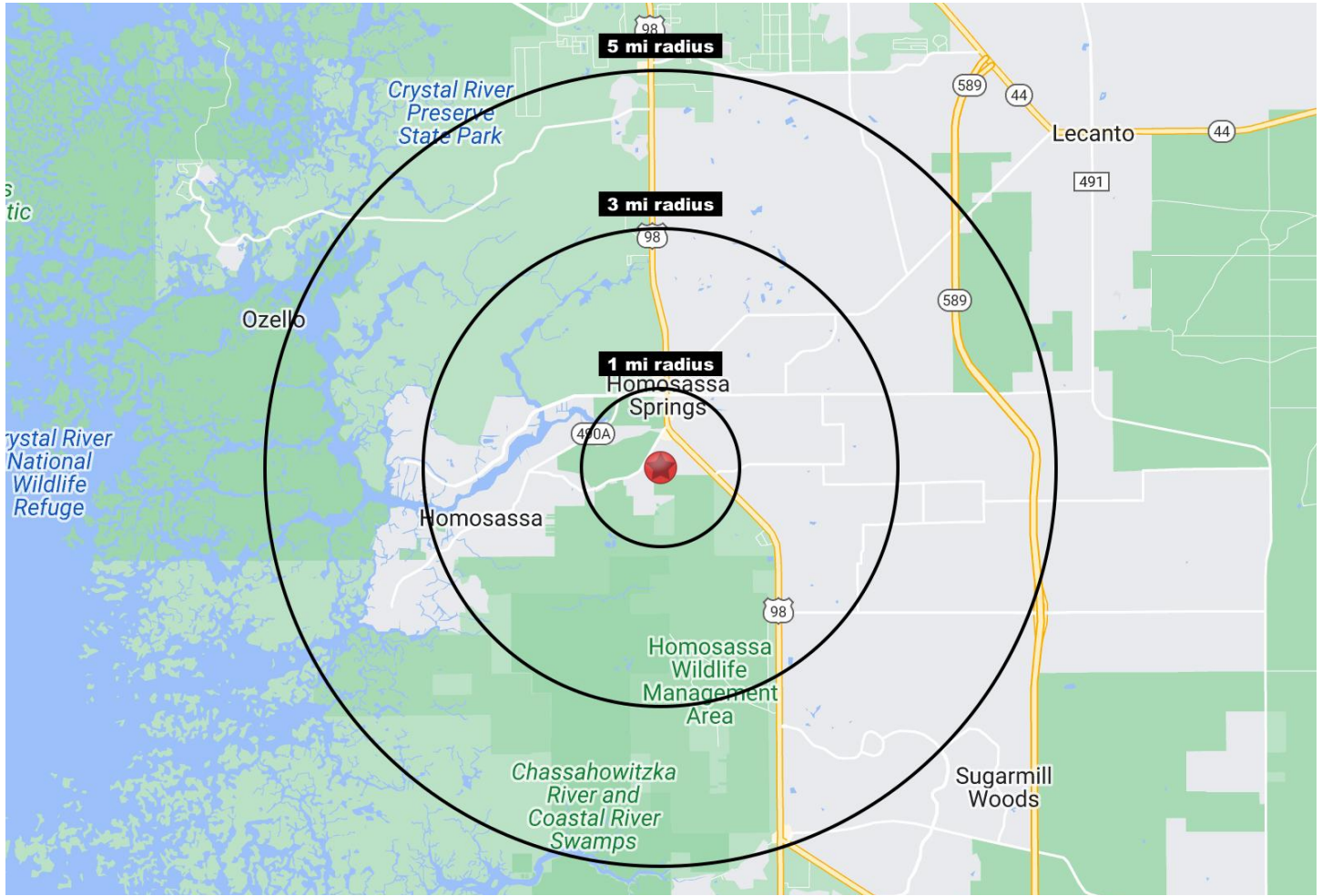
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DEMOGRAPHICS



1 MILE RADIUS

	423 ESTIMATED POPULATION 2023
	59.4 MEDIAN AGE
	\$136,824 MEDIAN HOME VALUE 2023
	451 TOTAL EMPLOYEES
	\$37,622 AVG HOUSEHOLD INCOME

3 MILE RADIUS

	10,167 ESTIMATED POPULATION 2023
	53.8 MEDIAN AGE
	\$173,359 MEDIAN HOME VALUE 2023
	4,279 TOTAL EMPLOYEES
	\$67,335 AVG HOUSEHOLD INCOME

5 MILE RADIUS

	22,727 ESTIMATED POPULATION 2023
	55.1 MEDIAN AGE
	\$178,520 MEDIAN HOME VALUE 2023
	6,132 TOTAL EMPLOYEES
	\$70,490 AVG HOUSEHOLD INCOME

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