

We know this land.



# Powell Road Townhomes

**Eshenbaugh**  
LAND COMPANY



The Dirt Dog

304 S. WILLOW AVENUE

TAMPA, FL 33606

813.287.8787

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

# Overview



# Property Description

## PROPERTY DESCRIPTION

This is a 25.7-acre parcel in Hernando County, FL, offering the ripe potential for a townhome development. This strategically positioned site has just been approved for 175 townhome units on a minimum of 20' lots. This is an ideal project for builders or developers seeking an amazing opportunity in Hernando County.

## LOCATION DESCRIPTION

This site is located on Powell Rd just south of Hernando Oaks. Its strategic proximity to the Suncoast Parkway and Spring Hill Dr. exit makes it easy for commutes to Downtown Tampa and St. Petersburg. The surrounding area consists of a mixture of single-family housing with heavy retail along Spring Hill Dr. and the Suncoast Parkway exit. Just west of the site is Chocachatti Elementary School, Powell Middle School, and Nature Coast Technical High School.

## MUNICIPALITY

Hernando County

## PROPERTY SIZE

25.7 Acres

## ZONING

PDP/MF (Planned Development Project / Multifamily) - 175 Townhome Units

## PARCEL ID

R0842319000000200040

## PROPERTY OWNER

BBX PARTNERS INC

## PRICE

\$5,500,000

## BROKER CONTACT INFO

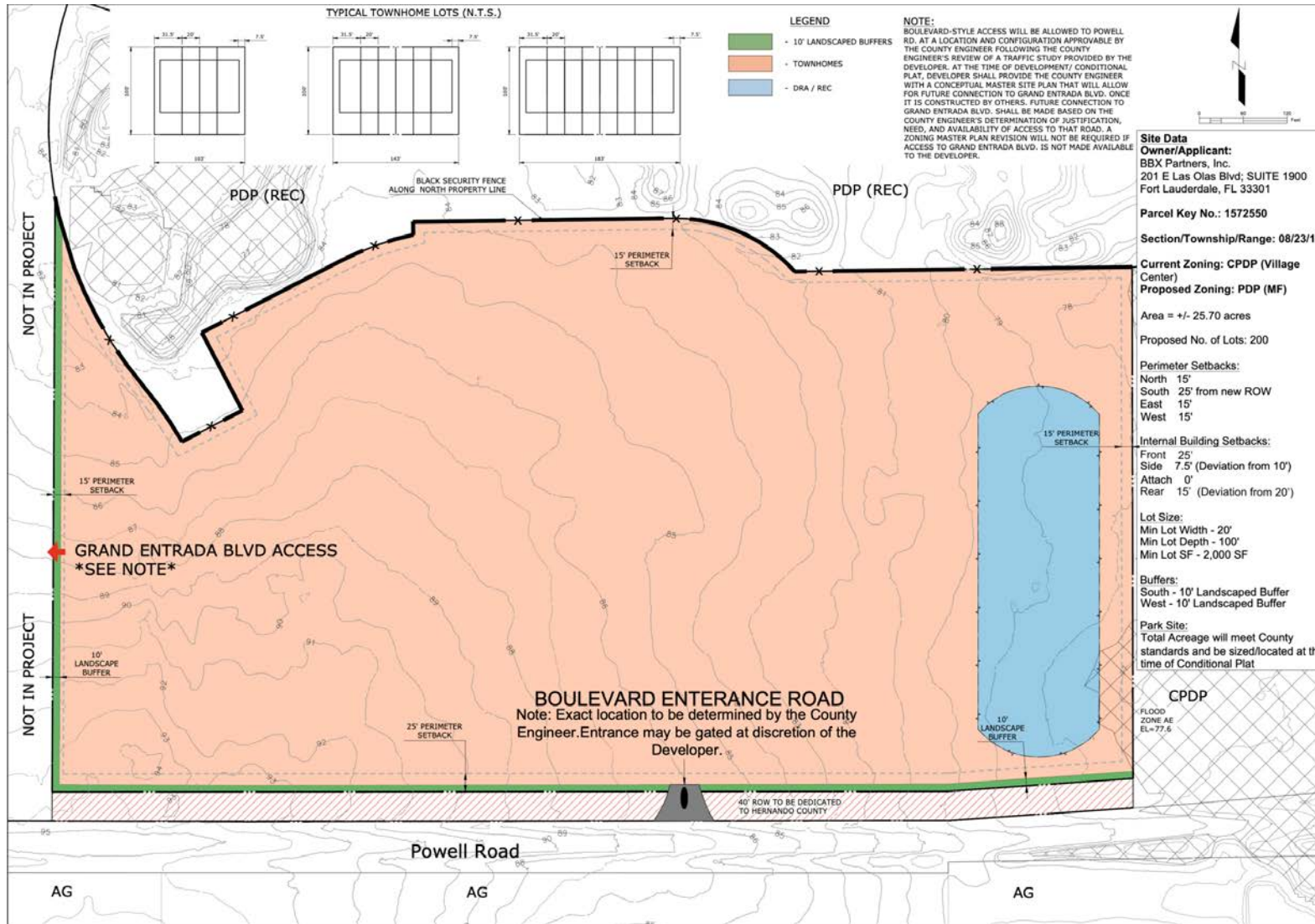
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# Surrounding Area



# Zoning Master Plan



ZONING MASTER PLAN H-23-82															
HERNANDO OAKS TOWNHOMES															
<b>Coastal</b> Site: [illegible] [illegible] [illegible]															
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# Regional Map



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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.