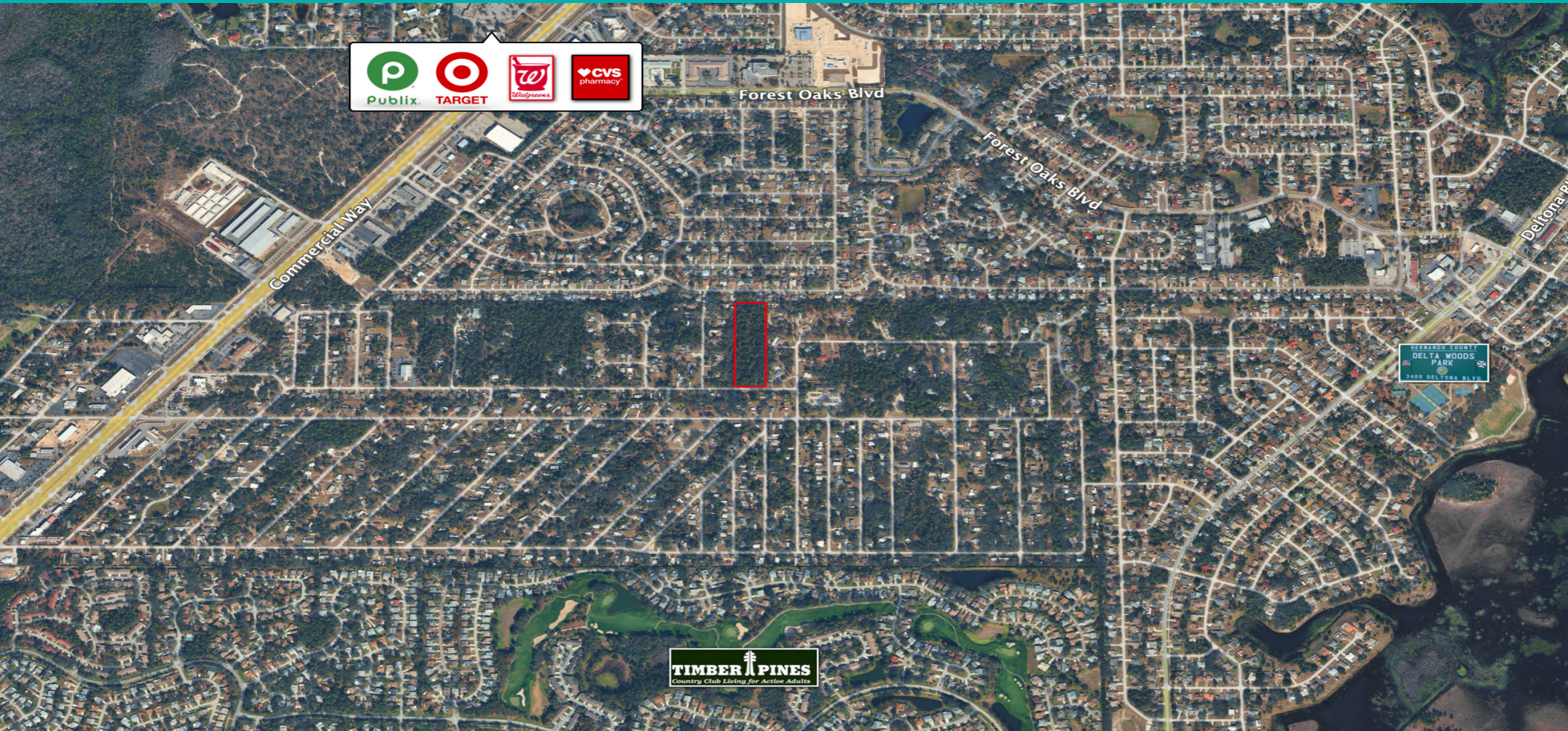


Centerwood Avenue Residential



CENTERWOOD AVENUE RESIDENTIAL

SPRING HILL, FL 34606

Eshenbaugh
LAND COMPANY

The Dirt Dog

www.thedirtdog.com



Property Description

PROPERTY DESCRIPTION

The subject property is 4.9 acres of vacant land located off Centerwood Avenue in Hernando County, Florida. The site is zoned R-1A, does not contain wetlands, and is free of existing improvements, presenting a straightforward development canvas for a qualified buyer. R-1A zoning accommodates both conventional single-family and mobile home residential development. Final lot yield will be a function of setback compliance and road configuration rather than an imposed density cap, and prospective buyers are encouraged to conduct their own site planning to determine achievable lot count. The site is not served by public water or sewer but infrastructure is nearby. Ownership has completed a comprehensive due diligence package including a boundary survey, topographical study, road and tree survey, wetland delineation, a Phase I environmental assessment, and more. Additional materials are available upon request.

LOCATION DESCRIPTION

Spring Hill has grown to over 123,000 residents in 2026 up from roughly 95,000 at the 2020 census and builder demand for residential land has kept pace with that growth. The county currently has 30 Class A subdivisions in various stages of platting and planning reflecting sustained confidence in the market from developers and homebuilders alike. The area surrounding this parcel captures what draws people to Spring Hill in the first place. Weeki Wachee Springs State Park and Oak Hill Hospital are both nearby and the Suncoast Parkway provides a direct connection to Tampa approximately 40 miles to the south making the location accessible without sacrificing the affordability and suburban character that define this market.

PROPERTY SIZE

4.9 Acres

ZONING

R1A

PARCEL ID

R2231716390000500050

PRICE

\$239,900

BROKER CONTACT INFO

Josh Streitmatter

Advisor

813.287.8787 x113

josh@thedirtdog.com

Aerial North-East



Aerial North



Aerial South-West



Executive Summary

This 4.9-acre parcel is situated in an established residential area with excellent infrastructure access and minimal environmental constraints.

Infrastructure: The property benefits from proximity to existing utilities including a 6-inch water main at the southwest corner of Mission Way Drive and Myhope Circle (1000 feet), plus an 8-inch water main on the east side of Bartlett Street (3000 feet). Wastewater service is available via a 4-inch force main at the Toucan Trail and Bartlett Street intersection (3000 feet). Per the Hernando County Utilities Department, developers will need to complete hydraulic analysis to demonstrate capacity availability, which is dedicated upon payment of connection fees. The parcel fronts Centerwood Avenue with direct road access and sits at approximately 30 to 40 feet above sea level, providing excellent drainage characteristics. Zoning and Development Potential: The property is zoned R-1A Residential District, permitting single-family dwellings, mobile homes, and community residential homes. The R-1A designation allows lot areas as small as 6,000 square feet with 60-foot minimum lot width and 25-foot front setbacks. This flexibility supports multiple development scenarios from traditional single-family subdivisions to higher-density residential communities. Maximum building height of 35 feet and 2.5 stories accommodates standard residential construction.

Zoning: The property is zoned R-1A Residential District, permitting single-family dwellings, mobile homes, and community residential homes. The R-1A designation allows lot areas as small as 6,000 square feet with 60-foot minimum lot width and 25-foot front setbacks. This flexibility supports multiple development scenarios from traditional single-family subdivisions to higher-density residential communities. Maximum building height of 35 feet and 2.5 stories accommodates standard residential construction.

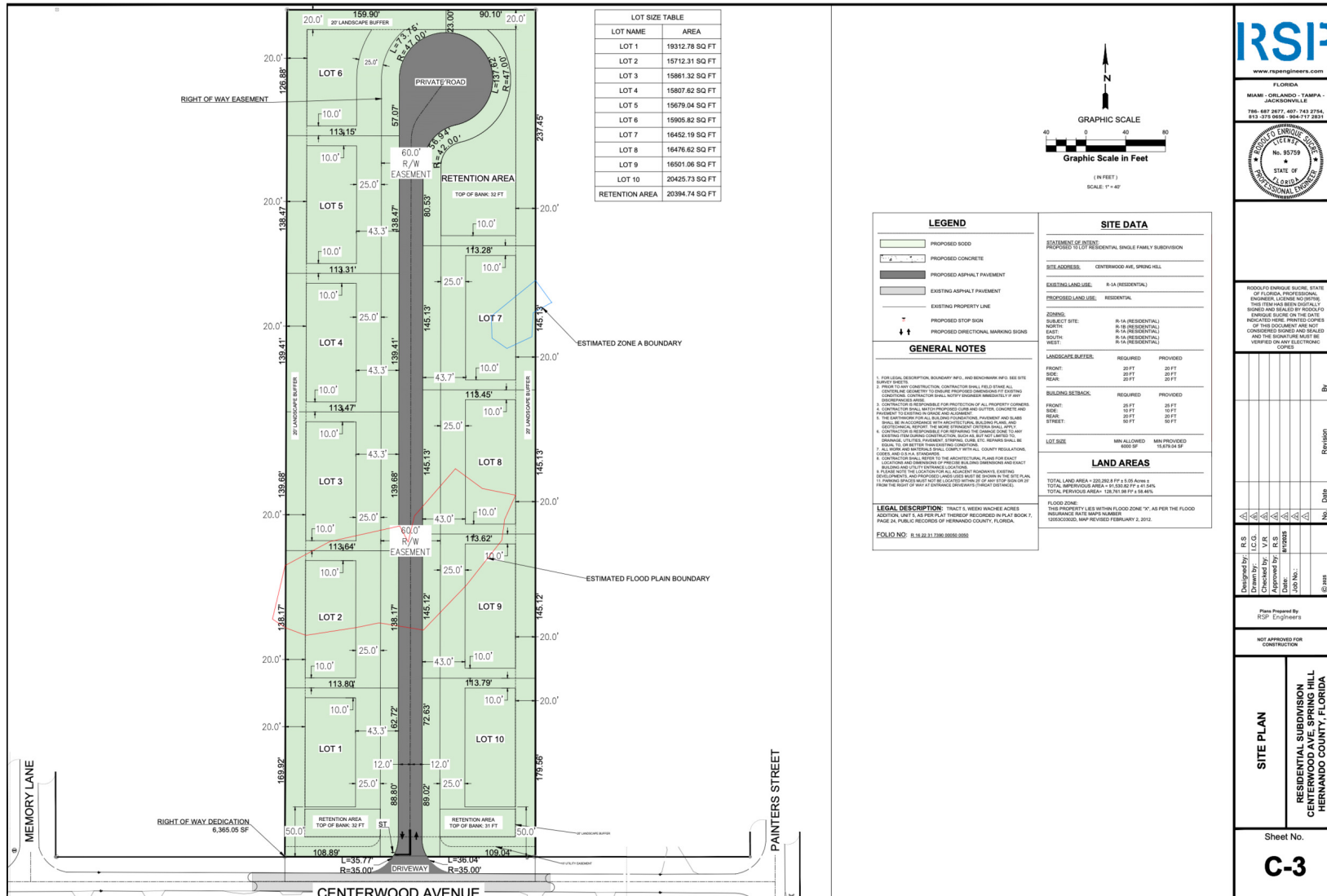
Environmental Assessment: Comprehensive surveys confirm minimal environmental constraints. The wetland delineation (November 2023) found no jurisdictional wetlands on the property. Soils consist of Candler fine sand with depth to water table exceeding 200 centimeters (79+ inches), indicating well-drained upland conditions typical of high pine and scrub landcover. Phase I Environmental assessment and utility road surveys document the site's development-ready status.

Physical Characteristics: The boundary and topographic survey shows relatively uniform terrain with gentle slopes suitable for conventional grading. Tree survey documentation captures existing vegetation for preservation planning. The parcel's rectangular configuration and road frontage optimize development layout options. Utility mapping confirms the infrastructure corridor alignment along Centerwood Avenue.

Market Position: The property offers significant value for developers targeting the Florida residential market. Spring Hill's established community character, combined with this parcel's infrastructure access and development flexibility, positions it competitively. The R-1A zoning accommodates both traditional neighborhoods and mixed-density residential. Nearby residential areas indicate strong market demand for housing in the Spring Hill corridor.

Due Diligence Status: All major due diligence has been completed. Phase I environmental assessment, wetland delineation, gopher tortoise survey, utility availability confirmation, comprehensive surveying, and zoning verification provide developers with confidence in proceeding to entitlements and design phases. The 90-day validity on the gopher tortoise survey (valid through February 19, 2024) means updated surveys will be needed for construction phase.

Site Plan



Site plan Overlay



RSIP
www.rsipengineers.com

FLORIDA
MIAMI - ORLANDO - TAMPA - JACKSONVILLE
786-887-2877, 407-743-2754, 913-376-8666, 304-511-2831

PROFESSIONAL ENGINEERING
No. 95758
STATE OF FLORIDA
PROFESSIONAL ENGINEERS

PROVIDED THESE ENGINE, ARCHITECTS OF FLORIDA, PROFESSIONAL ENGINEERS LICENSE NO. 95758. THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY PROCEEDS ENGINEERING, INC. IN THE MANNER INDICATED HERE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPY.

Revised	By	Date	No.

Designed by: R.S. Engineers
 Drawn by: I.C.G. Engineers
 Checked by: U.R. Engineers
 Approved by: R.S. Engineers
 Job No.:
 © Year

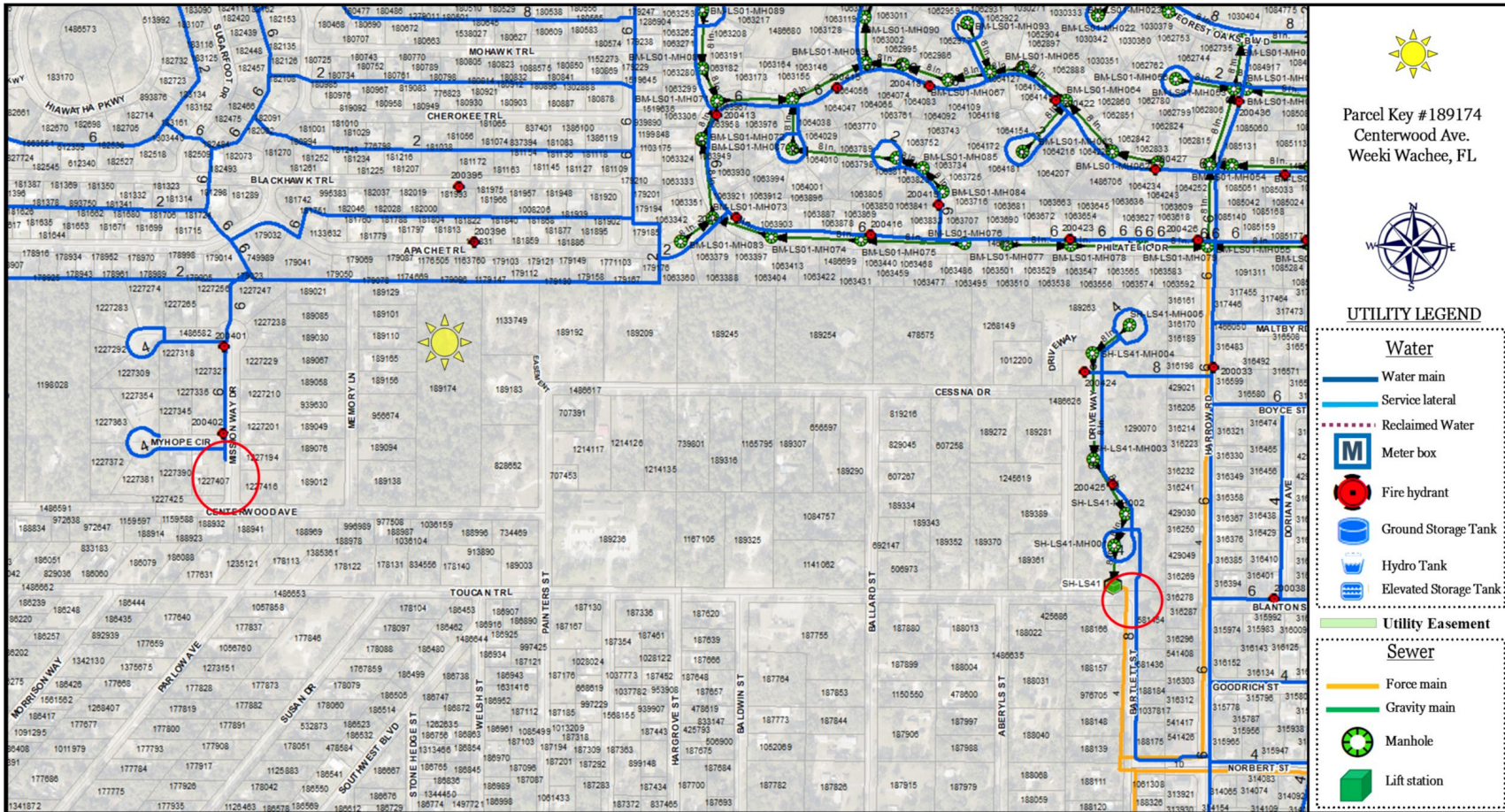
Plans Prepared By
RSIP Engineers

NOT APPROVED FOR CONSTRUCTION

PRELIMINARY SEWER UTILITY PLAN
RESIDENTIAL SUBDIVISION
CENTERWOOD AVE
HERNANDO COUNTY, FLORIDA

Sheet No.
C-3.0

Utilities Map



Parcel Key #189174
Centerwood Ave.
Weeki Wachee, FL

UTILITY LEGEND

- Water**
 - Water main
 - Service lateral
 - Reclaimed Water
- M** Meter box
- Fire hydrant
- Ground Storage Tank
- Hydro Tank
- Elevated Storage Tank
- Utility Easement
- Sewer**
 - Force main
 - Gravity main
 - Manhole
 - Lift station



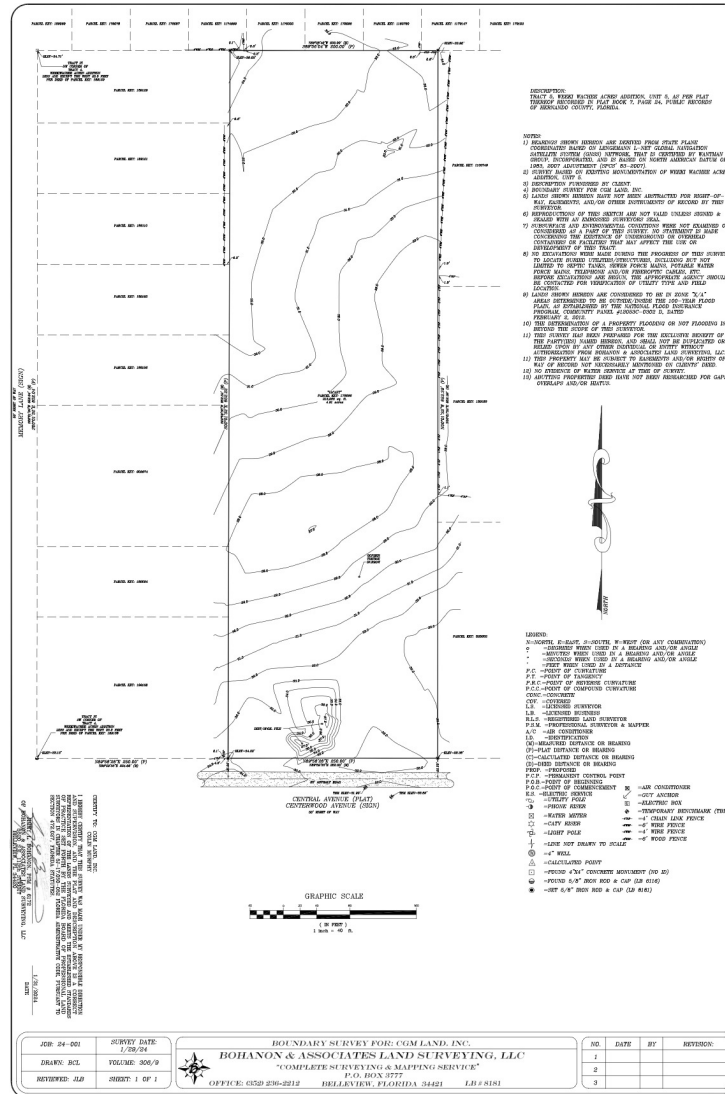
Please note the information shown on this map is for visual reference only and is subject to field verification. Verification of size, location, depth, material type and any other pertinent information is the responsibility of the developer. *Utility locations do not guarantee capacity.*

Website: <http://www.hernandocounty.us/departments/departments-n-z/utilities> HCUD Customer Service 352.754.4037

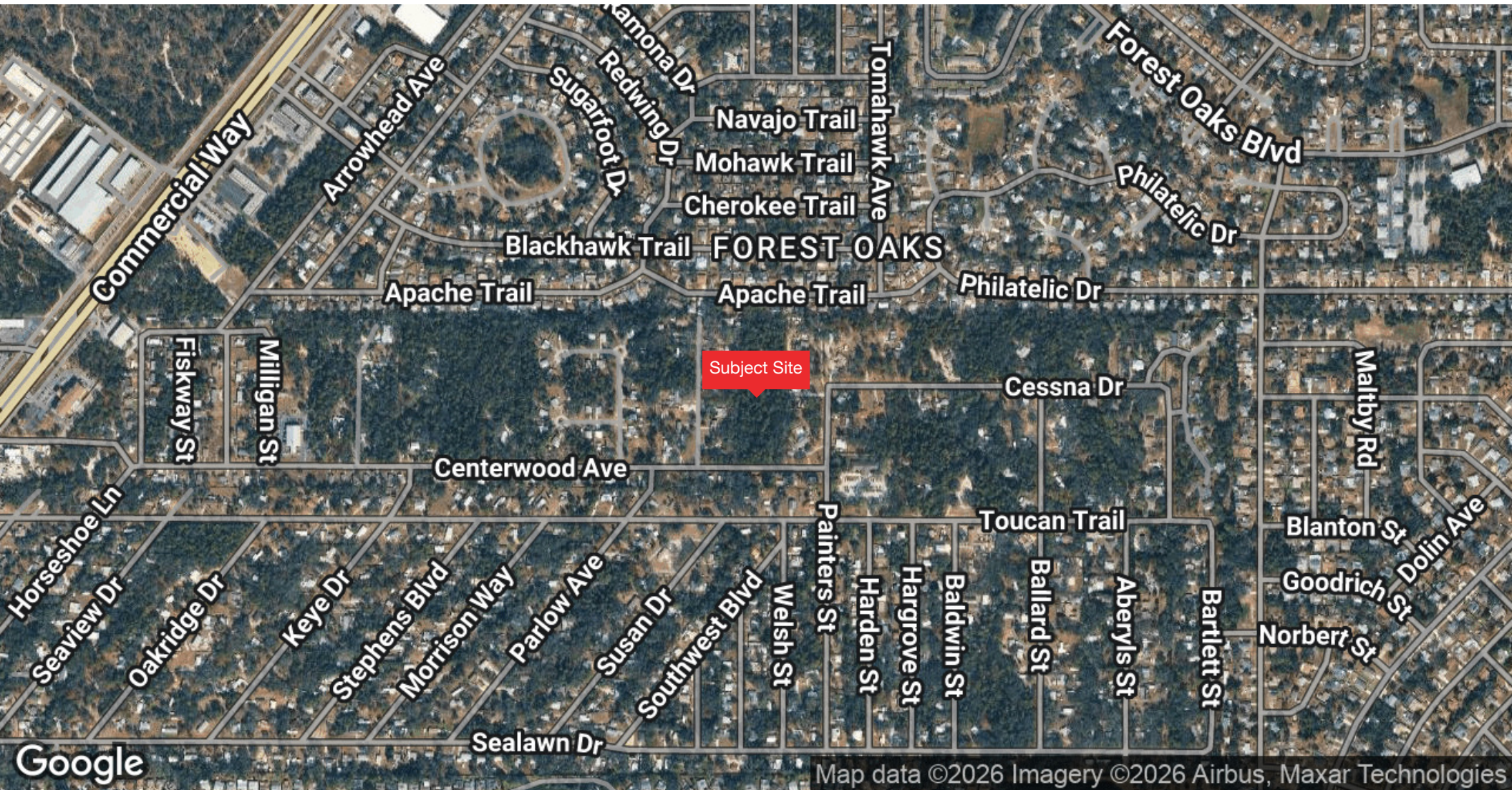


The Dirt Dog

Boundary and Topography Survey



Location Map



Demographics Map & Report

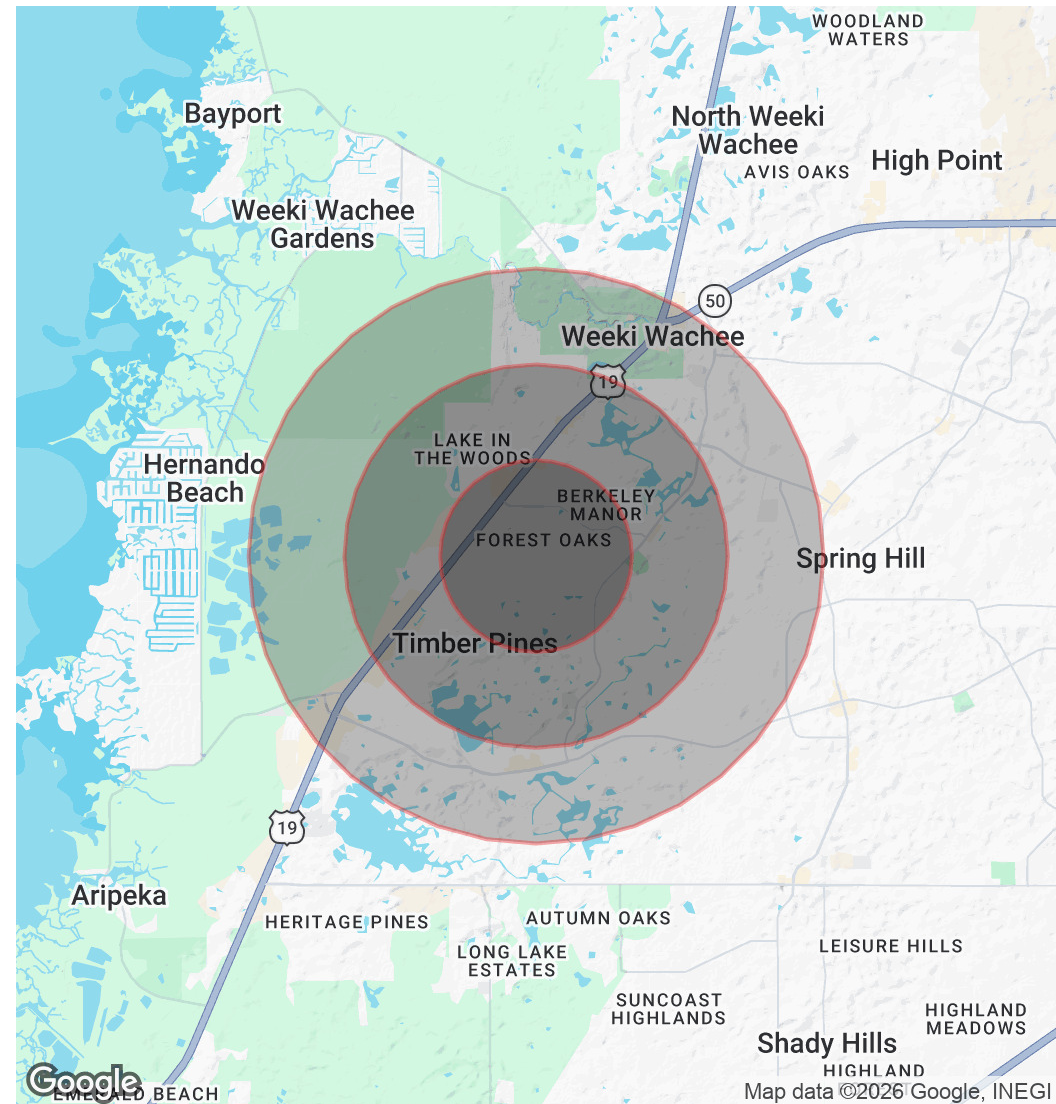
POPULATION

	1 MILE	2 MILES	3 MILES
Total Population	6,760	20,364	45,322
Average Age	54.2	52.8	46.5
Average Age (Male)	52.0	50.2	46.2
Average Age (Female)	56.3	55.6	48.7

HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
Total Households	3,230	9,411	19,213
# of Persons per HH	2.1	2.2	2.4
Average HH Income	\$69,495	\$73,856	\$73,218
Average House Value	\$223,079	\$235,150	\$238,220

2023 American Community Survey (ACS)



Confidentiality & Disclaimer

All materials and information received or derived from Eshenbaugh Land Company, LLC its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

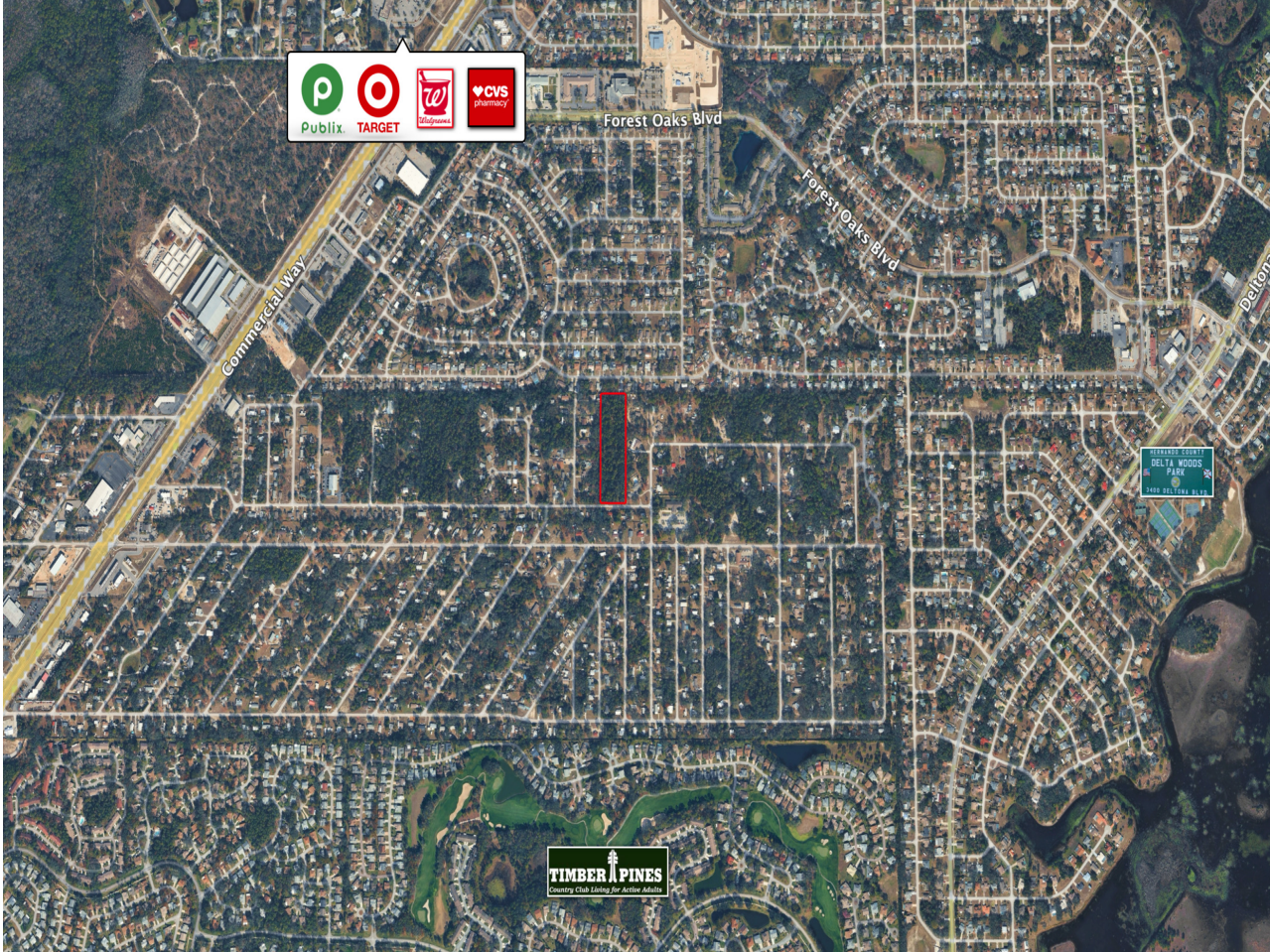
Neither Eshenbaugh Land Company, LLC its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Eshenbaugh Land Company, LLC will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing. EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Eshenbaugh Land Company, LLC makes no warranties and/or representations

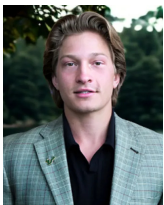
regarding the veracity, completeness, or relevance of any financial data or assumptions. Eshenbaugh Land Company, LLC does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

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.



Your Advisors



Josh Streitmatter
Advisor
813.287.8787 x113
josh@thedirtdog.com

Questions | Give us a call or drop us an email

Eshenbaugh
LAND COMPANY

The Dirt Dog

www.thedirtdog.com

