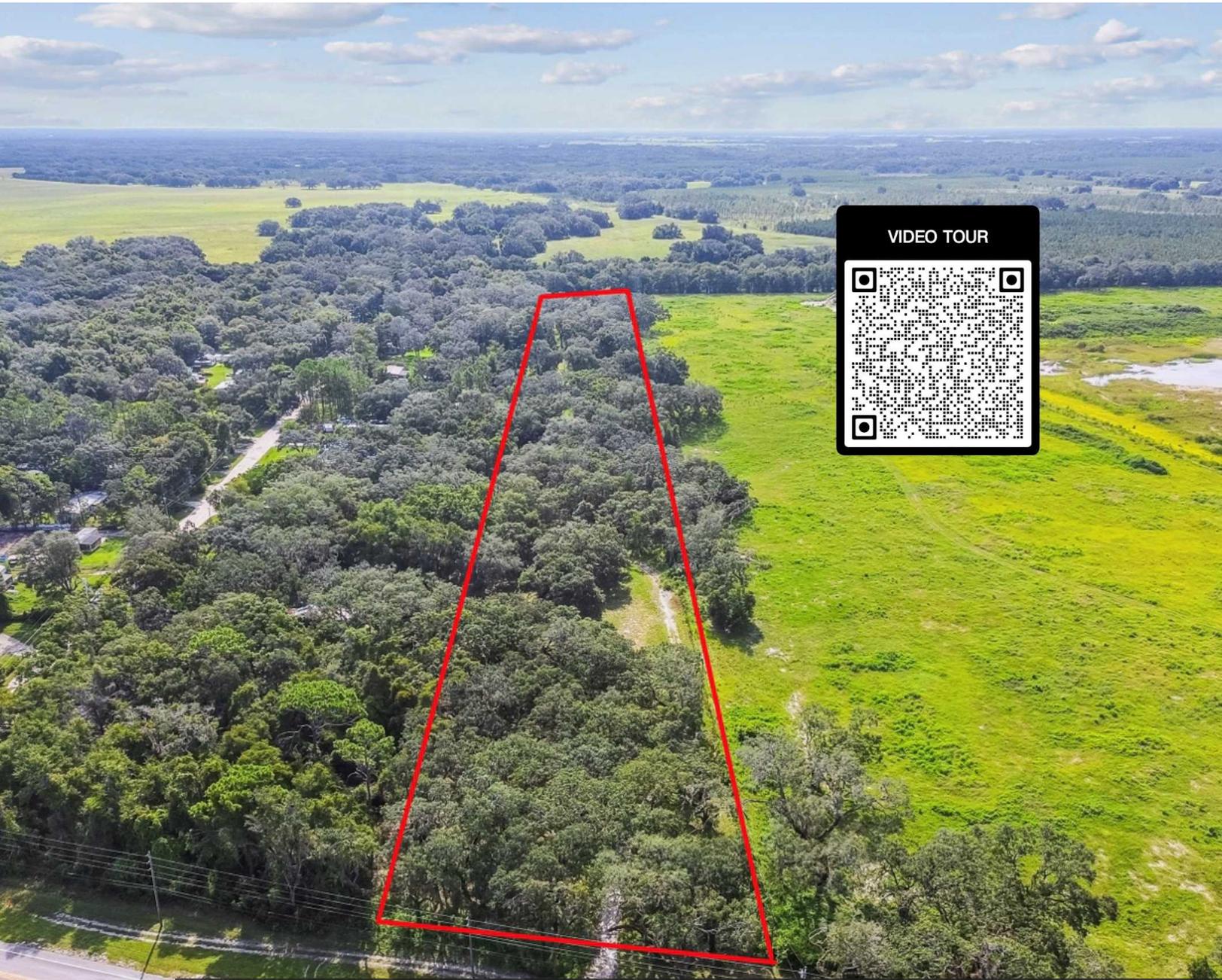


LAND & SPECIAL PURPOSE FOR SALE

## POTENTIAL MOBILE HOME PARK REDEVELOPMENT

16350 U.S. 41, SPRING HILL, FL 34610



**ASKING PRICE: \$399,000**

**KW COMMERCIAL TAMPA PROPERTIES**

5020 W Linebaugh Ave #100  
Tampa, FL 33624



Each Office Independently Owned and Operated

**PRESENTED BY:**

**ALEX LUCKE, CCIM**  
Commercial Director  
O: (727) 410-2896  
C: (727) 410-2896  
alexlucke@kwcommercial.com  
#SL3351552

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# DISCLAIMER

16350 U.S. 41, SPRING HILL, FL 34610



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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. KW Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. KW Commercial 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 KW Commercial in compliance with all applicable fair housing and equal opportunity laws.

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# EXECUTIVE SUMMARY

16350 U.S. 41, SPRING HILL, FL 34610



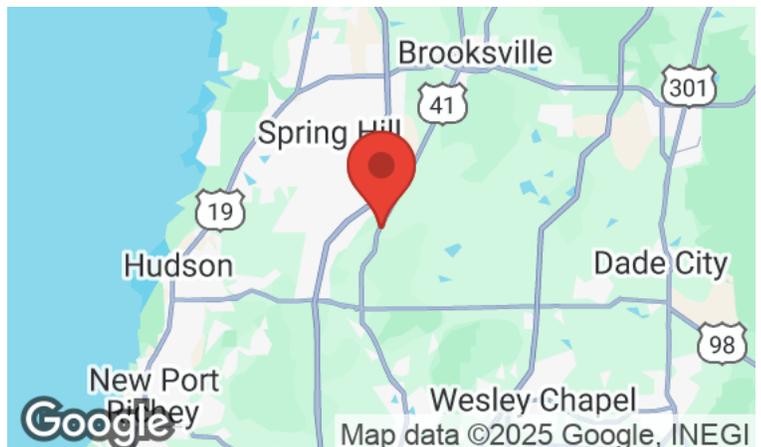
## OFFERING SUMMARY

<b>PRICE:</b>	\$399,000
<b>LOT SIZE:</b>	9.99 Acres
<b>PRICE / ACRE:</b>	\$39,939 / Acre
<b>ACCESS:</b>	Direct Frontage on US Hwy 41
<b>ZONING:</b>	0-RMH (Residential Manufactured Home)
<b>UTILITIES:</b>	Well Water & Septic
<b>APN:</b>	14-24-18-0000-00600-0010

## PROPERTY OVERVIEW

KW Commercial Tampa Properties is pleased to present 16350 US Hwy 41, Spring Hill, FL 34610 (the "Property"). This 9.99-acre land opportunity offers direct frontage on US Highway 41 with excellent visibility and access. Zoned RMH (Residential Manufactured Home), the Property is ideally suited for development as a mobile home park, with the added potential for RV park use subject to an appropriate rezoning plan.

Enhanced by mature trees and a natural landscape, the Property provides a quiet setting for residents, travelers, and outdoor enthusiasts while maintaining convenient access along a major north-south corridor.



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# PROPERTY PHOTOS

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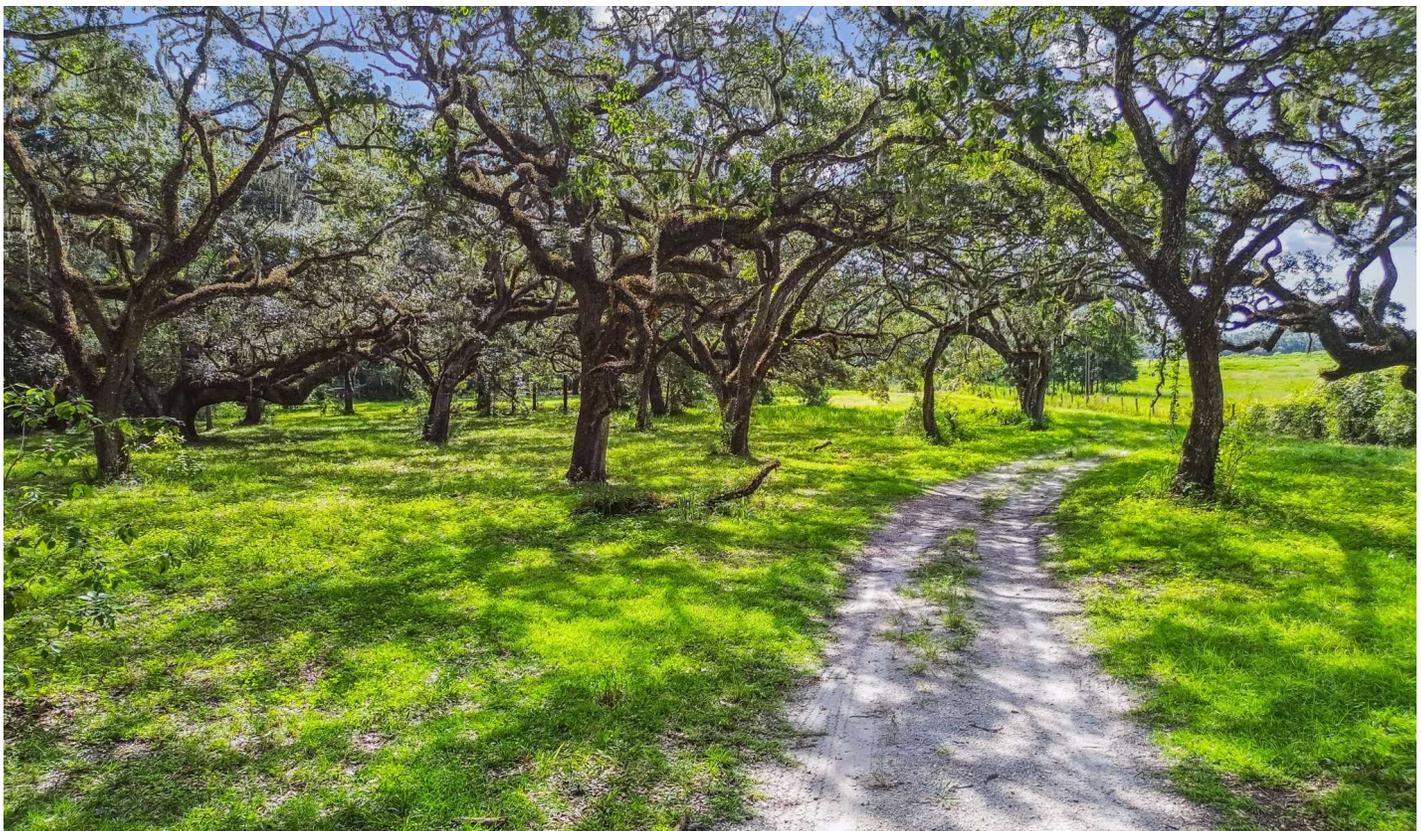
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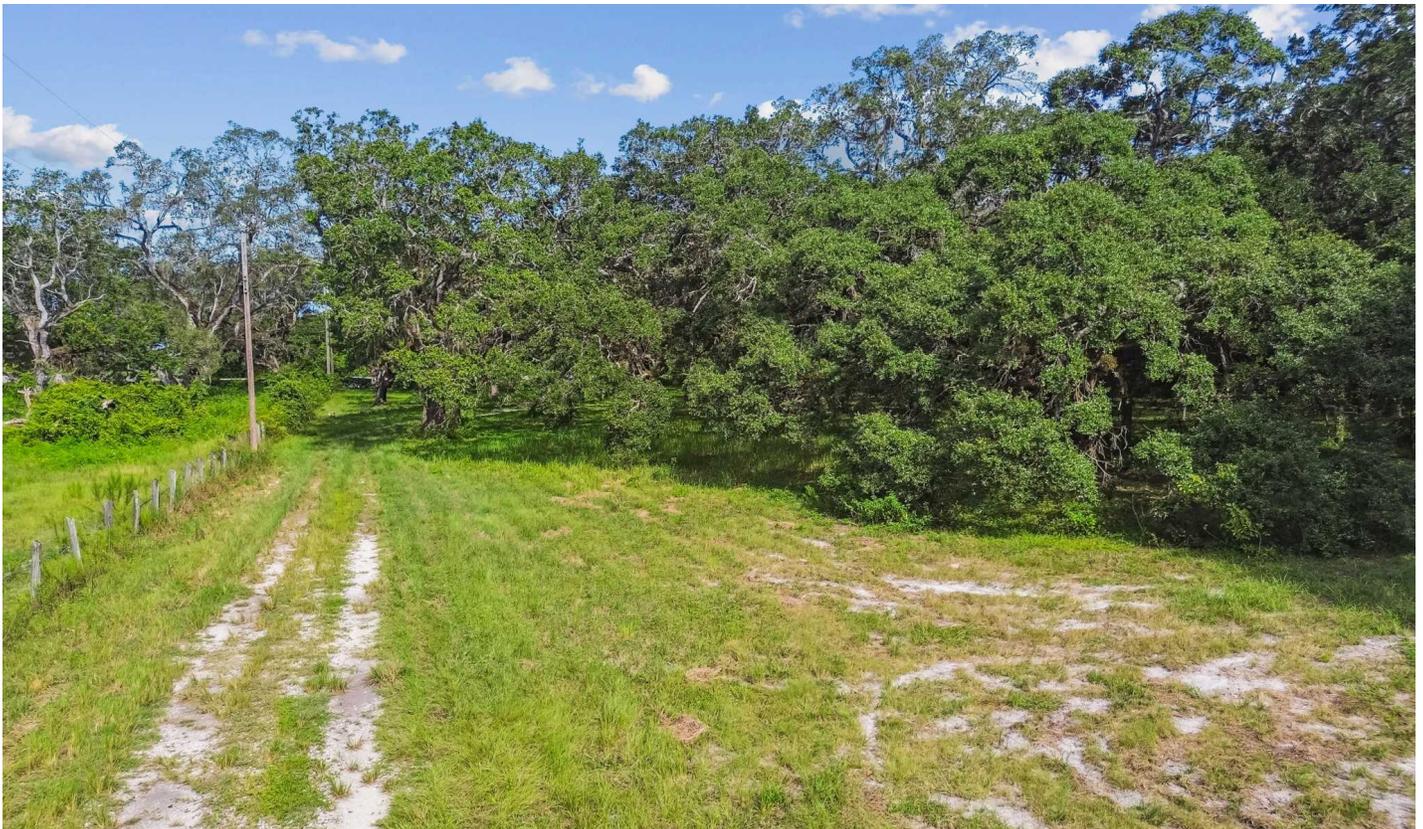
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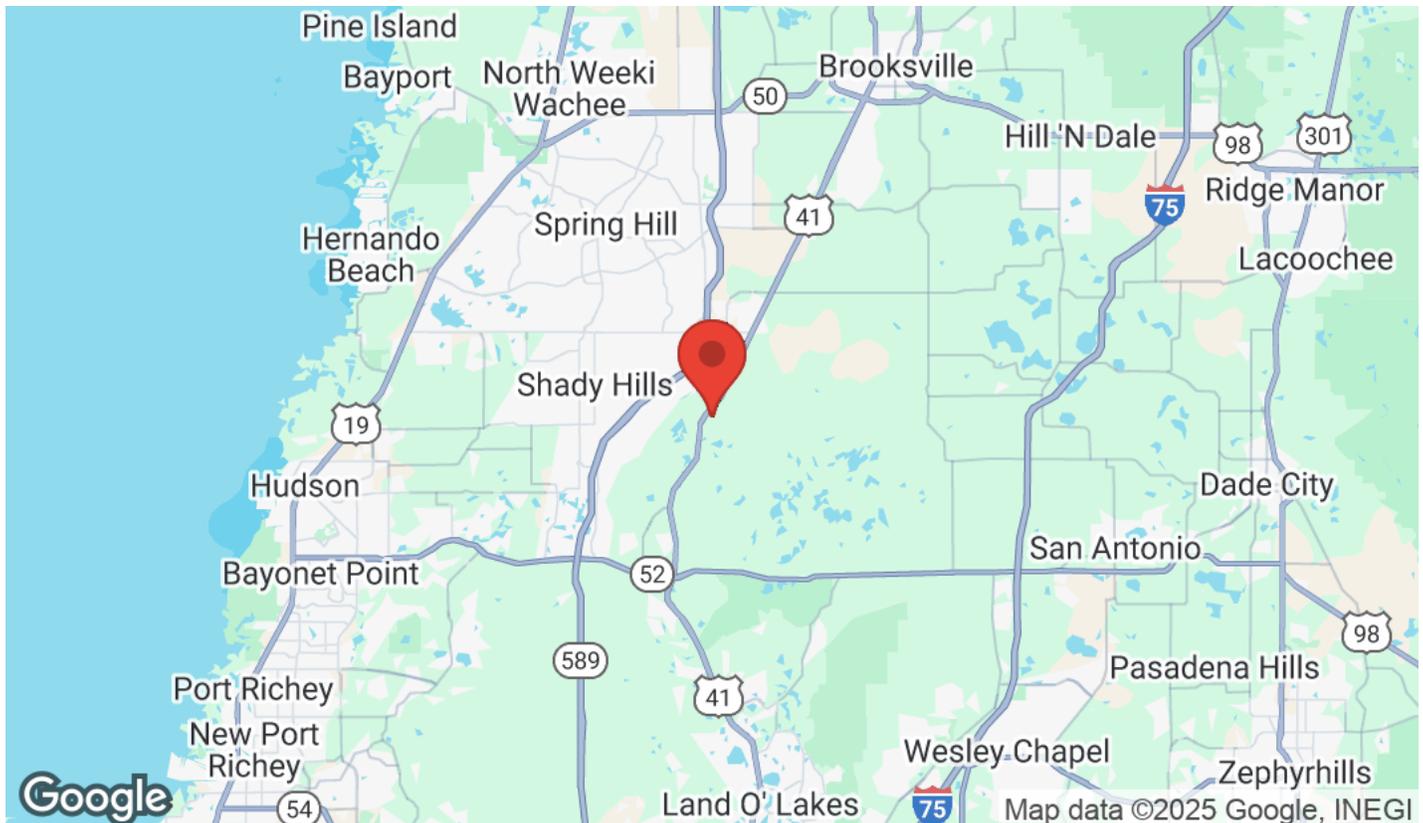
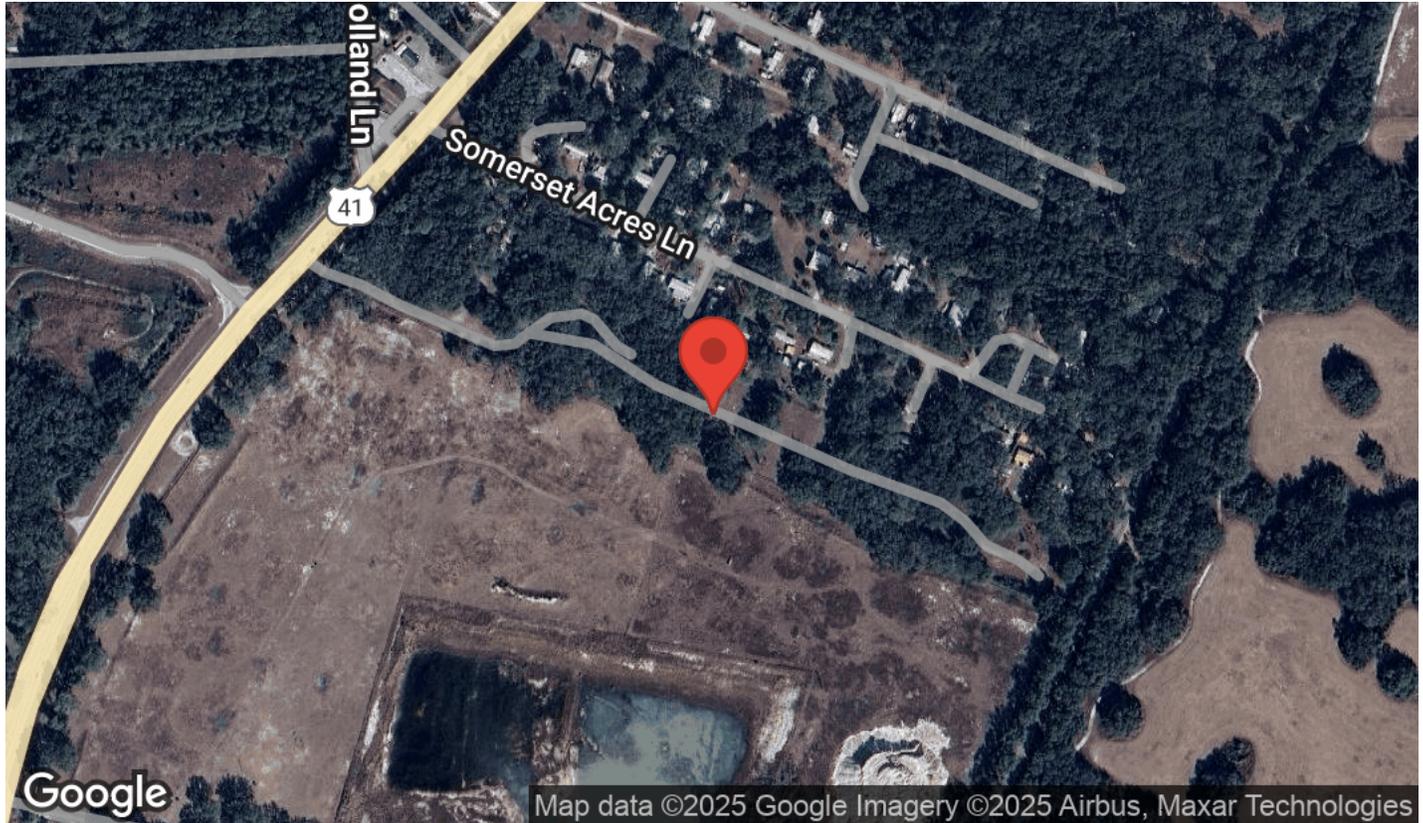
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# LOCATION MAPS

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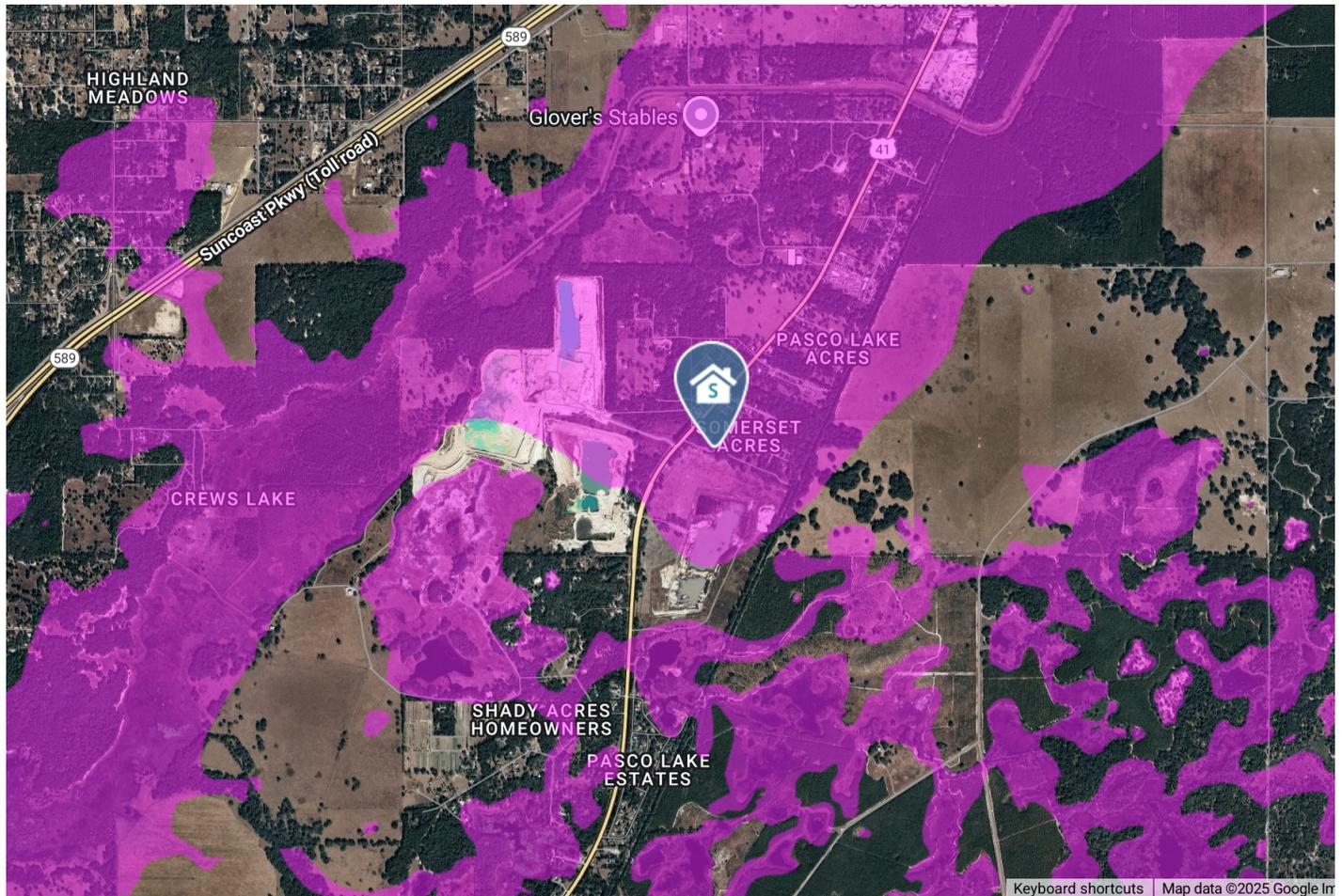


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# FLOOD ZONE | FLOOD MAP

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## Flood Zoning Information

- Flood Zone Code - A - \*Flood zone for the property location based on the FEMA FIRM.
- Special Flood Hazard Area (SFHA) - IN - \*Indicates whether the property location is In or Out of a Special Flood Hazard Area (100-Year floodplain).
- Coastal Barrier Resource Area (CBRA) - IN - \*Coastal Barrier Resource Act (CBRA) protects areas that serve as barriers against wind and tidal forces caused by coastal storms, and serves as habitat for aquatic species. Returns In or Out, for identifying whether the property is located within a CBRA zone.
- Distance to 100 yr Flood Plain - 0 ft - \*Distance in feet between the property and the boundary of the 100-year flood zone located in the same catchment or sub-watershed. If a 100-Year floodplain is not within the radius search, a value of -1 will be returned.

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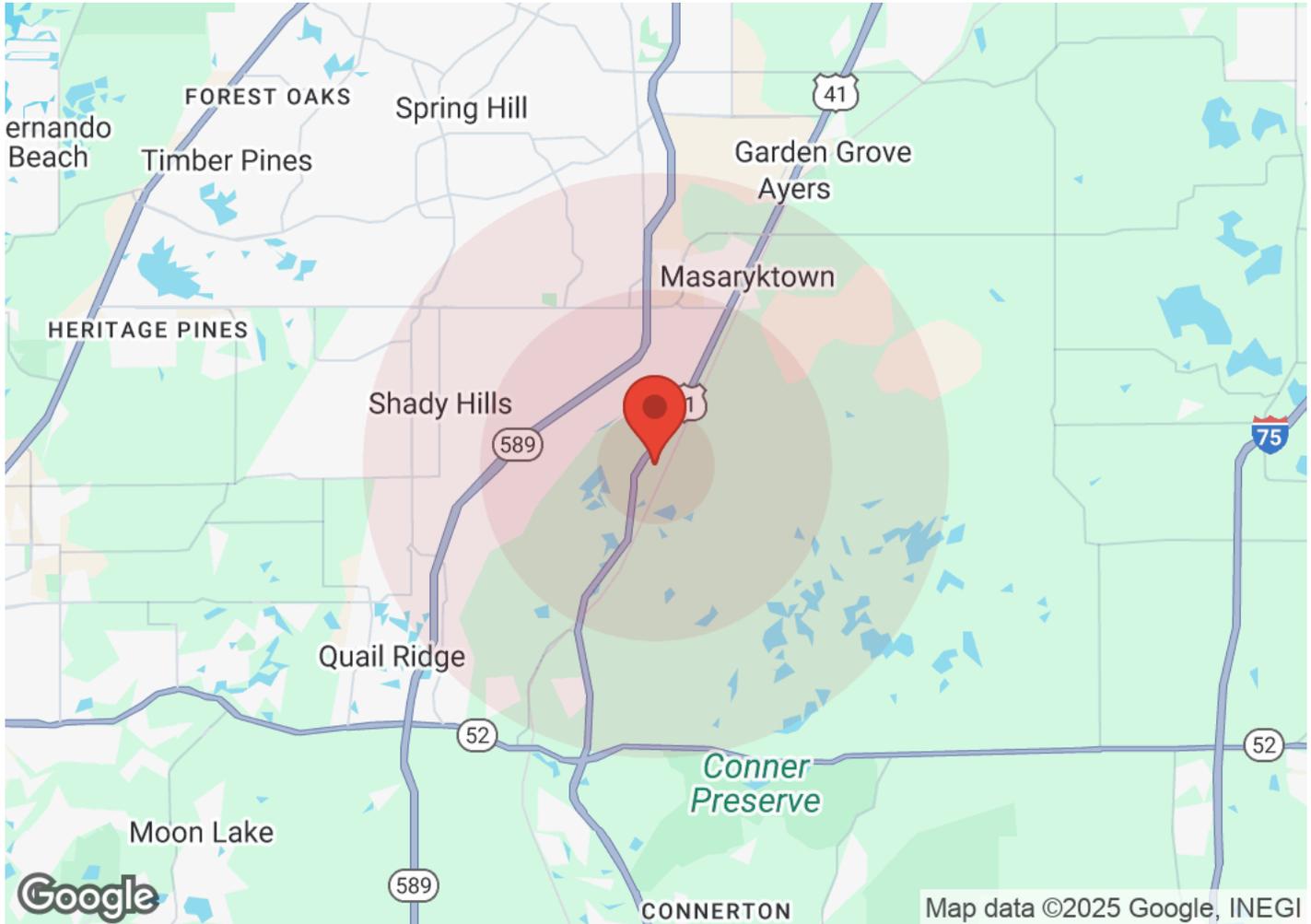
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# DEMOGRAPHICS

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	1 Mile	3 Miles	5 Miles		1 Mile	3 Miles	5 Miles
<b>Population</b>				<b>Income</b>			
Male	231	1,705	14,822	Median	\$60,275	\$68,629	\$78,741
Female	202	1,661	15,474	< \$15,000	26	151	829
Total Population	433	3,366	30,296	\$15,000-\$24,999	N/A	30	397
				\$25,000-\$34,999	16	92	766
<b>Age</b>				\$35,000-\$49,999	28	172	1,227
Ages 0-14	70	554	4,823	\$50,000-\$74,999	61	304	2,450
Ages 15-24	45	346	3,112	\$75,000-\$99,999	9	145	1,745
Ages 25-54	158	1,262	10,885	\$100,000-\$149,999	9	195	2,436
Ages 55-64	75	549	4,276	\$150,000-\$199,999	5	101	1,004
Ages 65+	84	656	7,199	> \$200,000	9	102	1,006
				<b>Housing</b>			
<b>Race</b>				Total Units	176	1,403	12,726
White	330	2,529	21,840	Occupied	163	1,291	11,860
Black	24	131	1,503	Owner Occupied	114	995	9,802
Am In/AK Nat	1	3	30	Renter Occupied	49	296	2,058
Hawaiian	N/A	N/A	9	Vacant	13	111	866
Hispanic	61	543	5,562				
Asian	7	73	712				
Multi-Racial	9	82	609				
Other	1	4	33				

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## PROFESSIONAL BIO

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Commercial Director

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Direct: (727) 410-2896 | Cell: (727) 410-2896

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Alex Lucke is a dedicated commercial real estate broker based in Tampa, Florida. He's been actively helping clients buy, sell, and lease commercial properties since 2015. As a Commercial Director at KW Commercial and a Certified Commercial Investment Member (CCIM), Alex brings deep market knowledge and personalized service to every deal.

With a focus on Industrial, Office, Retail, Multifamily, Land Development, and Special Purpose properties, he works with business owners and investors to make smart, strategic real estate decisions. His approach is simple: clear communication, tailored advice, and results that make sense.

What sets Alex apart is his responsiveness and reliability. He picks up the phone, engages on his clients' schedules, and moves quickly when it matters most. He's also a skilled marketer who takes pride in representing some of the most sought-after listings in Florida. Known for identifying market trends early, Alex adapts fast—delivering proactive strategies and exceptional client service.

In 2020, Alex earned his CCIM designation—an elite credential held by fewer than 10% of commercial brokers nationwide. Over the years, he's worked with a wide range of clients, including FASTSIGNS, Yo Mama's Food Co., Rose Radiology, Piazza Natural Stone, AVC Technologies, SiteOne Landscape Supply, INSA, Kelli's Catering & Events, and many local small businesses.

He maintains membership in several professional organizations, including FGCAR, GTAR, NAR, and CCIM.

Outside of work, Alex enjoys golfing, traveling, and cheering on the Tampa Bay Lightning with his wife Jacqueline, a podiatric surgeon. Both proud graduates of the University of Florida, they share a love for good food, family, and new places.

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