

OFFERING MEMORANDUM

BROKER:

Loyd Robbins

BK#3577625

O: 941.957.9300 x307

C: 941.356.9659

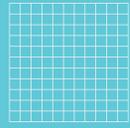
E: Loyd@RERobbins.com

www.rerobbins.com

VACANT RESIDENTIAL LAND PORTFOLIO FOR SALE

SPRING HILL, FL 34606

EXECUTIVE SUMMARY



65 Platted Residential Lots

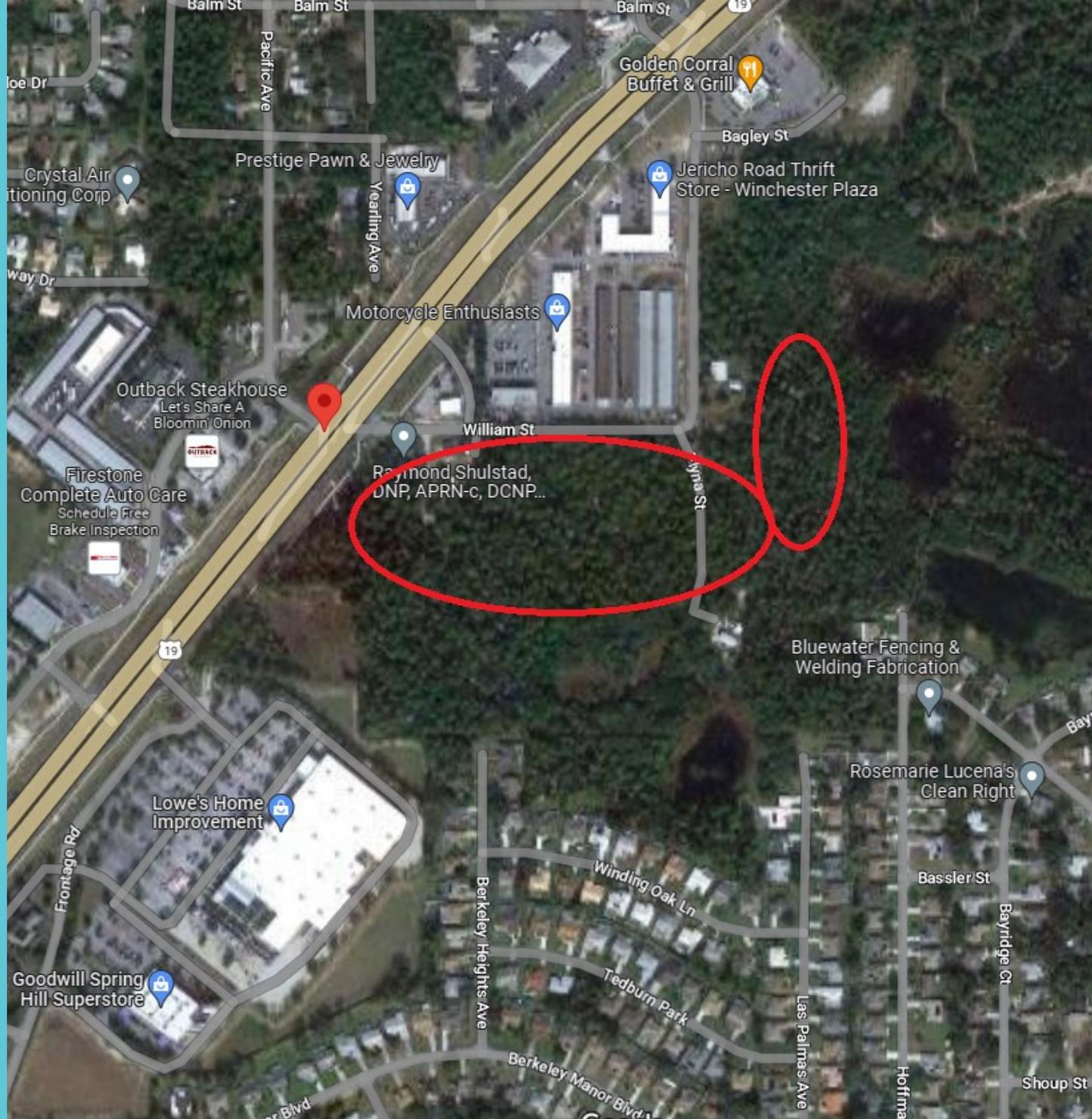


OFFERED AT \$1,625,000

Vacant Residential Land Development Opportunity.

65 platted lots in a high traffic area near Weeki Wachee Springs State Park in Hernando County.

Each lot is 50x120. Great opportunity for a residential development of single family homes.



PARCELS



William Street
Parcel ID - R10 223 17 1420 0370 0050

Las Palmas Avenue
Parcel ID - R10 223 17 1420 0430 0070
Parcel ID - R10 223 17 1420 0390 0090
Parcel ID - R10 223 17 1420 0390 0130

Plyna Street
Parcel ID - R10 223 17 1420 0400 0090

Kay Street
Parcel ID - R10 223 17 1420 0410 0010
Parcel ID - R10 223 17 1420 0420 0010

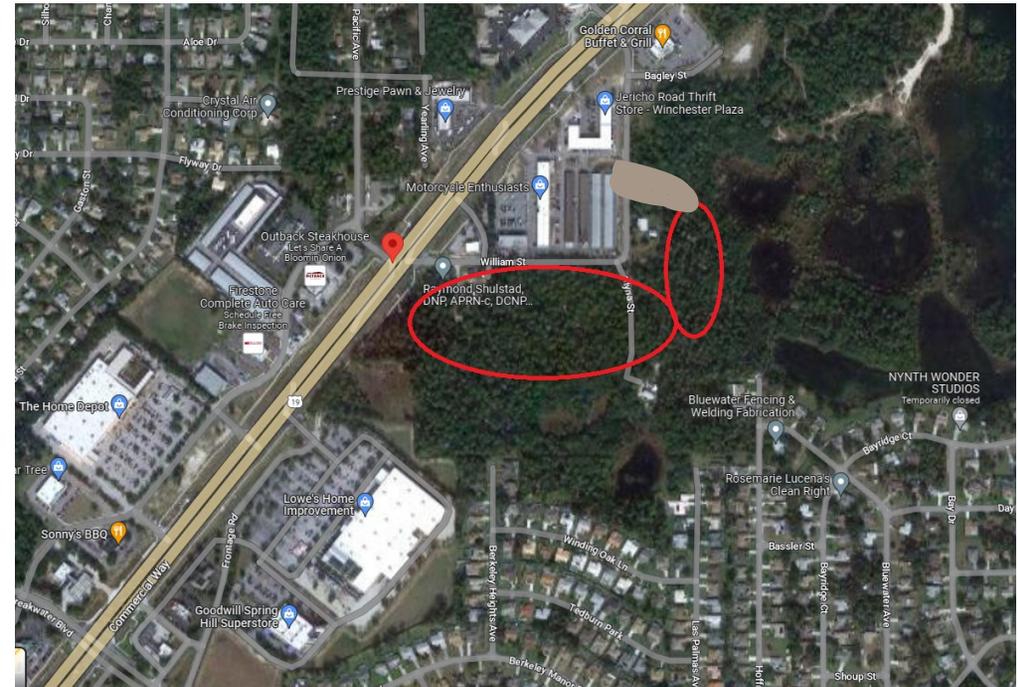
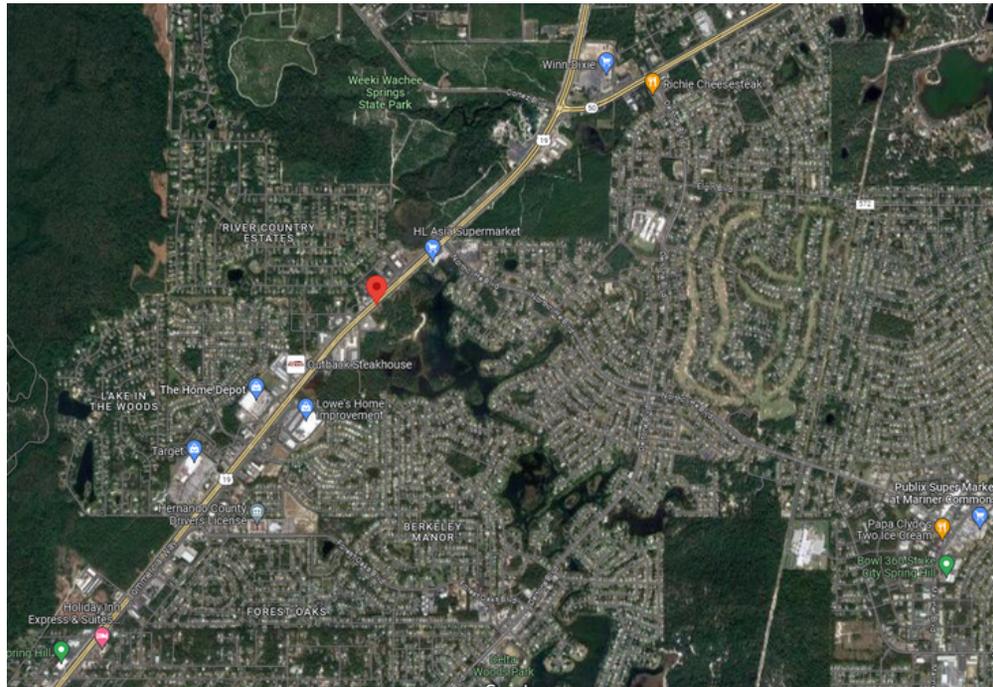
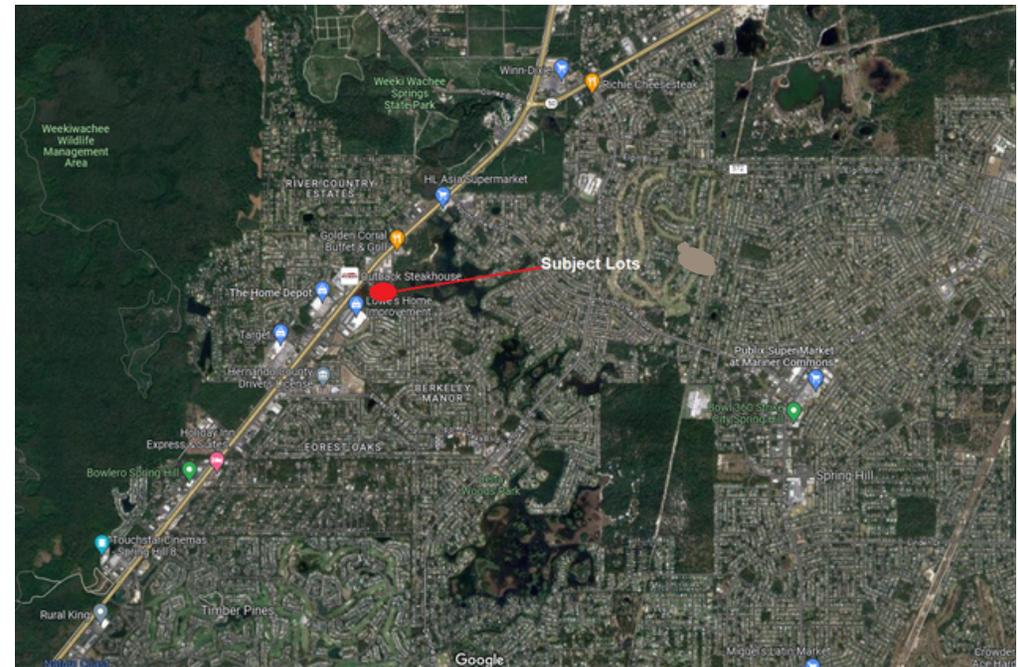
Gerbert Street
Parcel ID - R10 223 17 1420 0430 0040
Parcel ID - R10 223 17 1420 0430 0070

Commercial Way
Parcel ID - R10 223 17 1420 0430 0120

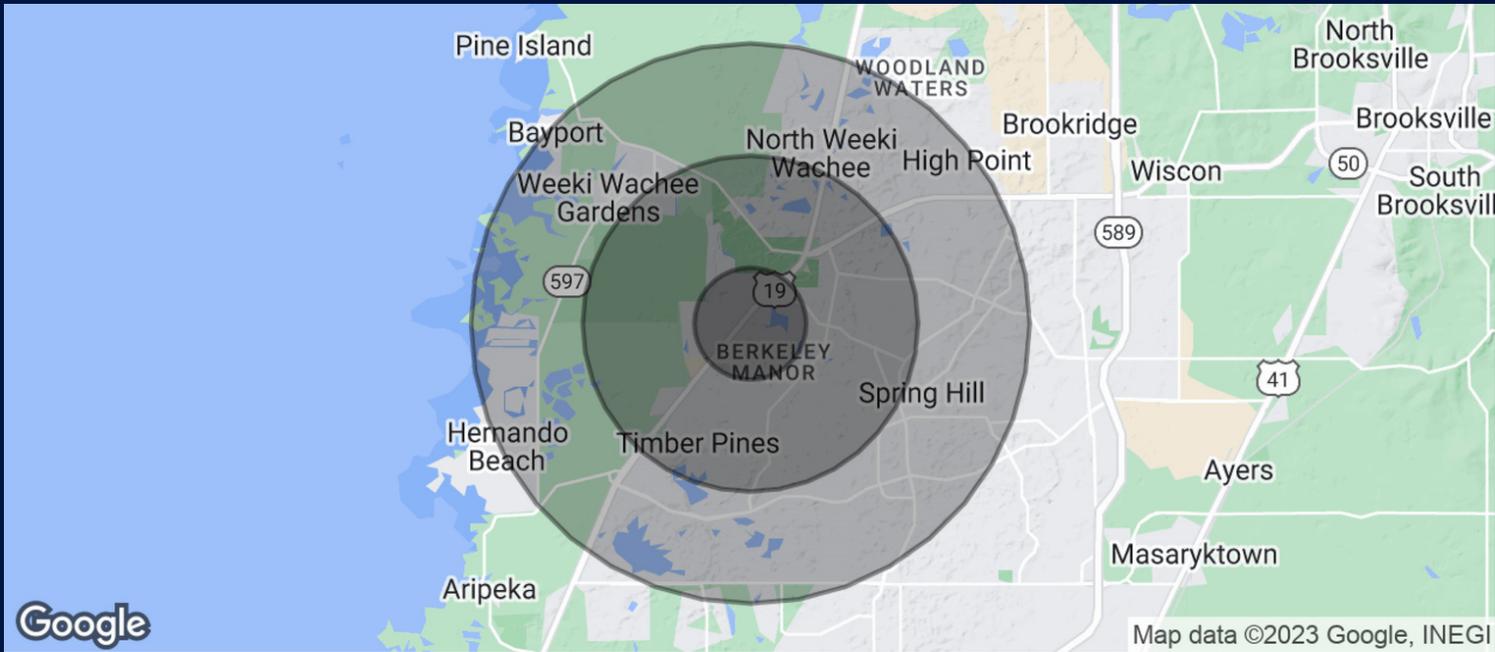
RETAIL MAP



LOCATOR MAPS



DEMOGRAPHICS



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,124	35,783	95,389
Average Age	48.9	49.8	46.6
Average Age (Male)	46.5	47.3	45.5
Average Age (Female)	54.8	53.2	48.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,489	18,043	44,256
# of Persons per HH	2.1	2.0	2.2
Average HH Income	\$51,718	\$50,837	\$52,822
Average House Value	\$153,034	\$152,053	\$157,705

** Demographic data derived from 2020 ACS - US Census*

SPRING HILL, FL

Spring Hill is an unincorporated community located in Hernando County, Florida. Sitting along Florida's western coastline only four miles from the Gulf of Mexico, Spring Hill is situated 40 miles northwest of Tampa and 53 miles north of St. Petersburg. Surrounding communities include Weeki Wachee, Hernando Beach, Aripeka, Brooksville, Hudson, Homosassa and Port Richey. Spring Hill is the largest community in Hernando County.

Considered the northern gateway to Tampa Bay, Hernando County boasts some of the state's finest bass fishing in its lakes and rivers. Other outdoor recreation in the area includes hiking, canoeing, golf and biking on both paved and wilderness trails. Spring Hill is home to Buccaneer Bay, Florida's only water park housed within a completely natural setting. The attraction features waterslides, a tube ride, bumper boats, a children's play area and a beach. Another Spring Hill attraction is the "Weeki Wachee City of Mermaids" show, featuring daily underwater mermaid shows, exotic bird shows, wilderness river cruises and a petting zoo. The Weeki Wachee Preserve is a 6,000 acre protected wildlife area that lies between Spring Hill and its neighboring community of Hernando Beach.

Hernando County is home to the largest (truck-to-truck) Wal-Mart Distribution Center in the U.S. approximately 1,600,000 square feet in size and located in Ridge Manor. The industrial park Airport Industrial Park is a 155-acre located near the Hernando County Airport. Over one hundred aviation, manufacturing and distribution businesses are located in this area.



ECONOMY

Spring Hill has a diverse economy with employment represented in each major sector and a growing labor force to support its economic development efforts. Spring Hill has more than tripled in size since 2000, blossoming into a highly sought-after community in a rapidly growing region.



WEATHER

Spring Hill has a humid subtropical climate, with hot, humid summers, and warm, drier winters. There are distinct rainy and dry seasons, with the rainy season lasting from June to September, and the dry season from October to May.