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IN THE GREATER TAMPA BAY AREA!

813.935.9600

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TINA@FLORIDACOMMERCIALGROUP.COM

FLORIDA COMMERCIAL GROUP

401 EAST PALM AVENUE, TAMPA, FL 33602

FLORIDACOMMERCIALGROUP.COM

**4545 SHOAL LINE BLVD.
HERNANDO BEACH, FL 34607**

10 ACRE SITE FOR SALE | \$995,000

IDEAL FOR: RESORT COMPLEX, MARINE STORAGE, HOTEL

**PREVIOUSLY APPROVED FOR 42-UNIT RESORT
& ENVIRONMENTAL EDUCATION CENTER**

ZONED CM-1 COMMERCIAL MARINE DEVELOPMENT



LISTING DETAILS

FINANCIAL & TERMS

Status: Active
 Offering Price: \$995,000/
 Purchase Options: Cash, Hard Money, Conventional, SBA, Owner Financing
 Expenses: Available Upon Request
 (Property Taxes, Insurance, Utilities, Security Cameras, Lawn/ Maintenance, etc...)

LOCATION

Street Number: 4545
 Street Name: Shoal Line Blvd.
 Street City: Hernando Beach
 County: Hernando
 Traffic Count/ Cross Streets:
 7,700 VTD (between Cortez Blvd. & Osowaw Blvd.)
 Market: Tampa/ St. Petersburg/ Clearwater
 Sub-Market: Hernando Beach

THE PROPERTY

Parcel Numbers: R0742317000000400080 (a portion of)
 R0742317000000400090 (a portion of)
 R0742317000000400000 (a portion of)
 Zoning: CM-1 (Marine Commercial District)
 Current Use: Marine Storage/Boat Parking/ Boat Repair and Services
 Site Improvements: Electricity, Gated and Asphalted
 Total Acreage: 10 AC (4 +/- acres of uplands and 6 +/- acres of wetlands)
 Lot Dimensions: TBD
 Front Footage: Approximately 1,000' (Shoal Line Blvd.)

TAXES

Tax Year: 2022
 Taxes: \$4,481.79 :: \$3,557.56 :: \$5,191.11

UTILITIES

Electricity: Withlacoochee River Electric
 Water: Hernando County Water (Available at the street, not onsite)
 Waste: The Hernando County Water & Sewer Service (Requires county planning)
 Communications: AT&T, Frontier and Verizon

THE COMMUNITY

Community/Subdivision Name: Shoal Line Blvd/ Osowaw Blvd.(C595)
 Flood Zone Area: AE
 Flood Zone Panel: 12053C0144E

THE LISTING

Driving Directions: From Tampa, take Suncoast Expressway north. Exit west on State Rd 52 to US 19. Turn right on US 19 to Spring Hill Drive. Head west on Spring Hill Drive to Osowaw Blvd.



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NEW DEVELOPMENT OPPORTUNITY

Zoning CM-1 Marine Commercial, this land is suitable for a variety of businesses. The purpose and intent of the CM-1 district is to permit the designation of suitable locations for and to ensure the proper development and use of land and adjacent waters for commercial marinas and other uses incidental to such facilities. The principal uses of land at these locations shall be limited to waterfront dependent uses required for the support of recreational boating and fishing. The principal criterion for designating such locations, and regulating the development and use thereof, shall be minimizing or eliminating adverse impact on the natural environment.



INVESTMENT HIGHLIGHTS

- Development/ Investment Opportunity
- The area is exploding with new commercial and residential growth and is surrounded by countless new developments
- Excellent, 10-acre site offering opportunities for new construction
- Highest and best use: a marine storage for boat & trailers, RV park, resort, hotel, conservation park for wildlife or an educational facility
- Approximately 1,000' of frontage directly on Shoal Line Blvd.
- Located due north of the Osowaw Blvd. and Shoal Line Blvd. junction
- Convenient to highways and major thoroughfares
- 5 miles to U.S. Hwy. 19
- 6 miles to Bayport
- 7.5 miles to Weeki Wachee Springs State Park
- 13.5 miles to US Hwy 589/ Veterans Expressway Toll
- 6 minutes to Spring Hill
- 30 minutes to Homosassa Springs
- 50 minutes (approx.) to Tampa International Airport
- 1 hour to Downtown Tampa
- Major commercial activities are near the property along Highway 19 which includes residential development, grocery stores, restaurants, gas stations, car dealerships, entertainment, healthcare, schools, shopping, etc...



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AERIAL VIEWS | ACCESS TO THE GULF OF MEXICO VIA NATURAL WATERWAYS



ATTENTION INVESTORS, BUILDERS OR DEVELOPERS, Florida Commercial Group is pleased to present your "Gateway to the Gulf"; an opportunity to acquire and develop a 10-acre land parcel in the up and coming Hernando Beach Community.

This site has no CDD, HOA or deed restrictions.

The utility easement and access to this site runs along Shoal Line Blvd. and hook up will need to be established with Hernando County. Also, an ERP permit is in place for storm water run-off that includes a large drainage retention pond and installed berm on the outer edges of the property. Sellers previously obtained prior approval for a 42-unit resort and environmental education center. This property is also connected to the future planned Hernando County Boat Ramp parking lot. The entrance to the property is video surveilled and gated as well.

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INVESTMENT HIGHLIGHTS | DEMOGRAPHICS

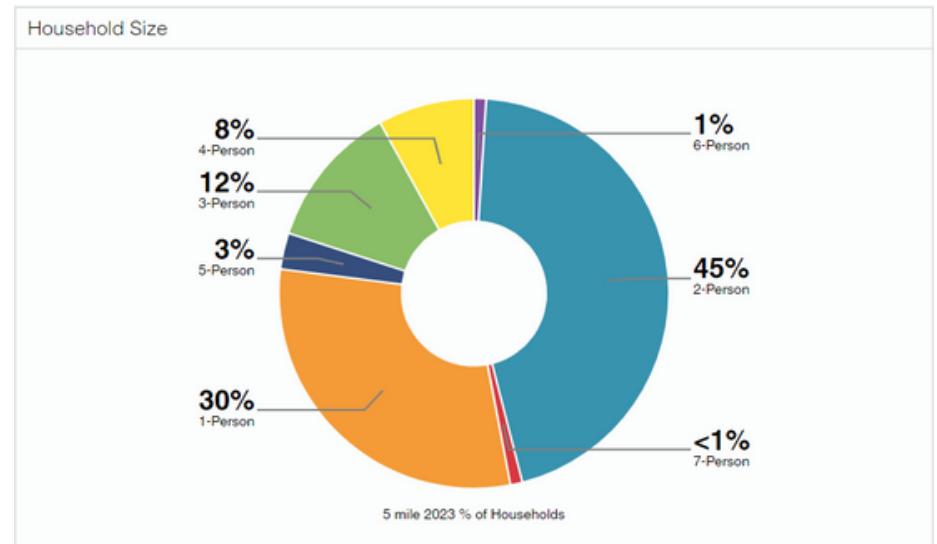
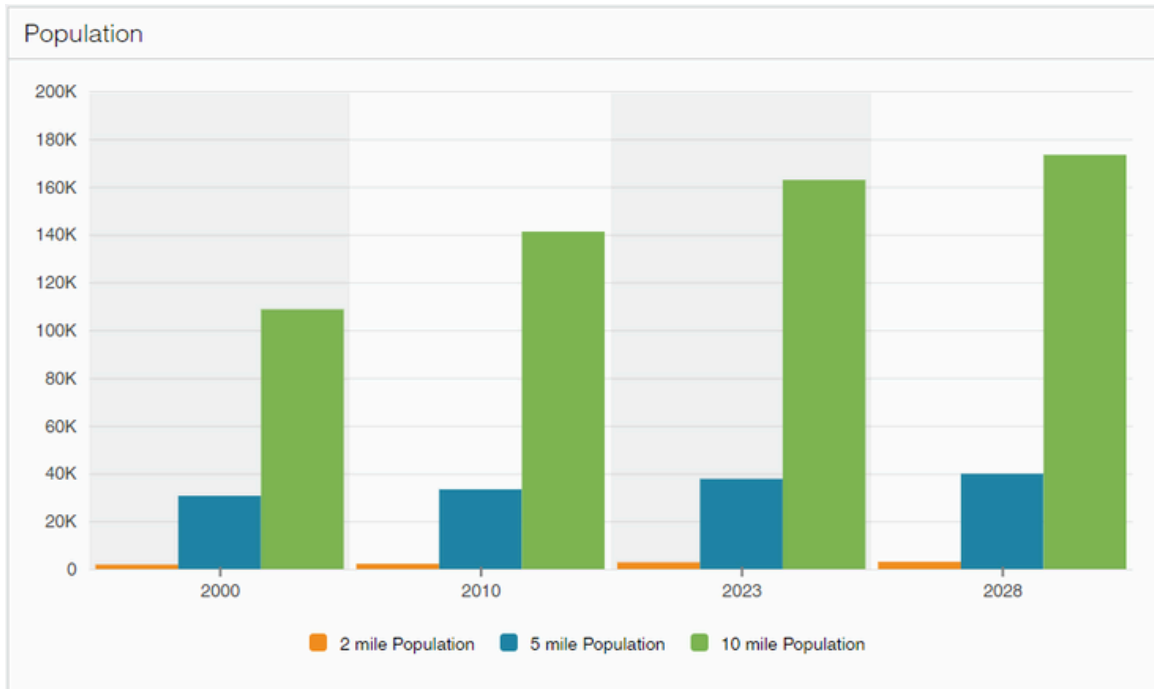
THIS AREA BOASTS RAPIDLY IMPROVING DEMOGRAPHICS!

Within a 5-mile radius of this site resides approximately 41,368 people with an average age of 52 and a HH income that exceeds \$72,792.

By and large, this Hernando Beach commercial property features an opportunity for a Marine Industry investor seeking to establish themselves as a new Hernando County business owner or a seasoned developer looking to expand the Marina District with residential accommodations, community educational centers or marine storage. This offer boasts a natural waterfront location featuring sprawling conservation views, high visibility and ease of access along Shoal Line Blvd.

Overall, Hernando Beach serves as a tranquil escape for those seeking outdoor adventures, natural beauty, and a taste of local culture.

Call today for a Broker guided tour.



GRAPHS: COURTESY OF COSTAR

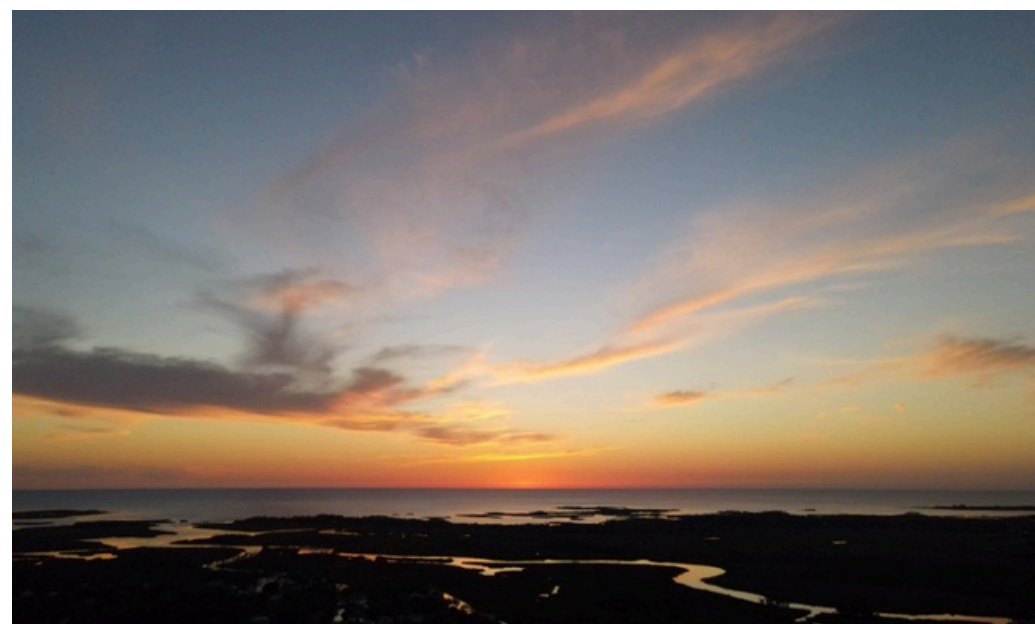


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AREA IMAGES



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AREA HIGHLIGHTS & THINGS TO DO IN HERNANDO COUNTY

Nature's Place to Play

Value is in the land!

Here is a 10-acre site, zoned CM-1, boasts (approx.) 1,000' of frontage along Shoal Line Blvd. and offers limitless opportunities for new development in buzzing Hernando Beach :: Located immediately north of the intersection at the Shoal Line Blvd./ Osowaw Blvd. junction and directly across from the Hernando Beach water tower :: Surrounded by the Historic Communities of Weeki Wachee Gardens, Weeki Wachee Springs State Park, Bayport, Pine Island, Aripeka and Spring Hill :: US 19, FL-589/ Veterans Expressway, and US Hwy 41 are a short 7- 28 minute commute away :: This property is in the immediate area of many national and regional retailers, job centers, trade amenities, as well as several great neighborhood schools and daycare centers.

Hernando Beach, Florida: A serene waterfront community known for its natural beauty and outdoor activities. Some outdoor activities that are available to the locals and tourists are water sports like swimming, snorkeling, diving, kayaking, and fishing. The tranquil waters are ideal for these pursuits, making it a popular destination for water enthusiasts.

The Flats: A notable feature of the Hernando Beach area are the Flats, a sandy area accessible through the canal system. This spot is perfect for families, offering shallow waters for kayaking and paddle boarding, as well as opportunities to see turtles, dolphins and manatee. The Flats are particularly popular during the weekends of summer.

Fishing and Scaloping: The area is rich in marine life, making it a great location for fishing. Visitors can catch species like tarpon, red fish, flounder, black drum, snook, and grouper. Scaloping is also a popular activity, with many choosing to go out on guided tours to harvest bay scallops.

NATURE AND WILDLIFE

Weeki Wachee Preserve: Located nearby, this preserve is home to diverse wildlife, including manatees and dolphins, making it a great spot for nature lovers. Kayaking on the Weeki Wachee River is a common activity, where visitors can often see these gentle creatures.

Fishing Charters: Local charters offer fishing trips that allow visitors to explore both inshore and offshore waters, providing a chance to experience the area's natural beauty while fishing.

COMMUNITY AND CULTURE

Art Walks: The Front Porch Art Walk occurs on the first Saturday of each month, featuring local artists and businesses along Shoal Line Boulevard. This event showcases the community's artistic side and promotes local culture.

Dining: Hernando Beach features local restaurants that offer fresh local seafood and live music, enhancing the dining experience for visitors and locals alike.



<https://floridasadventurecoast.com>

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Your Tampa Bay and Beyond Commercial Real Estate Experts

SALES • INVESTMENTS • LEASING • PROPERTY MANAGEMENT

When you're looking to engage in any commercial real estate transaction – including buying, selling, leasing, financing, or even developing real estate – using a CCIM for your transaction is the best investment you'll make. Backed by **knowledge, stability, and resources**, Florida Commercial Group is uniquely equipped to assist you in all your real estate needs.

Our boutique brokerage is recognized in the Tampa Bay area as an **authority on all types of properties** with a **commitment to excellence and exceptional service**. With over 20 years of experience in residential and commercial real estate brokerage, leasing, property management, development, and investment services our team of specialists offers you a full suite of comprehensive services.

How Can We Help?

- BUYER & SELLER REPRESENTATION
- TENANT & LANDLORD REPRESENTATION
- PROPERTY MANAGEMENT FOR OWNERS & FINANCIAL INSTITUTIONS
- VALUATION & ADVISORY SERVICES
- COMMERCIAL & RESIDENTIAL

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CERTIFIED COMMERCIAL INVESTMENT MEMBER 2021



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