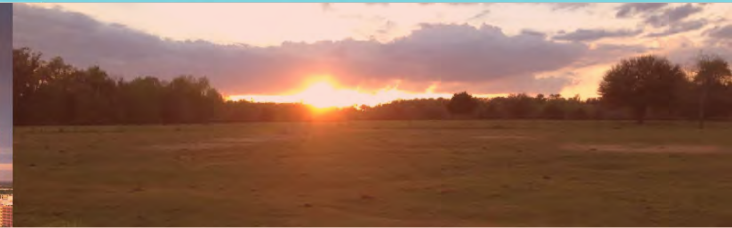
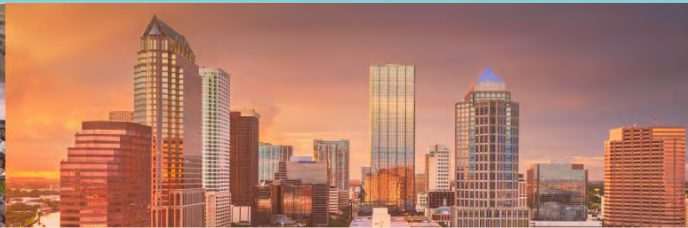


We know this land.



The Dirt Dog

304 S. WILLOW AVENUE

TAMPA, FL 33606

813.287.8787

www.thedirtdog.com

Aerial



Property Description

PROPERTY DESCRIPTION

The property consists of three commercial lots totaling 3.51± acres. The lots can be sold together or individually and there are two 1.04 acre lots and one 1.43 acre lot. All utilities are to the site with off-site retention and signage available on SR 50 (Cortez Blvd) for excellent visibility with 38,000 cars passing by the site per day.

LOCATION DESCRIPTION

This site is located off of Tundra Drive & Fish Eagle Blvd in Brooksville, FL. The parcels are right of State Rd 50 (Cortez Blvd) with close Proximity to Suncoast Parkway. Property has easy access for both east and west bound traffic on SR 50 (Cortez Blvd).

MUNICIPALITY

Hernando County

PROPERTY SIZE

Lot 3: 1.04 Acres
Lot 4: 1.04 Acres
Lot 5: 1.43 Acres
TOTAL: 3.51 Acres

PARCEL ID

R2722218146300000063, R2722218146300000064, & R2722218146300000065

ASKING PRICE

Lot 3: 1.04 Acres - \$545,000
Lot 4: 1.04 Acres - \$545,000
Lot 5: 1.43 Acres - \$745,000
TOTAL: 3.51 Acres - \$1,835,000

BROKER CONTACT INFO

Chris Bowers, CCIM
Senior Broker
813.287.8787 x8
chris@thedirt dog.com



Aerial Looking East



Aerial Looking West

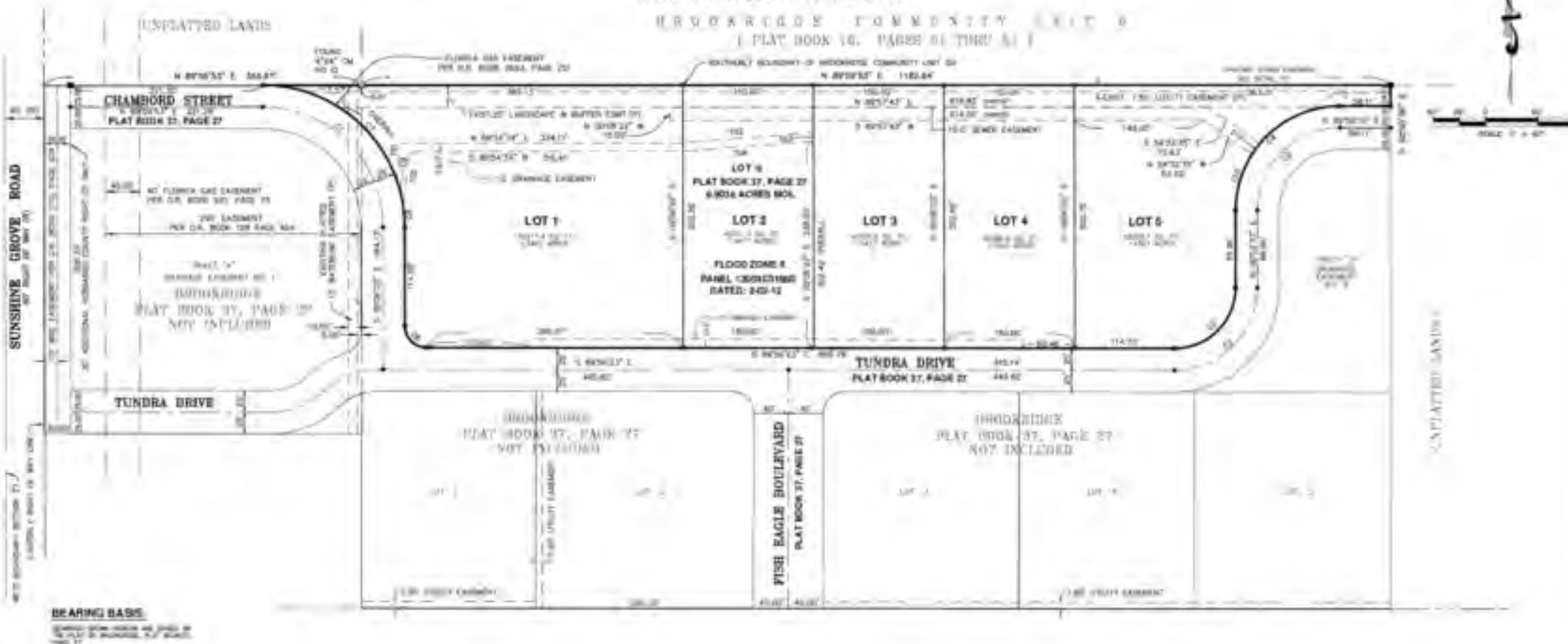


Property Plat

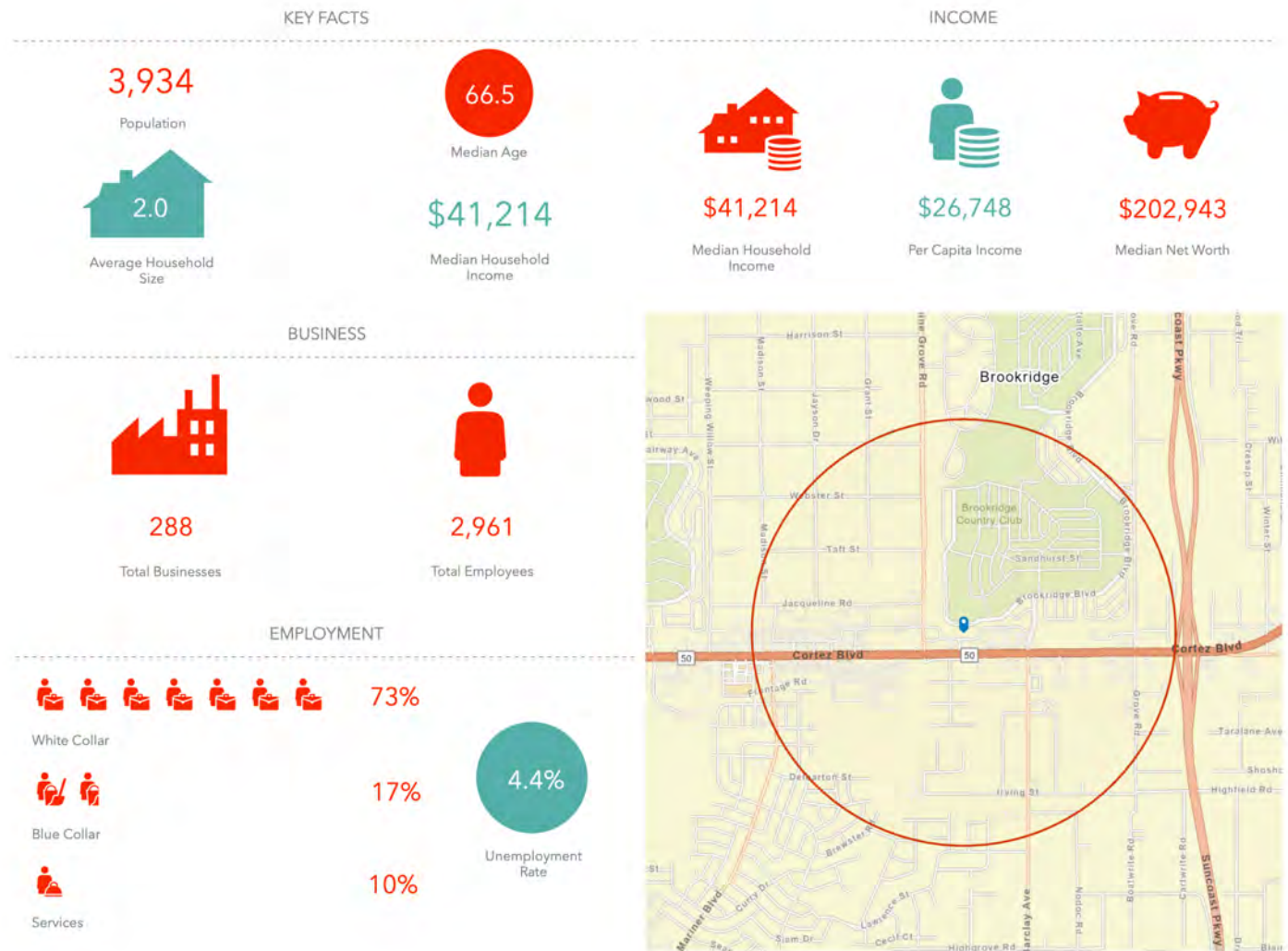
BROOKRIDGE LOT 6 REPLAT

Plat Book: _____ Page No.: _____

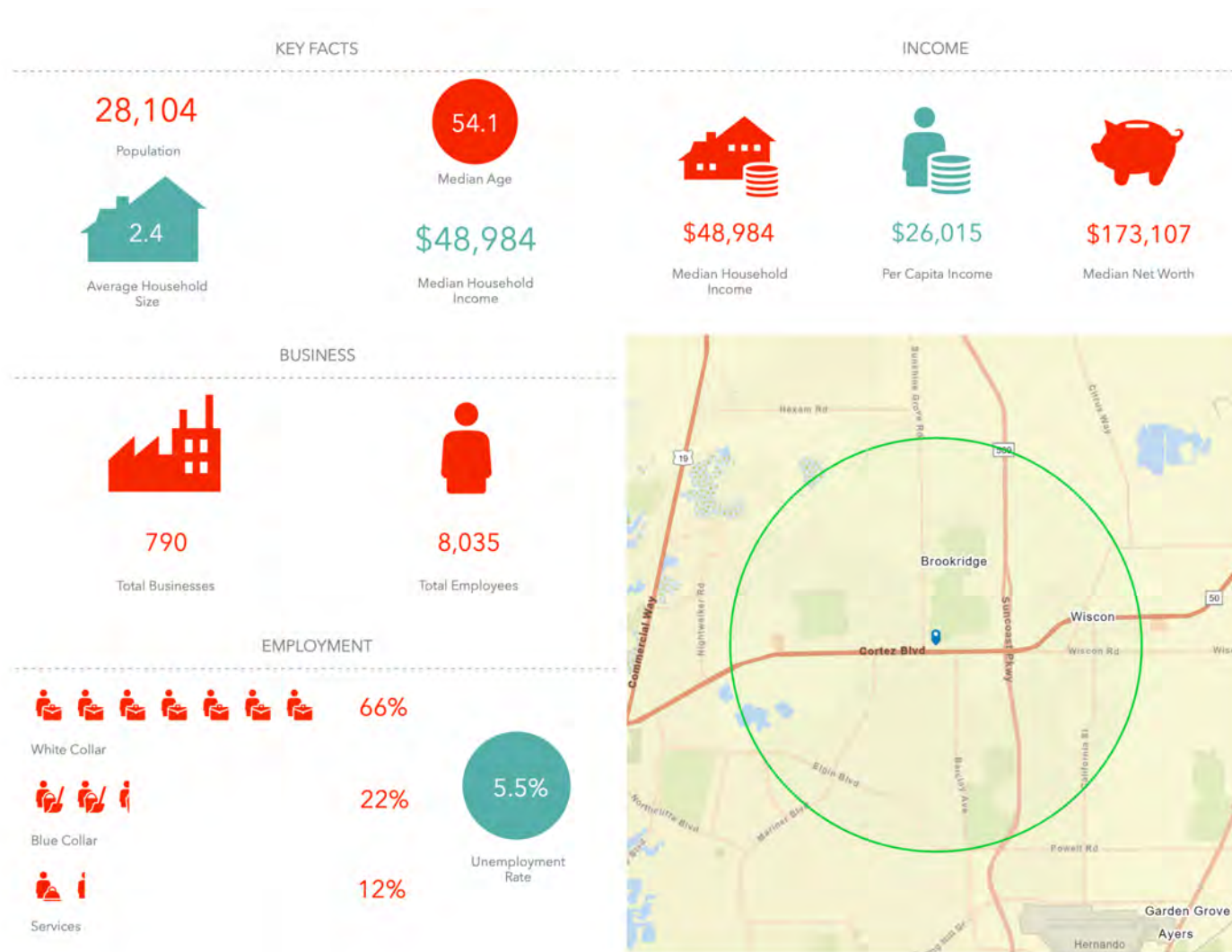
A SUBDIVISION WITH NO IMPROVEMENTS,
A REPLAT OF LOT 6 OF BROOKBRIDGE, A SUBDIVISION AS RECORDED IN PLAT BOOK 37, PAGE 27
OF THE PUBLIC RECORDS OF HERNANDO COUNTY,
AND LYING WITHIN SECTION 27, TOWNSHIP 22 SOUTH RANGE 18 EAST
-HERNANDO COUNTY, FLORIDA-



Demographics - 1 Mile Radius



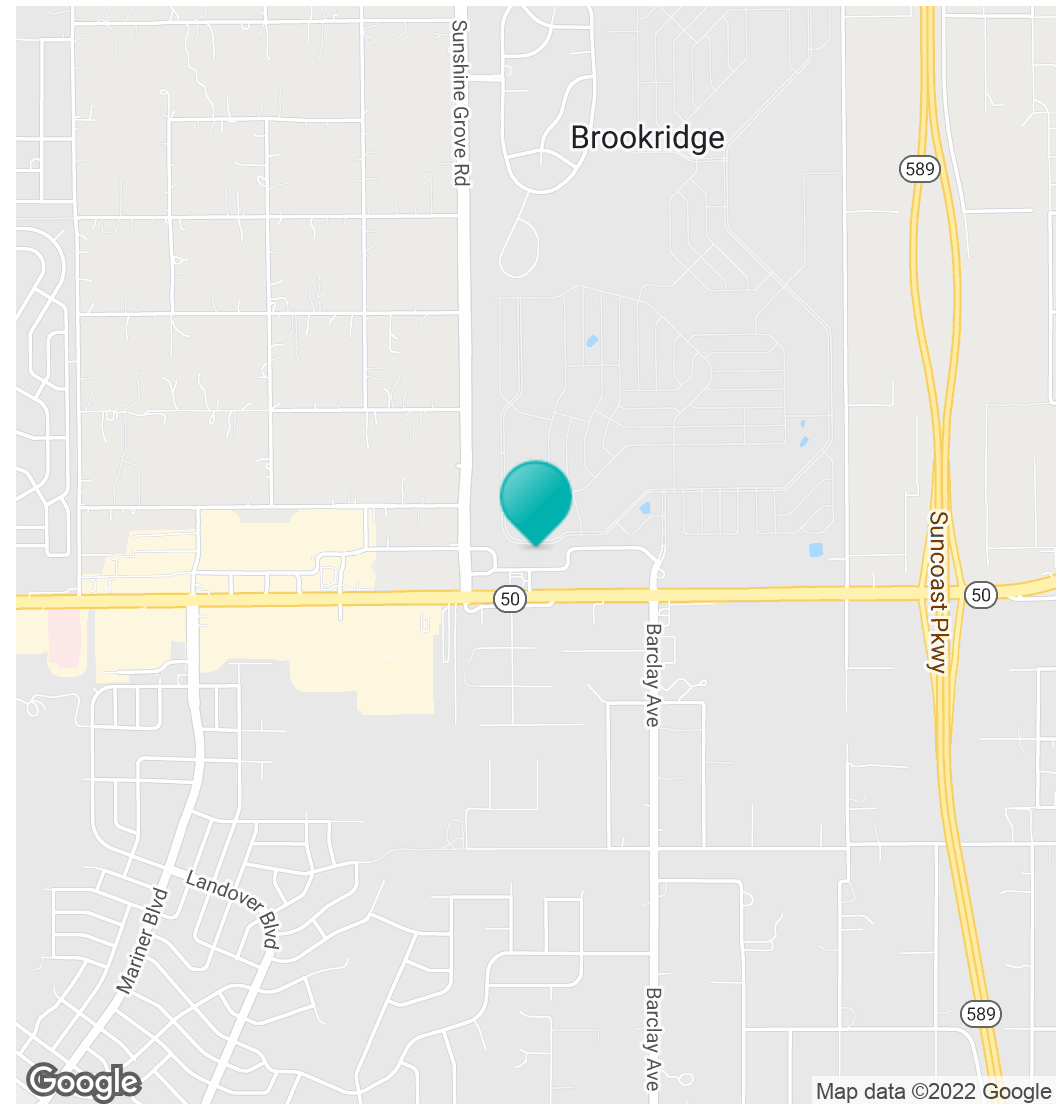
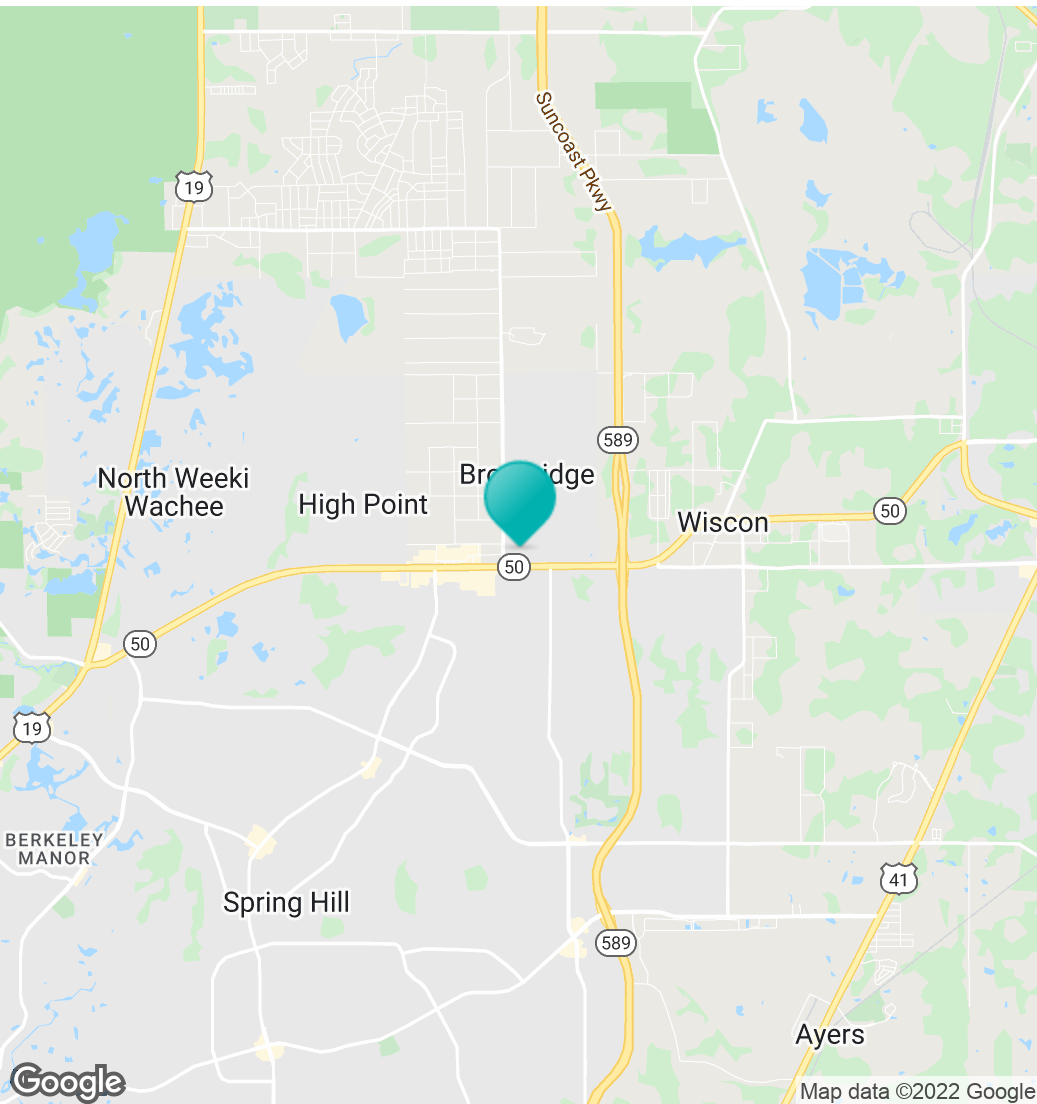
Demographics - 3 Mile Radius



Demographics - 5 Mile Radius



Location 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.

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