

We know this land.



Eshenbaugh LAND COMPANY

The Dirt Dog



304 S. WILLOW AVENUE

TAMPA, FL 33606

813.287.8787

www.thedirtdog.com

Aerial



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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

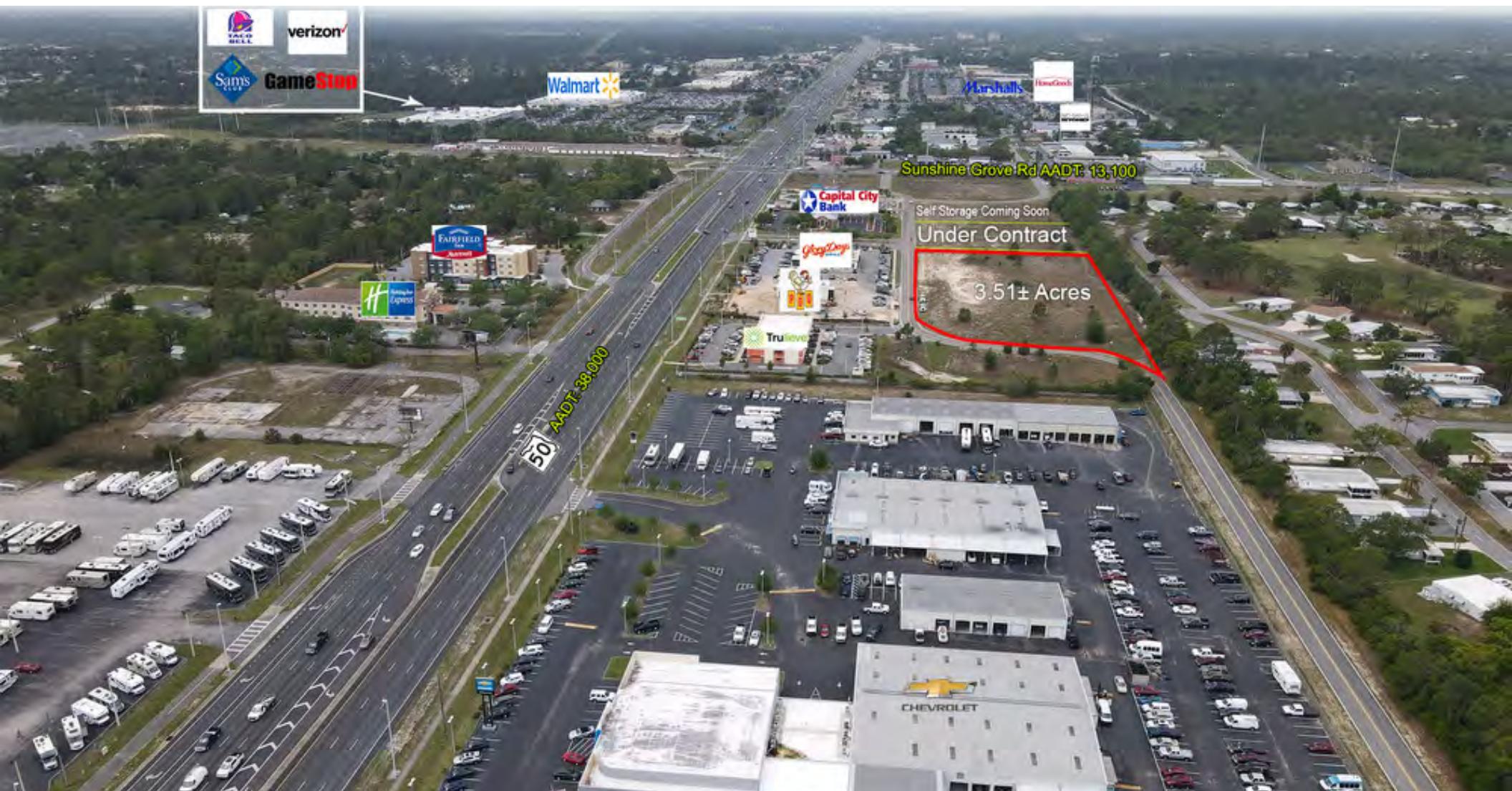
Senior Broker

813.287.8787 x8

chris@thedirtdog.com



Aerial Looking East



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Aerial Looking West



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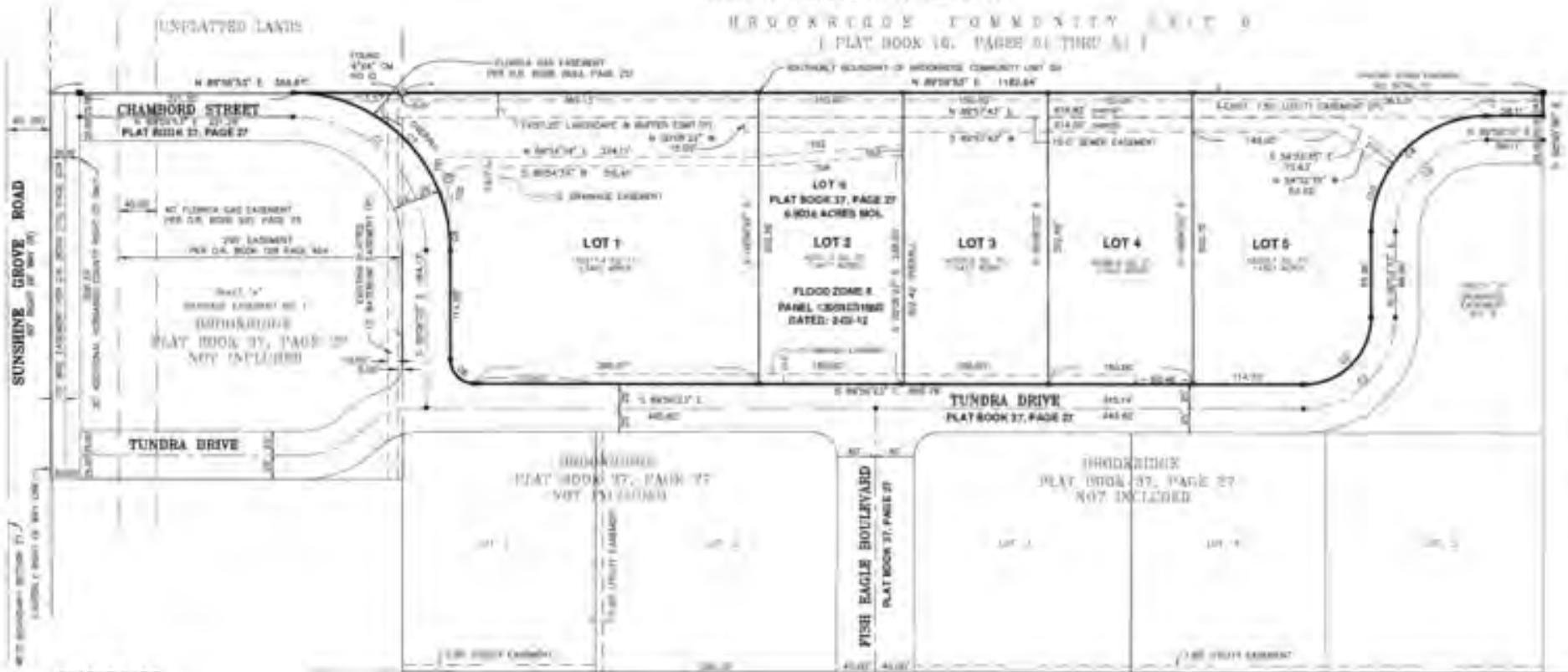


Property Plat

BROOKRIDGE LOT 6 REPLAT

**A SUBDIVISION WITH NO IMPROVEMENTS,
A REPLAT OF LOT 6 OF BROOKRIDGE, 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-**

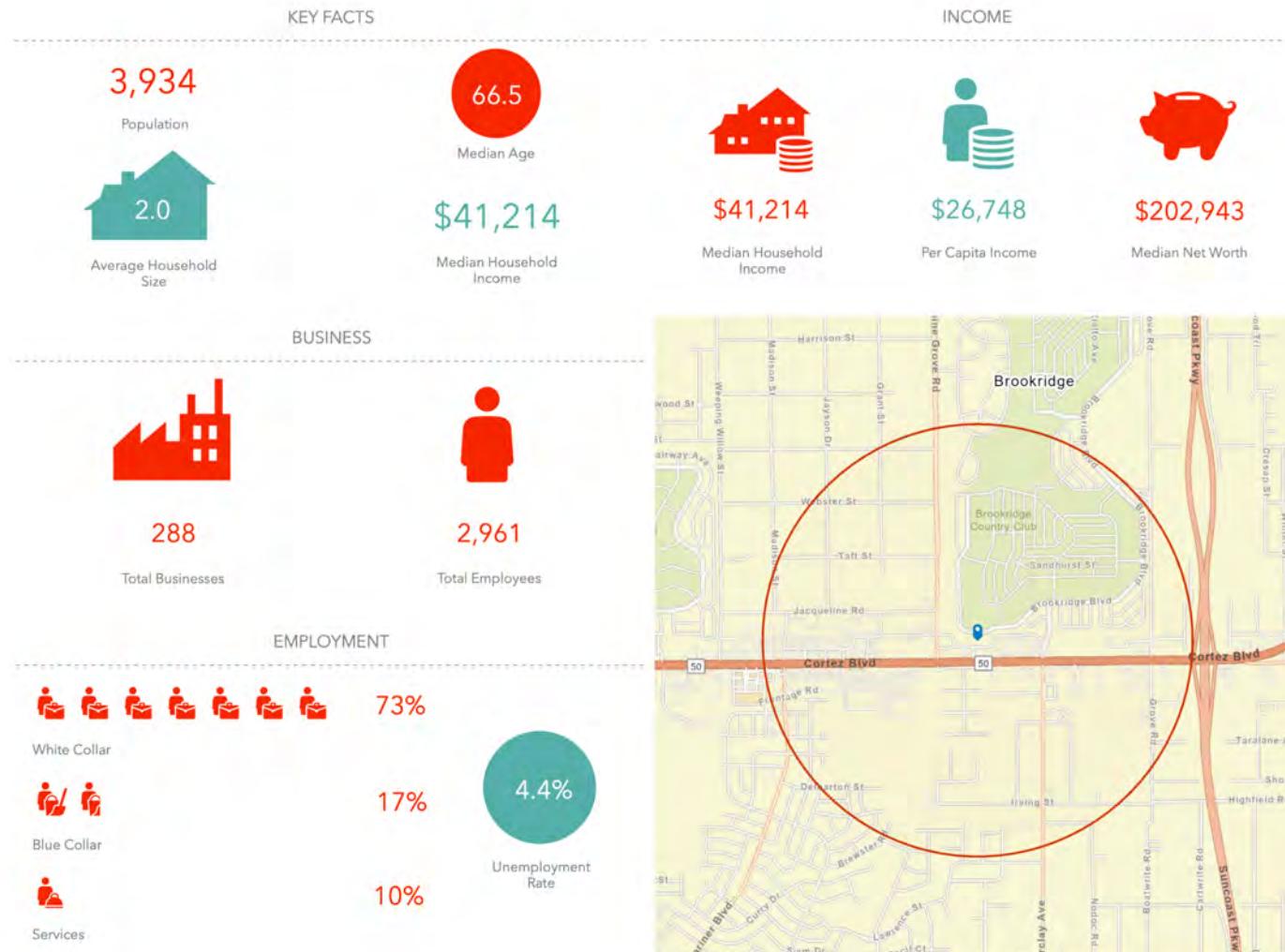
Flat Book: _____ Page No.: _____



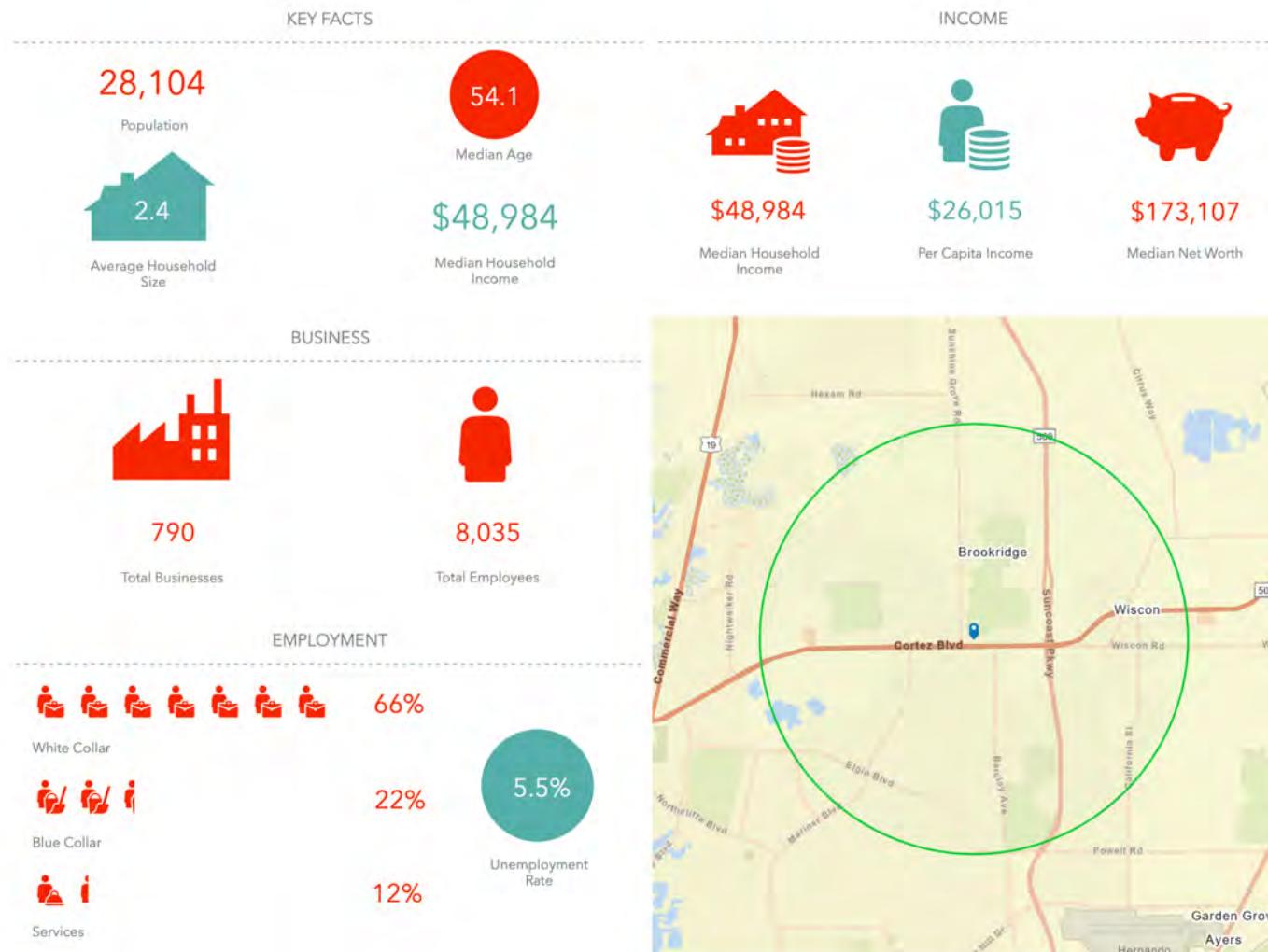
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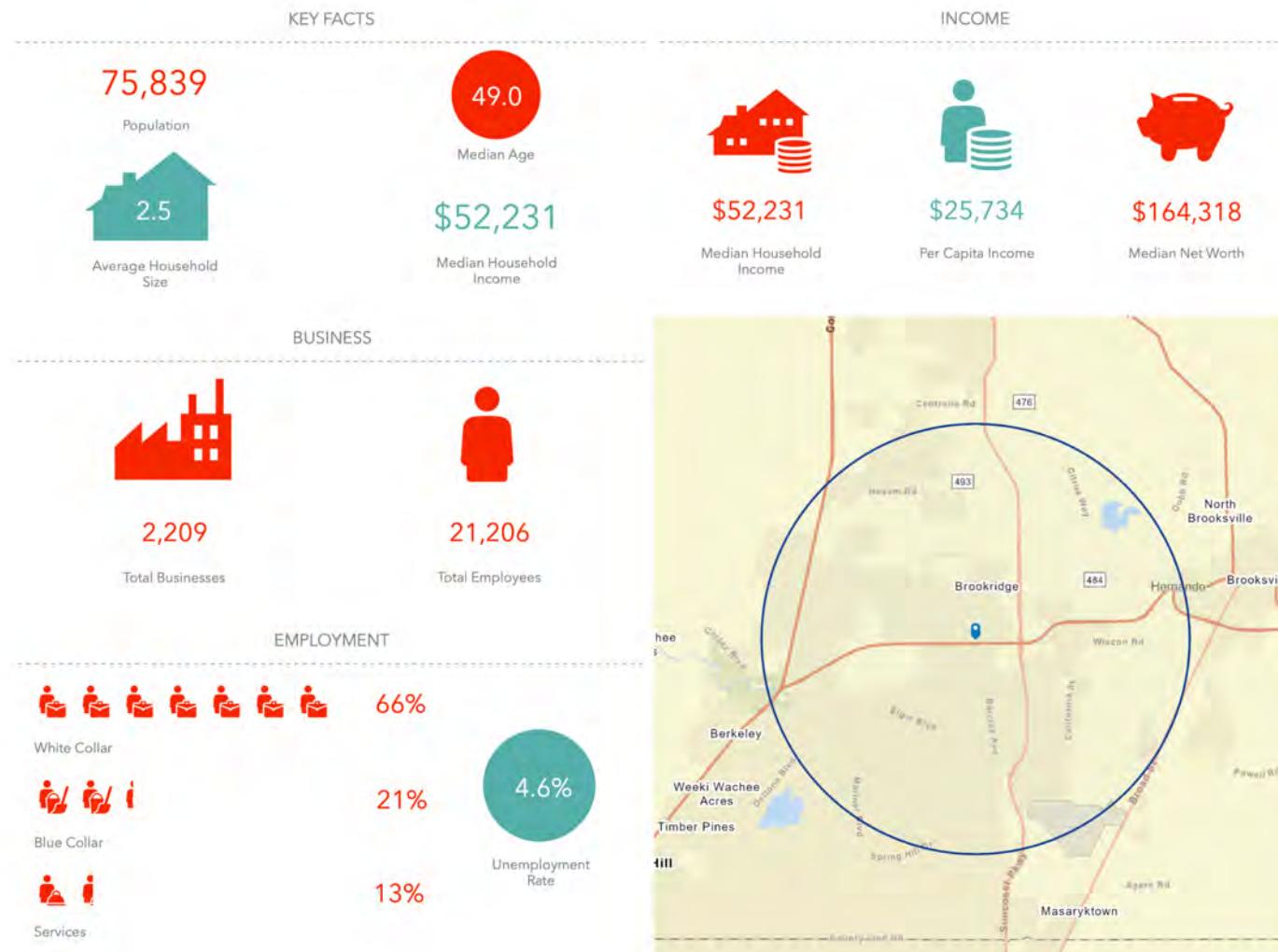
Demographics - 1 Mile Radius



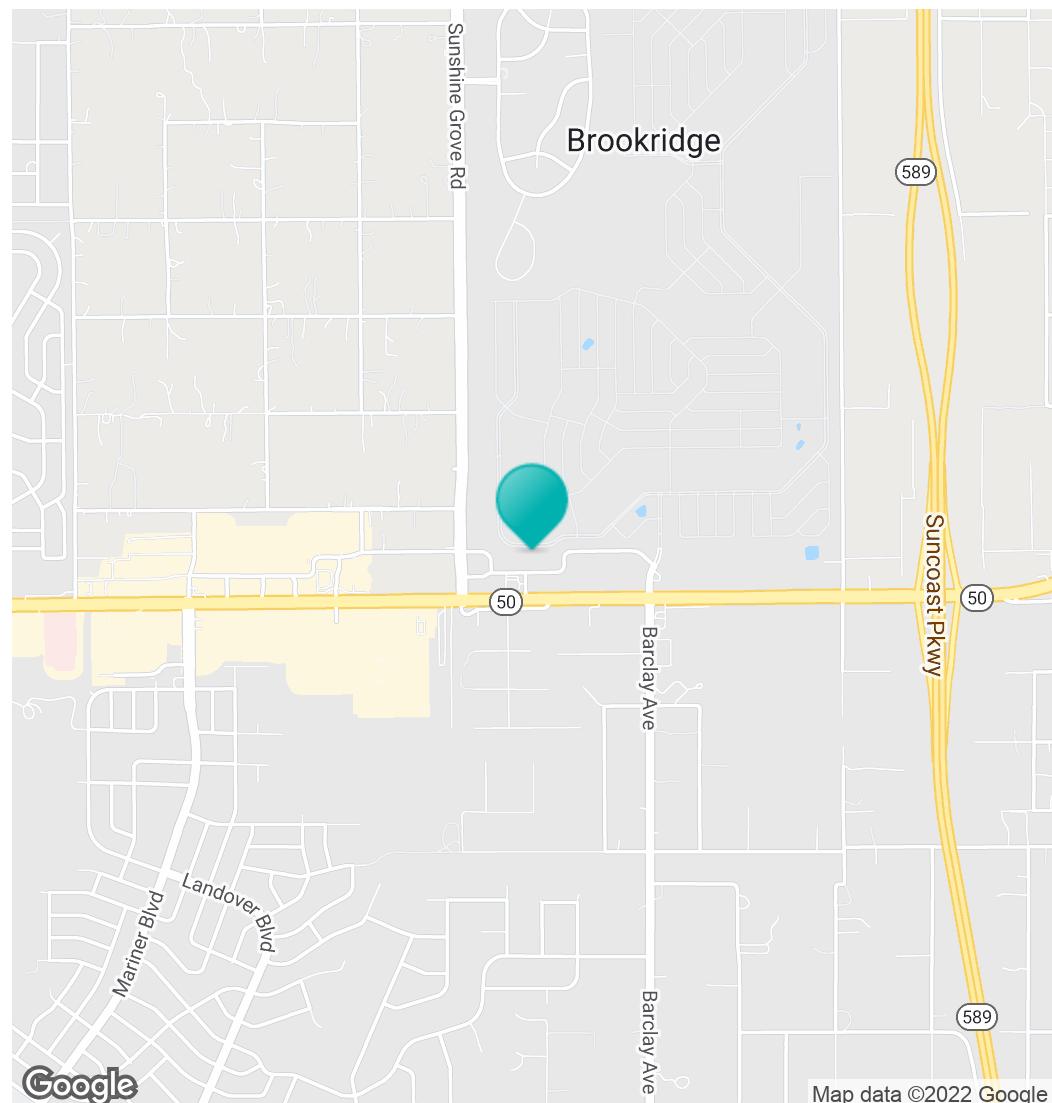
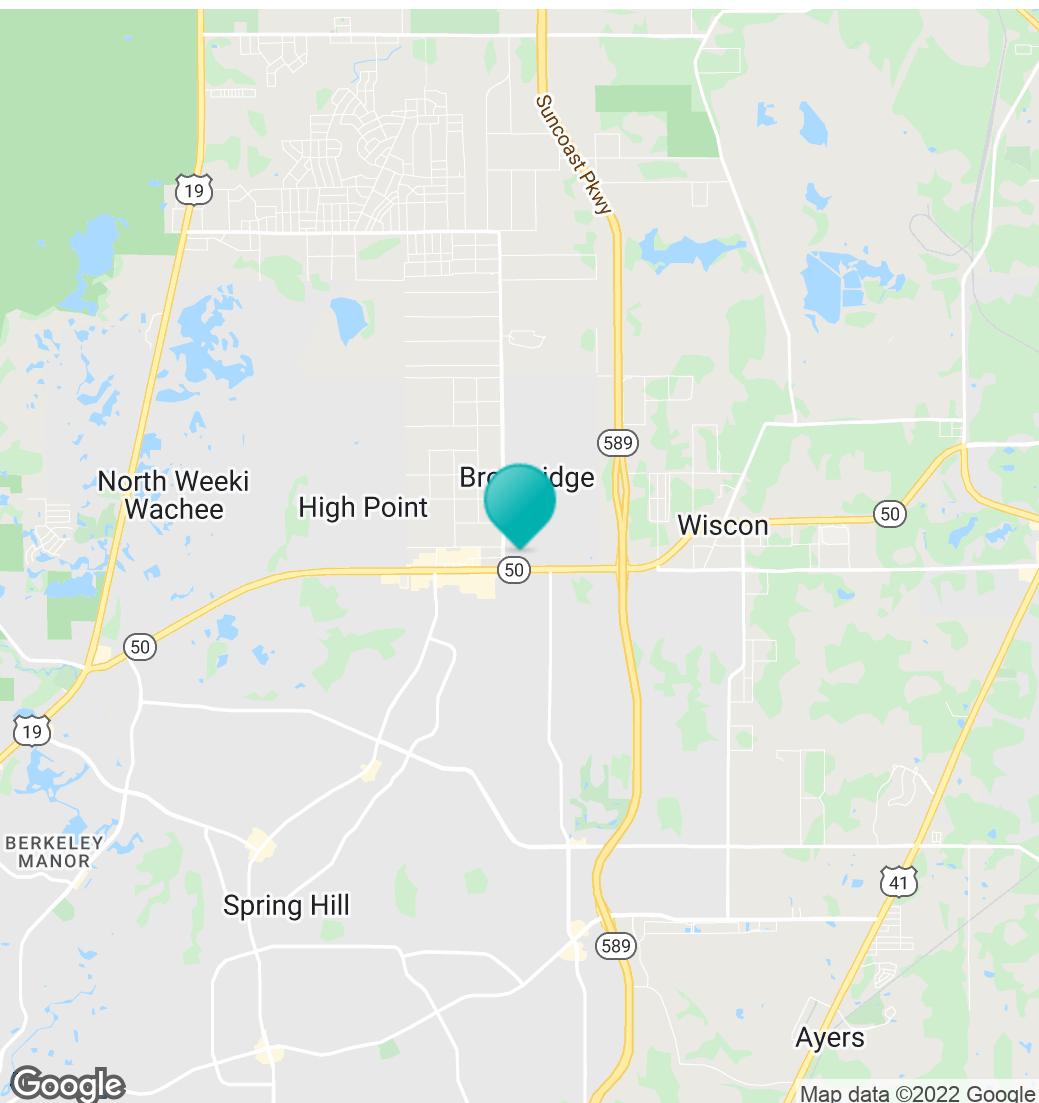
Demographics - 3 Mile Radius



Demographics - 5 Mile Radius



Location Map



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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

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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.

Eshenbaugh Land Company is a licensed real estate brokerage firm in Florida and William A. Eshenbaugh is the broker of record.

