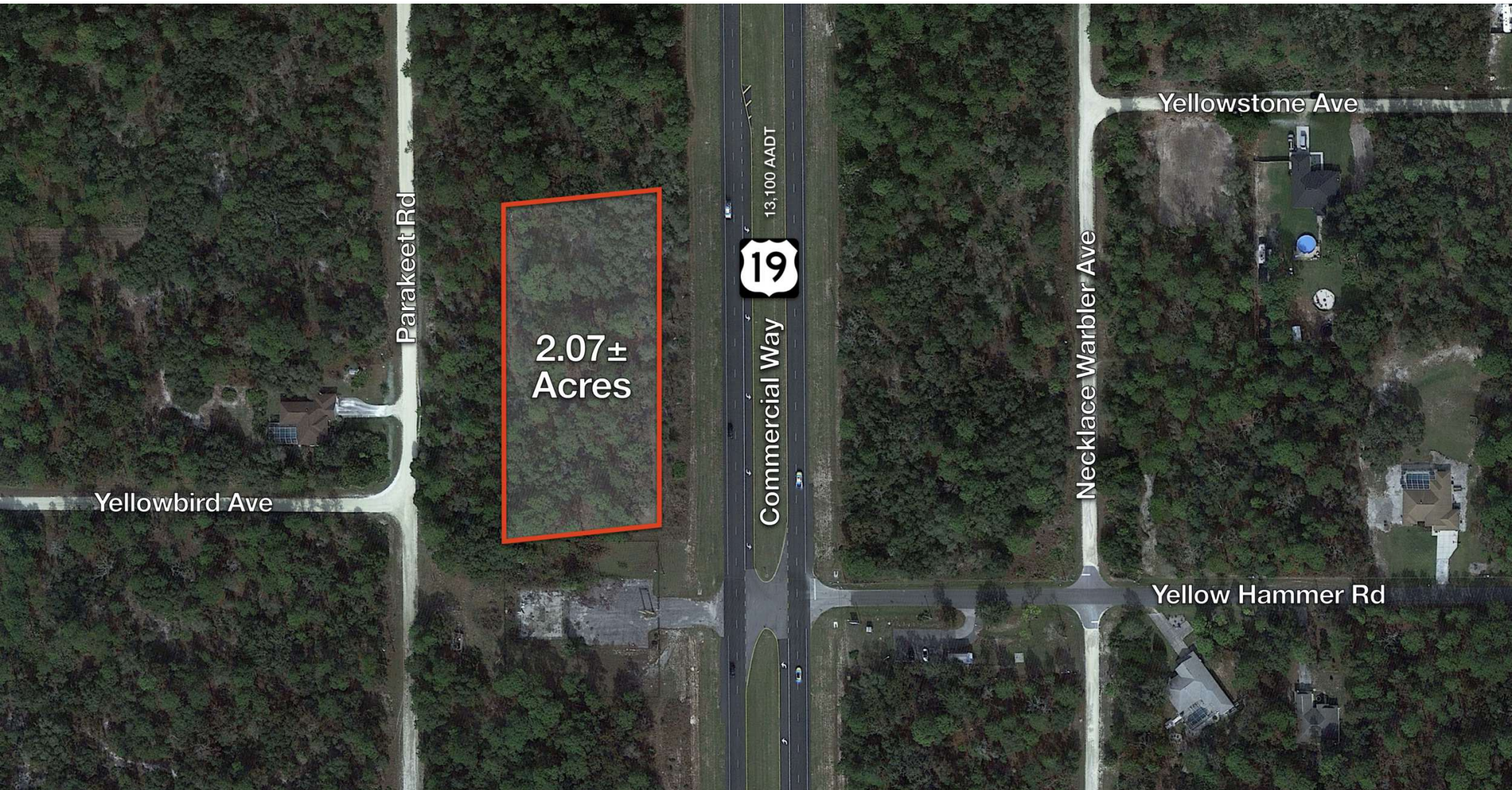






# Additional Photos



2.07±  
Acres



13,100 AADT

Commercial Way

Parakeet Rd

Yellowbird Ave

Necklace Warbler Ave

Yellowstone Ave

Yellow Hammer Rd



# Property Description

## PROPERTY DESCRIPTION

The opportunity is to purchase 2.07± acres on Commercial Way (US 19) between Spring Hill and Homosassa Springs in Hernando County, FL. The total acreage is comprised of three contiguous parcels all fronting Commercial Way giving great visibility to 13,100± cars per day.

## LOCATION DESCRIPTION

The property is located between Spring Hill and Homosassa Springs in unincorporated Hernando County, FL. The site is approximately 9 miles south of Homosassa Springs and 12 miles north of State Road 50 (Cortez Blvd).

## MUNICIPALITY

Hernando County

## PROPERTY SIZE

2.07 Acres

## ZONING

R1C

## FUTURE LAND USE

Rural

## PARCEL ID

R0142117000000800000, R0142117000000500000, R0142117000000100000

## PRICE

\$200,000

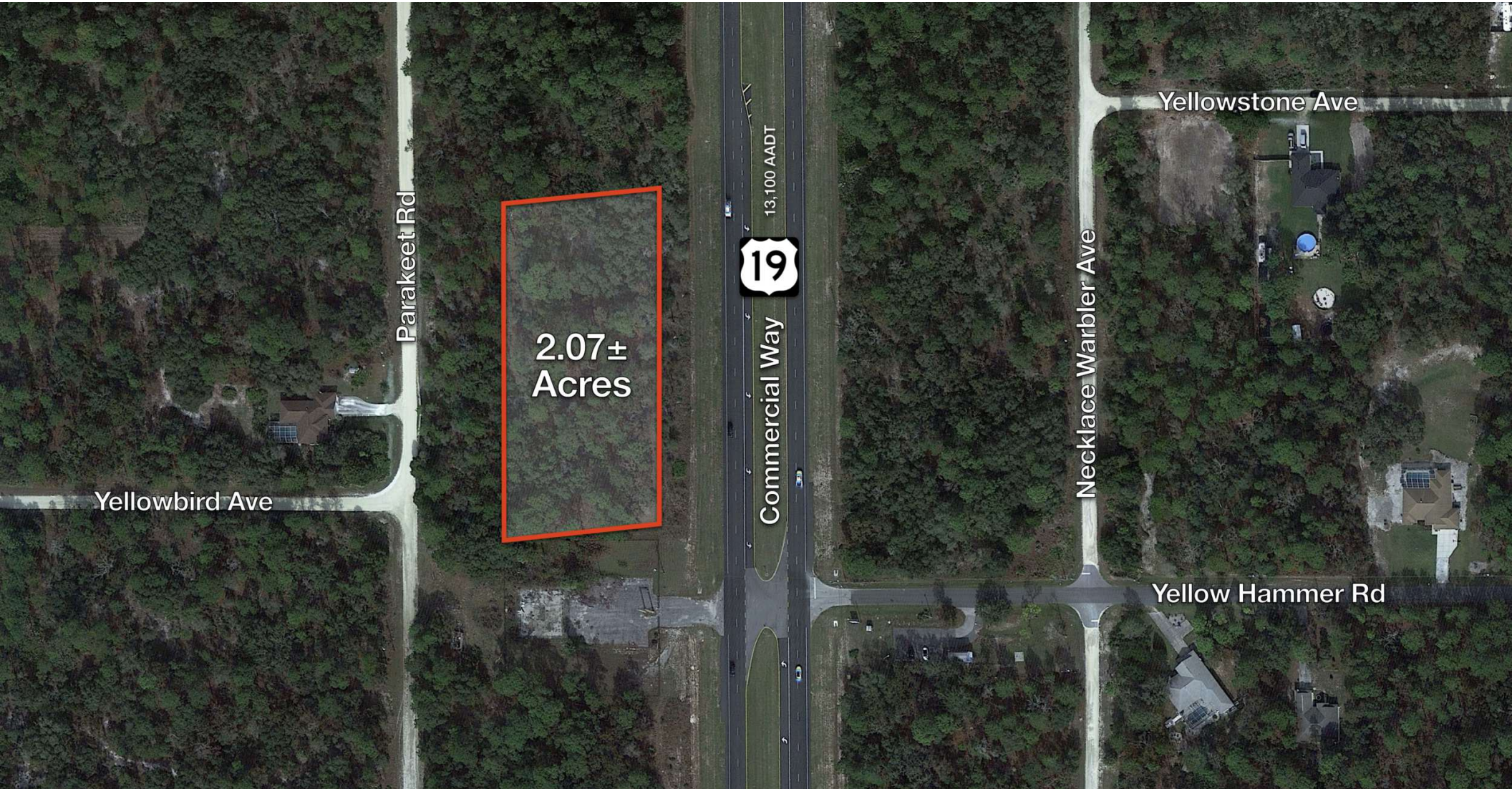
## BROKER CONTACT INFO

**Ryan Sampson, CCIM, ALC**  
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813.287.8787 x104  
[Ryan@TheDirtDog.com](mailto:Ryan@TheDirtDog.com)

**Josh Streitmatter**  
Advisor  
813.287.8787 x113  
[josh@thedirtdog.com](mailto:josh@thedirtdog.com)



# Additional Photos





# Demographics Map & Report

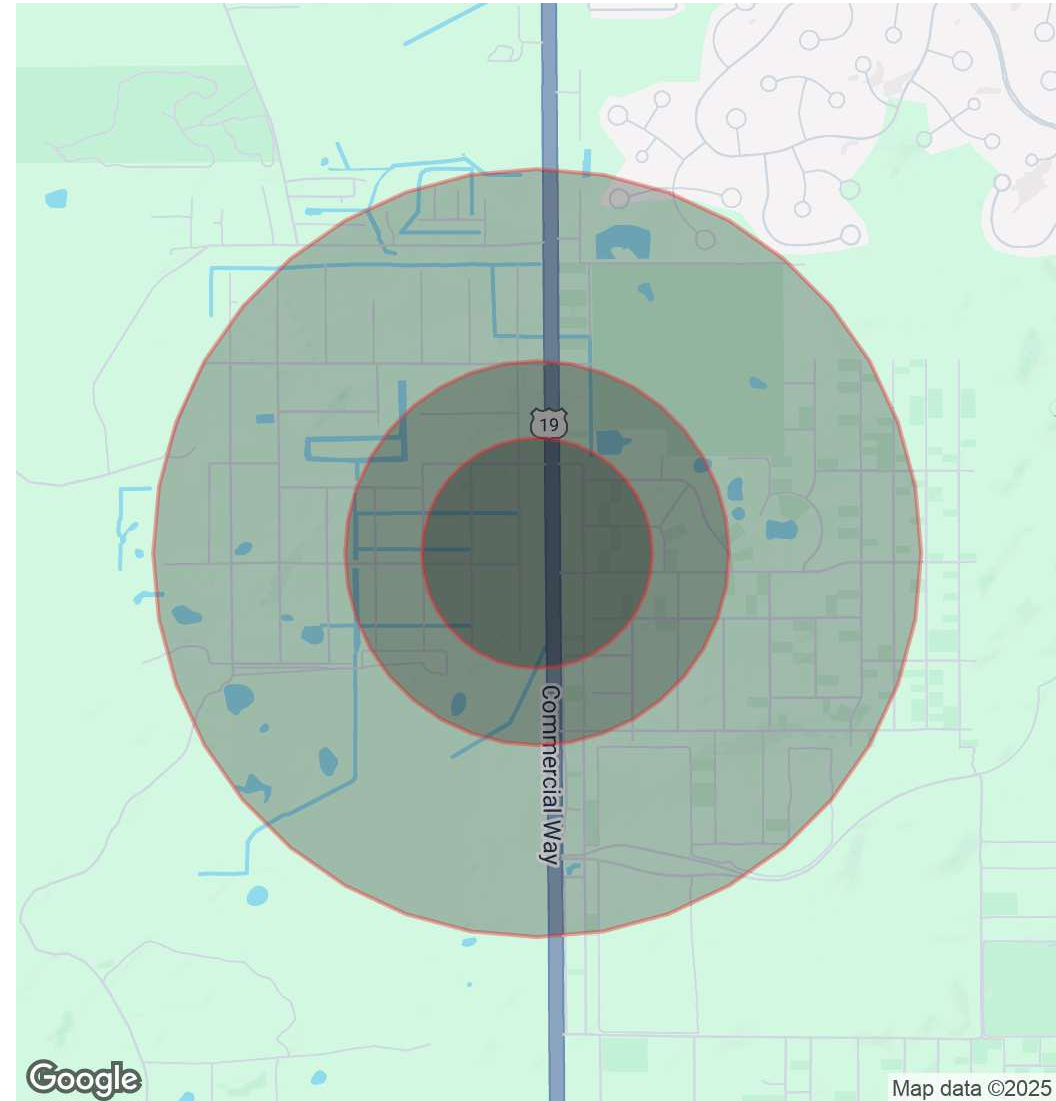
## POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	0	0	0
Average Age	0	0	0
Average Age (Male)	0	0	0
Average Age (Female)	0	0	0

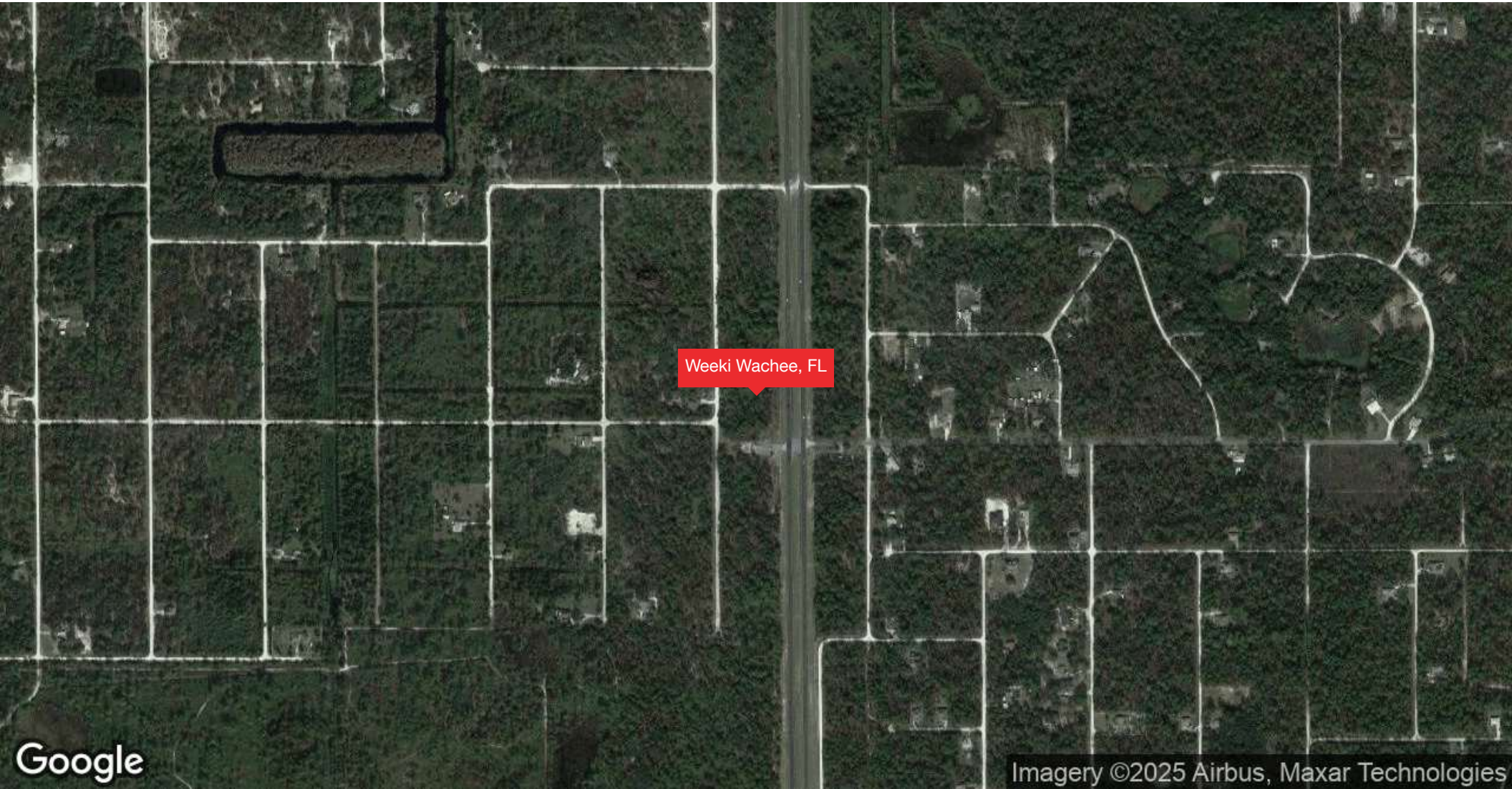
## HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	0	0	0
# of Persons per HH	0	0	0
Average HH Income	\$0	\$0	\$0
Average House Value			

Demographics data derived from AlphaMap



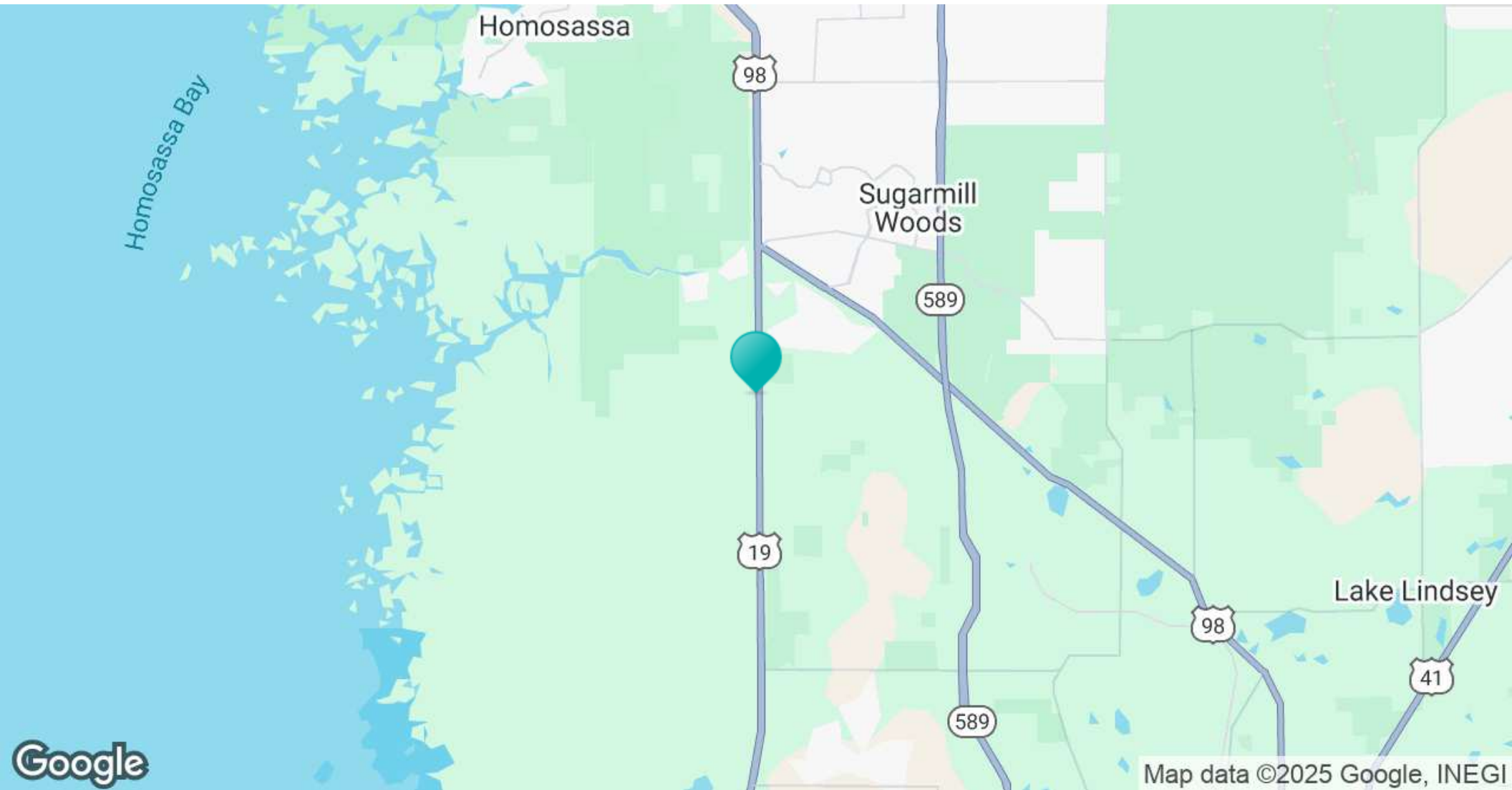
# Regional Map



Weeki Wachee, FL



# 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.

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