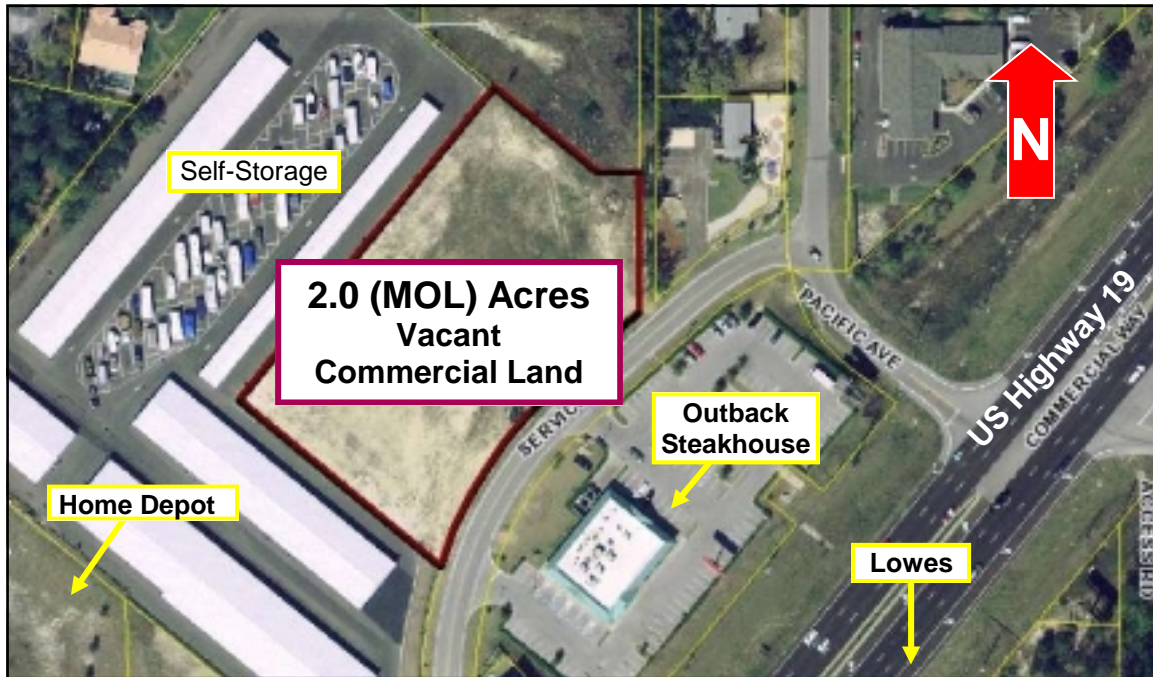


FOR SALE: Vacant Land - Commercial Way

Spring Hill, FL 34606 (Hernando County)



- 2.0 acre (MOL) vacant commercial land
- Can be divided into two one-acre lots
- A.D.D.T. 31,500 vehicles (2005)
- Located on busy Commercial Way (US 19/SR 55)
- Easy access to Tampa (just minutes away from the Suncoast Parkway)
- Because of relatively low land values, Spring Hill is becoming a bedroom community for Tampa commuters

Demographics 2006

Population

- 1 mile - 5,115
- 2 mile - 33,233
- 3 mile - 84,169

Average HH Income

- 1 mile - \$57,089
- 3 mile - \$55,247
- 5 mile - \$50,694



Gene Santella
Broker, MBA

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A Tax Savvy Brokerage



PROPERTY PROFILE

ADDRESS Vacant parcel, Hernando Square Plaza North Phase 2, Spring Hill, FL
Tarpon Springs, FL 34689

PARCEL ID R10/ 223/ 17/ 2413/ 0000/ 0030

Location: 2.01 acre parcel situated between self storage buildings and Outback Steakhouse.

***Legal Description:** HERNANDO SQ PLAZA NORTH PH 2 LOT 3 LESS 5ACRES DES IN ORB 1876 PG 165

*Exact Legal Description to be determined by survey

LAND AREA 2.01 acres (MOL)

TAXES 2006 \$5,871.95

Dimensions: Irregular

LAND USE Vacant Commercial

DEMOGRAPHICS Available upon request

Zoning: PDP (GHC) - Planned Development Project (General Highway Commercial)

Flood Zone: C

IMPROVMENTS

Retention: Master retention off site

UTILITIES

Sewer: At boundary of property

Water: At boundary of property

Electric: At boundary of property

PRICE Price: \$800,000 or \$400,000 each if divided

TERMS Cash

Two lots available on west side of Commercial Way (US 19/ CR 55)

- 2.78 acre lot
- \$600,000

- 2.01 acre lot
- Can be divided into two lots
- Price: \$800,000 or \$400,000 if divided

Under Contract

