

FOR SALE: Vacant Land - Commercial Way

Spring Hill, FL 34606 (Hernando County)



- 2.78 acre (MOL) vacant commercial land
- 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
- Price: \$600,000

Demographics 2006

Population

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

Average Household Income

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



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A Tax Savvy Brokerage



This information is believed to be accurate. We are not responsible for misstatements of fact, errors, omissions, prior sale, change of price, terms or withdrawal from market without notice. Buyer and/or Tenants shall verify all information.

PROPERTY PROFILE

Address: 4743 Commercial Way,
Spring Hill, FL 34606

Parcel ID: R10/ 223/ 17/ 2411/ 0000/ 00D0

Location: 2.78 acre parcel situated
between on SW side of
Home Depot and across
Commercial Way (Us 19/
CR 55) from Lowes

***Legal Description** HERNANDO SQUARE PLAZA SOUTH
TRACT D

Land Area: 2.78 acres (MOL)

Taxes 2007: \$5,933.28

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

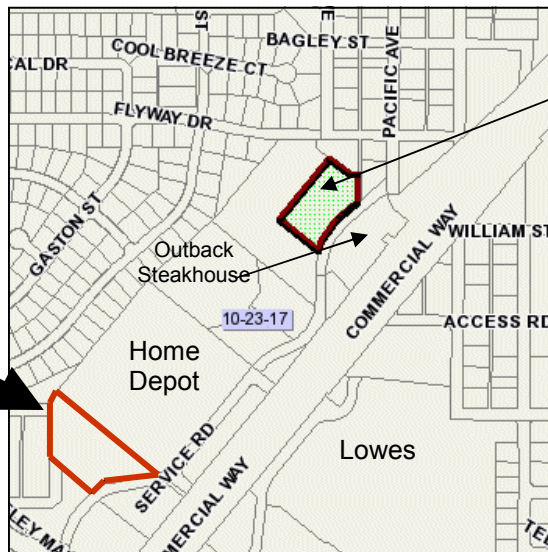
Price: Price: \$600,000

Terms: Cash

Located on west side of
Commercial Way
(US 19/ CR 55)

SUBJECT PROPERTY

- 2.78 acre lot
- \$600,000



- 2.01 acre lot
- Can be divided into two lots
- Price: \$600,000

Under Contract

*Exact Legal Description to be determined by survey