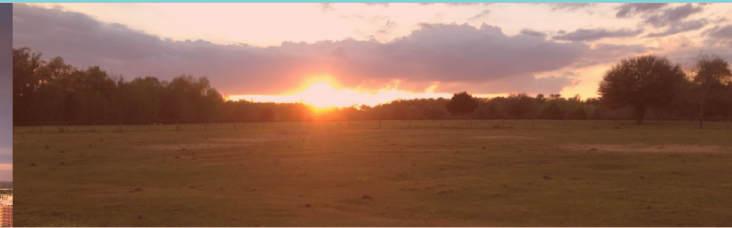
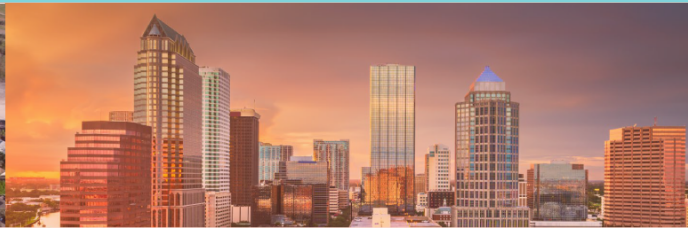


We know this land.



Eshenbaugh
LAND COMPANY



The Dirt Dog

304 S. WILLOW AVENUE

TAMPA, FL 33606

813.287.8787

www.thedirtdog.com

Property Description

PROPERTY DESCRIPTION

The opportunity is to acquire a 76± gross acre parcel that is zoned for industrial development within the One Hernando Center Industrial Park. The site is currently a fenced improved pasture located south of the Wal-Mart Distribution Center on Kettering Road in Hernando County, FL. The property has 62+ upland acres with the eastern most 13± acres part being mostly wetlands. The site is laid out with a 700,000 SF industrial building.

LOCATION DESCRIPTION

Located at the NE corner of Dashbach St. and Kettering Rd. This parcel is ideally located for easy distribution to Tampa, Orlando and Ocala, which are all within 50 miles of the site. SR 50 is being widened all the way to Orlando as we speak.

PROPERTY SIZE

76± Acres

ZONING

Zoned PDP for industrial uses

PARCEL ID

01097994

PRICE

\$3,750,000

BROKER CONTACT INFO

Ryan Sampson, CCIM, ALC

Principal

813.287.8787 x4

Ryan@TheDirtDog.com

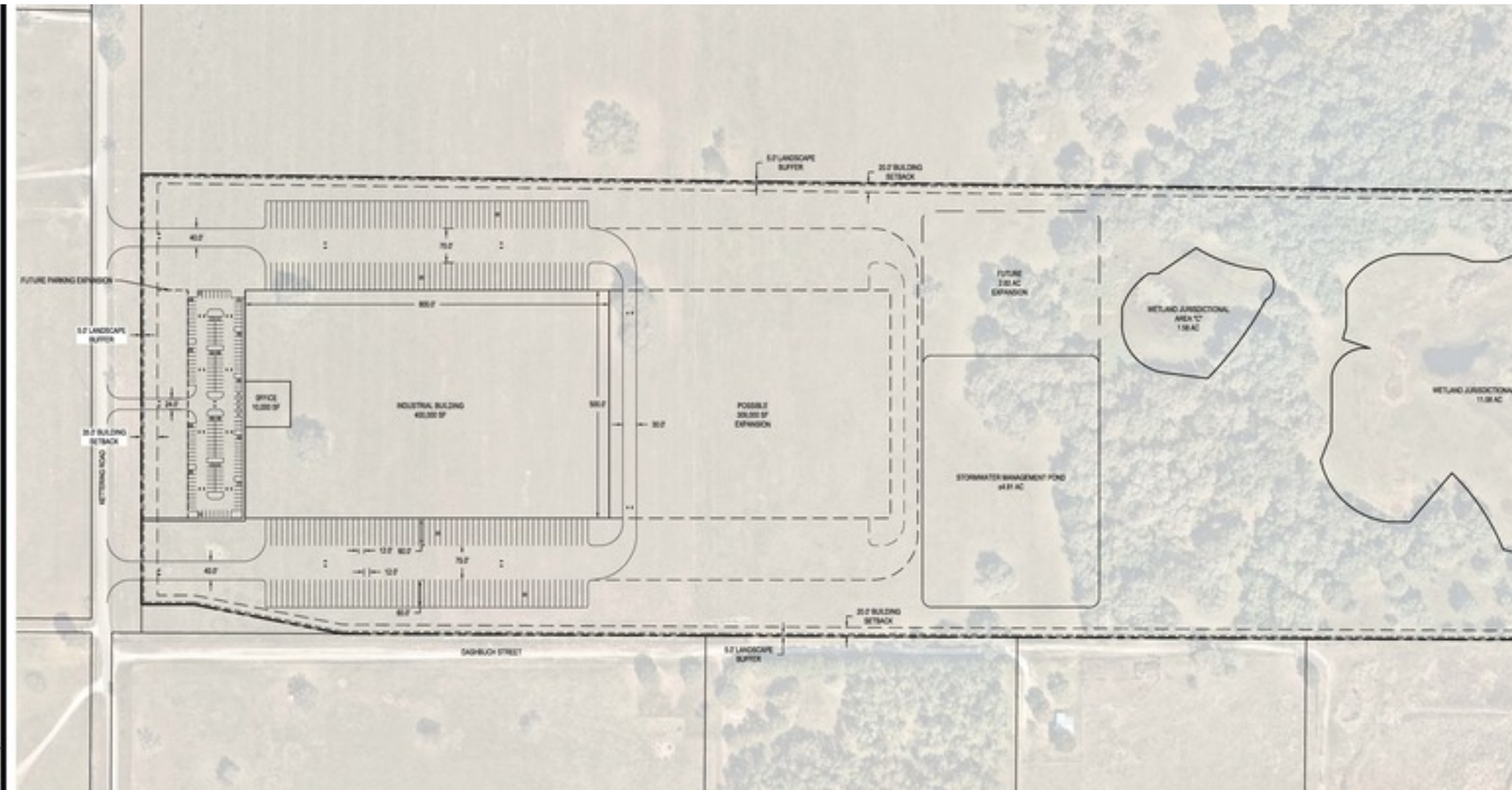
Aerial



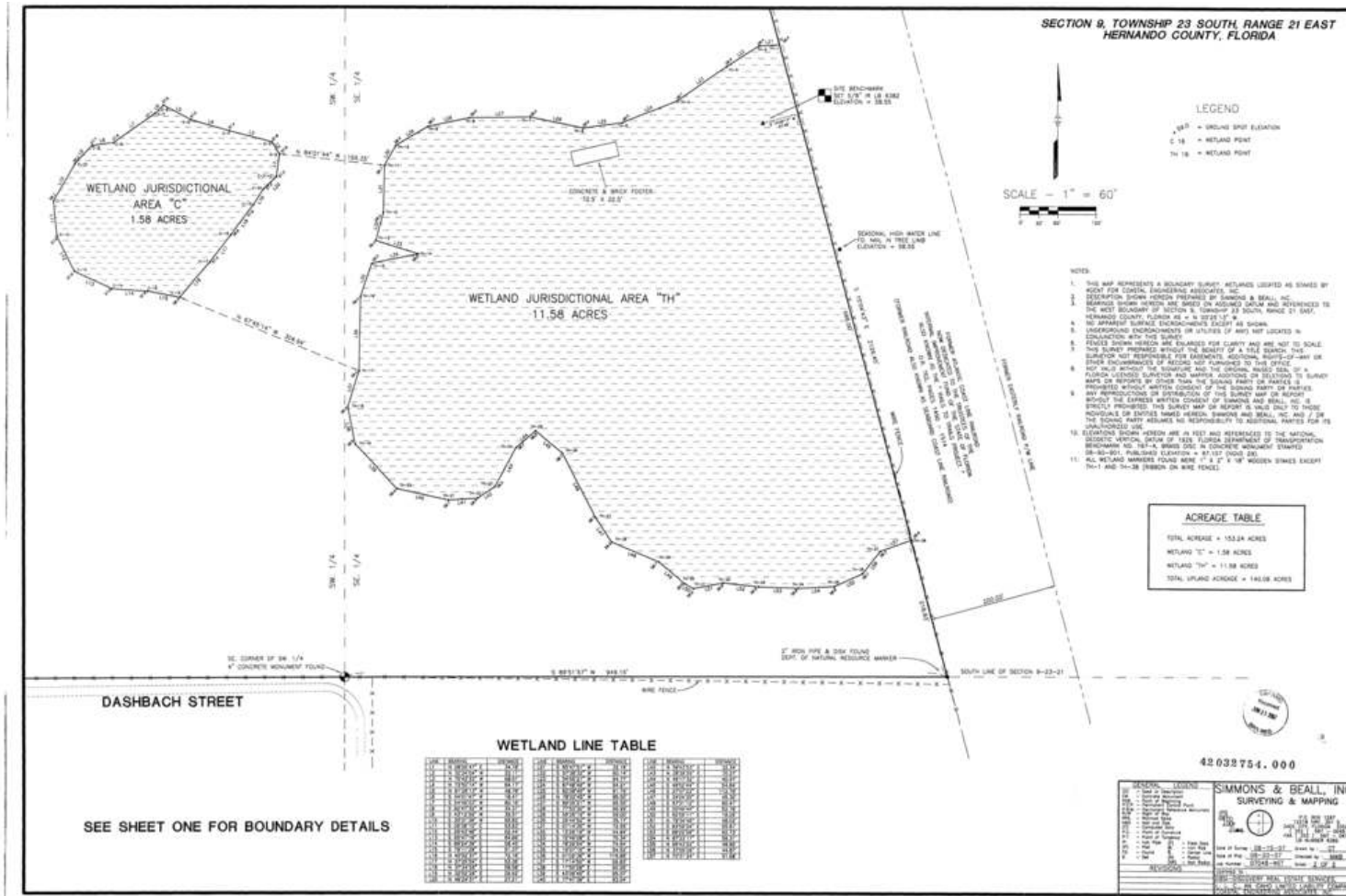
Additional Photos



Proposed Site Plan- 700,000 SF



Wetlands



Demographics Map & Report

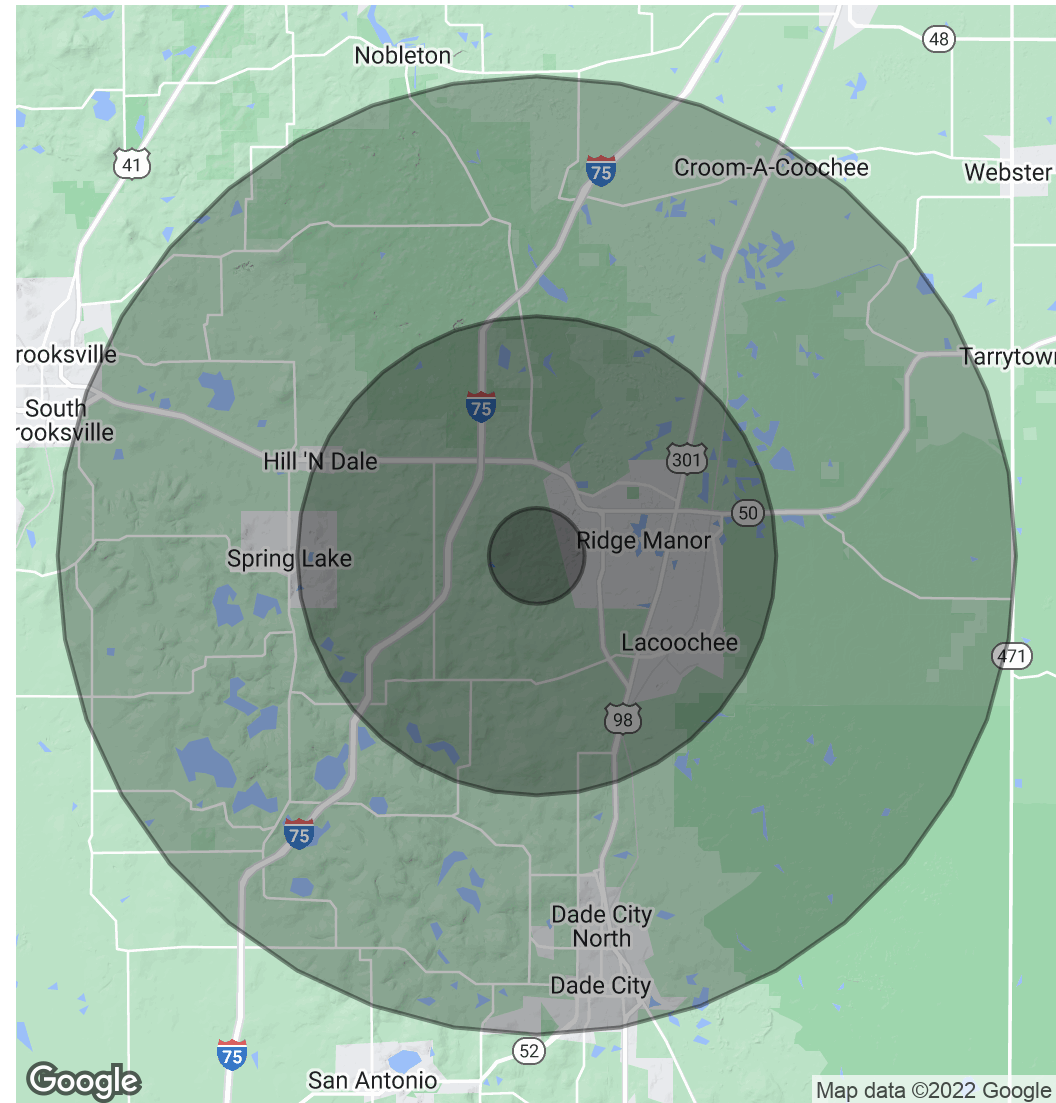
POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	553	10,129	45,866
Average age	49.4	44.7	41.0
Average age (Male)	55.9	47.4	40.2
Average age (Female)	45.9	43.1	41.9

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	216	3,881	16,683
# of persons per HH	2.6	2.6	2.7
Average HH income	\$48,086	\$60,542	\$56,221
Average house value		\$189,677	\$192,260

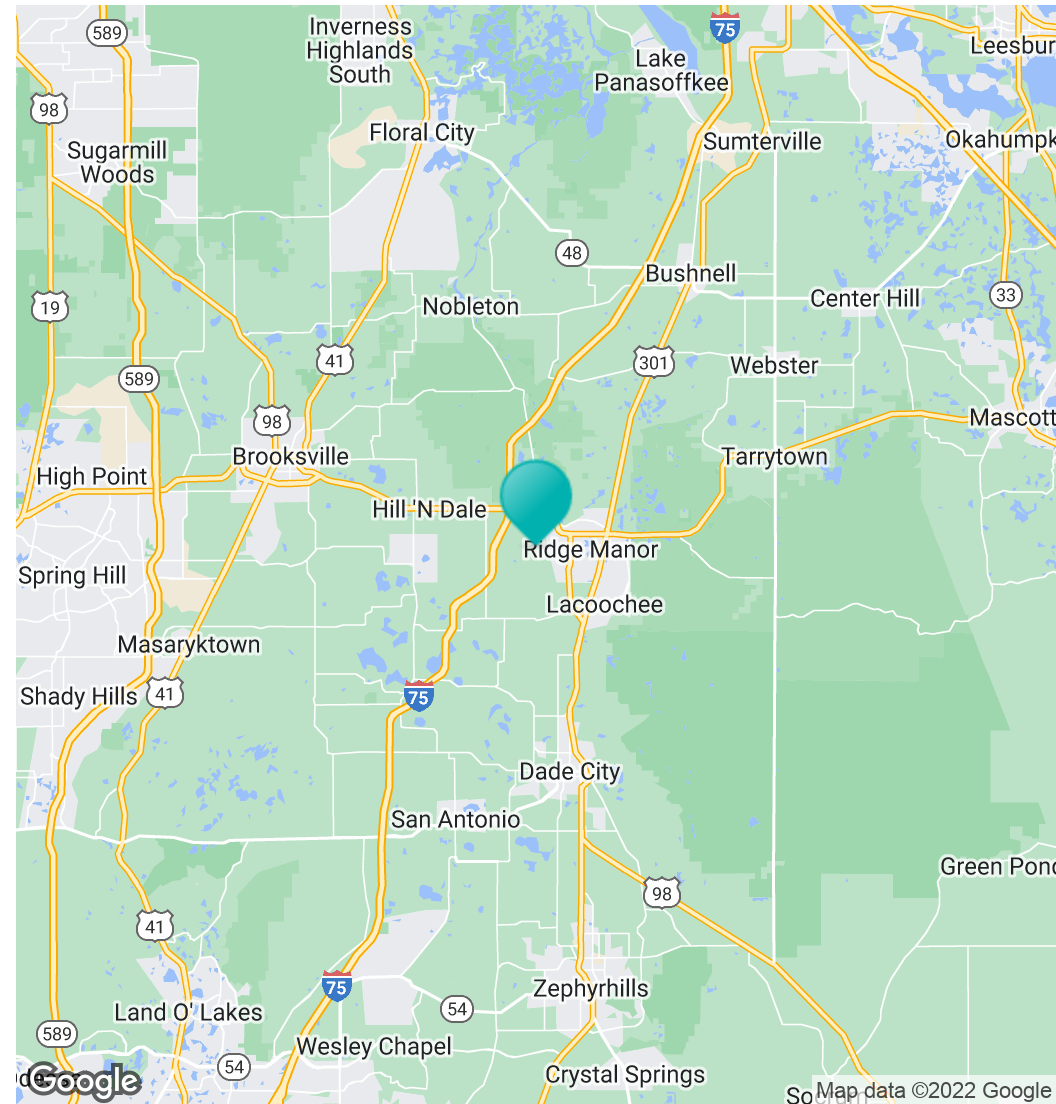
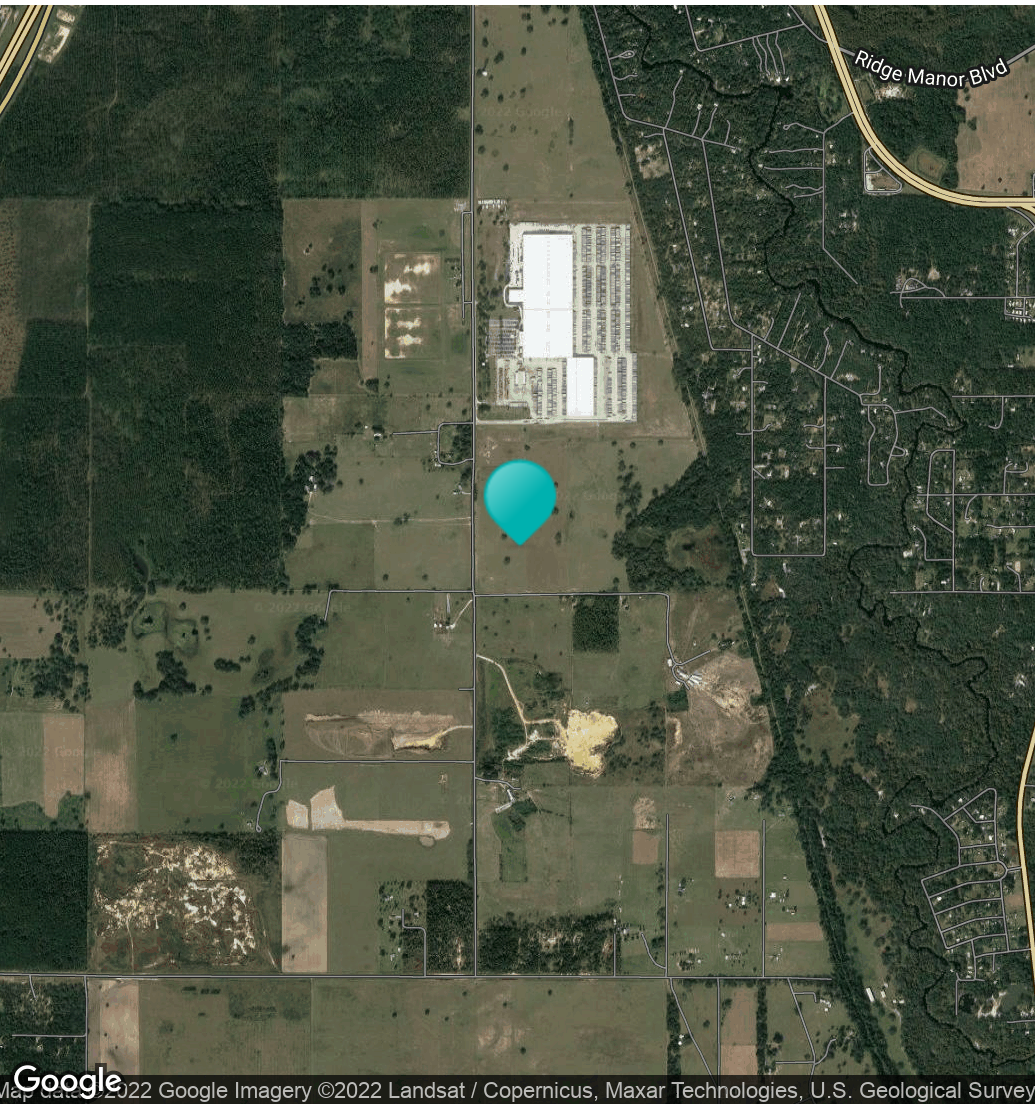
* Demographic data derived from 2020 ACS - US Census



Regional Map



Location Maps



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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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