

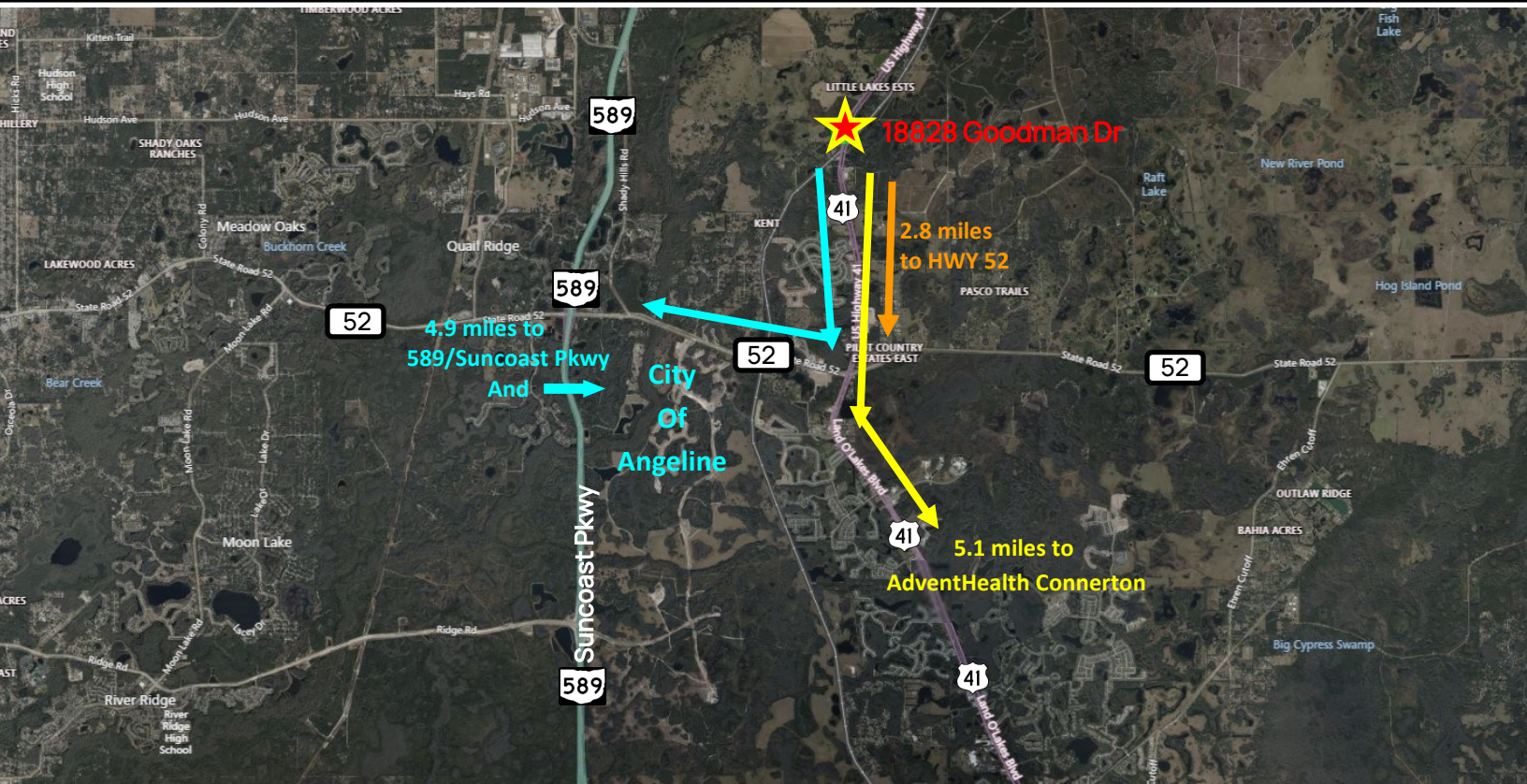
16.83± ACRES ON US HWY 41

674'± Frontage

18828 Goodman Dr., Spring Hill, FL 34610

**BERKSHIRE
HATHAWAY** | FLORIDA
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FOR SALE

- 16.83 Acres
- 674'± of US Hwy 41 Frontage
- Less than 3 miles North of Hwy 52
- Traffic Count: 11,800 AADT
- Adjacent to commercial properties zoned C1 & C2
- Owners will allow time for approvals
- Sale Price: \$2,500,000



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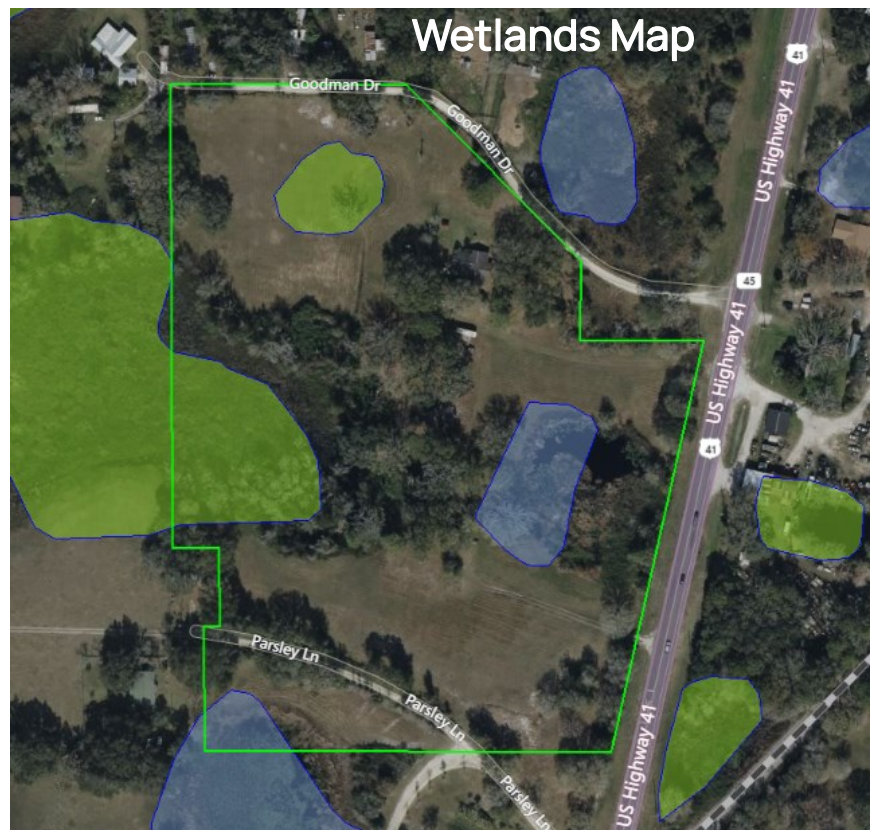
This stunning 16.83± acre agricultural property in Spring Hill, Florida is a prime piece of real estate in a rapidly growing area. Located on US Hwy 41 just north of Hwy 52, this parcel of land is perfectly situated for commercial development, with plenty of commercial businesses surrounding the area.

Featuring an impressive 674± SF of US Hwy 41 frontage, this property is ideal for a small residential or multi-family community, or even a wide range of commercial uses. And with the potential for commercial zoning, the possibilities for this property are truly endless!

Adjacent to commercial properties already zoned C2, and across from property zoned C1, this property is poised for success in the commercial market. And with the owners willing to allow time for approvals, you can rest assured that this is the perfect opportunity to take advantage of the incredible potential of this prime piece of land.

US Highway 41 is in the process of a 4-lane expansion just a 1/2 mile south of this property in addition to the 6-lane expansion of SR 52 from I-75 to Suncoast Parkway. This opportunity is located less than 5 miles from the New City of Angeline – a massive wellness themed community likened to a small city on 6,300 acres that will have about 35,000 residents. Within the City of Angeline will be Moffitt Cancer Center's new massive research and corporate innovation district. Moffitt's project, which encompasses 24 million square feet, includes plans for a hospital, research and development space, office, manufacturing, laboratories, pharmacies, educational facility/university, hotel, and commercial space. The multiyear, multiphase project is expected to create 14,500 jobs.

- 2.8 miles to Hwy 52
- 4.9 to Angeline Blvd.
- 4.9 miles to Hwy 589 (Suncoast Parkway)
- 5.1 miles to AdventHealth Connerton
- 13.5 miles to US Hwy 75 and 35 miles to Tampa International Airport



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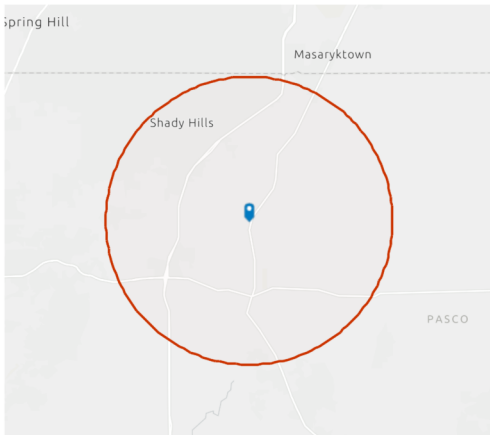
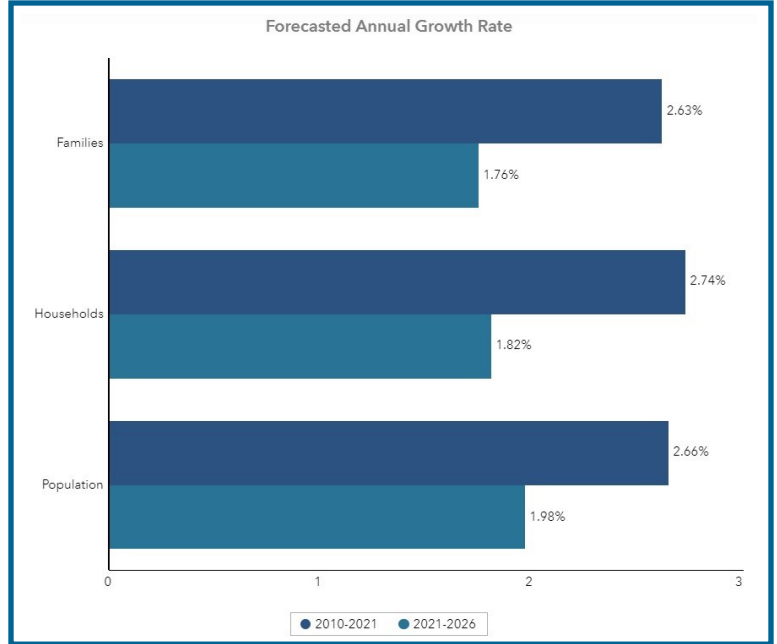
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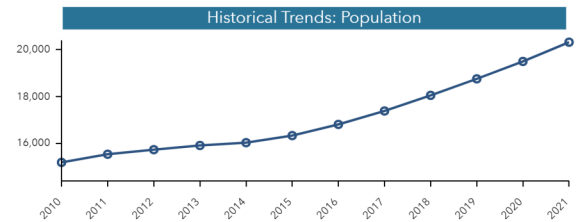


POPULATION TRENDS AND KEY INDICATORS

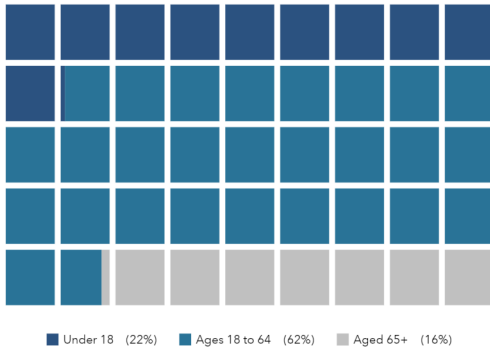
18828 Goodman Dr, Spring Hill, Florida, 34610 2

20,311	6,665	2.96	39.6	\$62,508	\$229,888	81	152	53
Population	Households	Avg Size Household	Median Age	Median Household Income	Median Home Value	Wealth Index	Housing Affordability	Diversity Index

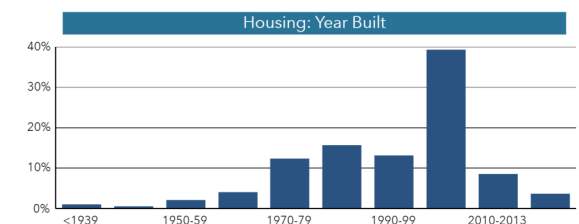
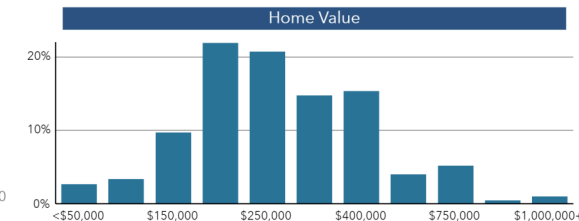
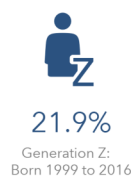
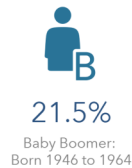
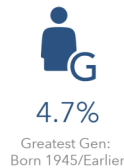
MORTGAGE INDICATORS



POPULATION BY AGE



POPULATION BY GENERATION



This infographic contains data provided by American Community Survey (ACS), Esri, Esri and Bureau of Labor Statistics. The vintage of the data is 2015-2019, 2021, 2026.
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