

We know this land.



Oakbrook

Eshenbaugh
LAND COMPANY



The Dirt Dog

304 S. WILLOW AVENUE

TAMPA, FL 33606

813.287.8787

www.thedirtdog.com

Overview



Property Description

PROPERTY DESCRIPTION

This 15± acre opportunity is located in the heart of Brooksville, FL. Given the unique attributes of the property, it fits perfectly for an investor, a large family residence, or even a family compound. Previously this site was approved for a PD on 48± acres that allowed for 105 single-family units. The future of this property could make for a great property for single-family for sale and/or rental community with its central location in Hernando County just off State Road 50.

LOCATION DESCRIPTION

This property is located on W. Jefferson Street in Brooksville, FL. The property is in Hernando County, just east of State Road 50 and just over 10 miles west of I-75. It is in close proximity to State Road 50 along with retail in the surrounding area such as Publix, Walgreens, Walmart, and etc.

MUNICIPALITY

City of Brooksville

PROPERTY SIZE

15± Acres

FUTURE LAND USE

Residential

PARCEL ID

R21-422-19-0000-0950-0000

PROPERTY OWNER

Oakbrook/Argus Development LLC

PRICE

\$275,000

BROKER CONTACT INFO

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Surrounding Area



Additional Photo



Demographics Map & Report

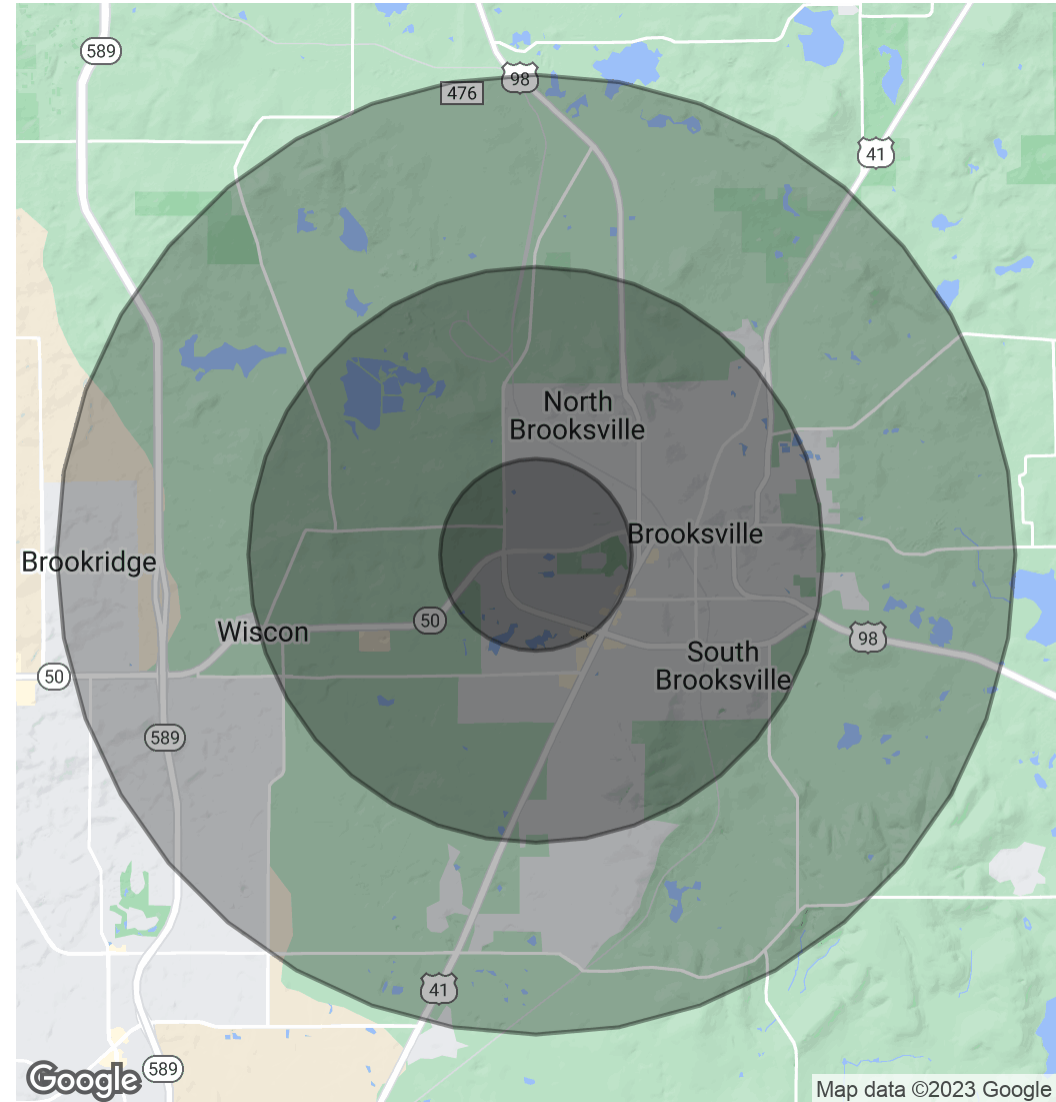
POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	2,587	12,577	23,027
Average Age	43.9	47.7	50.8
Average Age (Male)	44.8	46.7	50.0
Average Age (Female)	43.9	48.6	51.4

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,374	6,647	11,695
# of Persons per HH	1.9	1.9	2.0
Average HH Income	\$32,354	\$39,976	\$49,177
Average House Value	\$62,393	\$76,872	\$110,774

* Demographic data derived from 2020 ACS - US Census



Regional 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.

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