

3.33 ACRES VACANT LAND

981' Frontage on US Hwy 41

US Hwy 41, Spring Hill, FL 34610

**BERKSHIRE
HATHAWAY**
HOMESERVICES

FLORIDA
PROPERTIES
GROUP

COMMERCIAL DIVISION



FOR SALE \$450,000

- 3.3 Acres of Vacant Land
- Frontage: 981' on US Hwy 41
- Across from future MPUD
- Adjacent commercial and residential development

3.33 acres of vacant land nestled strategically in the path of growth. Boasting a future land use classification of RES 3, this promising 2 parcel portfolio permits the creation of a versatile array of multi-family dwelling units. Its exceptional frontage on US Hwy 41 spans an impressive 981 feet, ensuring excellent visibility and accessibility.

Positioned directly across from future MPUD zoning, and adjacent to both commercial and residential developments, this land holds immense potential for those seeking a foothold in a thriving and expanding market. Don't miss out on the chance to shape the future of this vibrant community with this exceptional piece of property.



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Demographics (20-minute drive radius)

DEMOGRAPHIC SUMMARY

12313 US Highway 41, Spring Hill, Florida, 34610

Drive time of 20 minutes

KEY FACTS

174,098

Population



65,961

Households

43.8

Median Age

\$61,658

Median Disposable Income

EDUCATION

7%

No High School Diploma



32%
High School Graduate



31%
Some College



30%
Bachelor's/Grad/Prof Degree

INCOME



\$75,397

Median Household Income



\$39,183

Per Capita Income



\$247,138

Median Net Worth

ANNUAL HOUSEHOLD SPENDING



\$2,042

Apparel & Services



\$238

Computers & Hardware



\$3,573

Eating Out



\$6,521

Groceries



\$7,523

Health Care

BUSINESS



4,445

Total Businesses



36,533

Total Employees

EMPLOYMENT



67%

White Collar



19%

Blue Collar

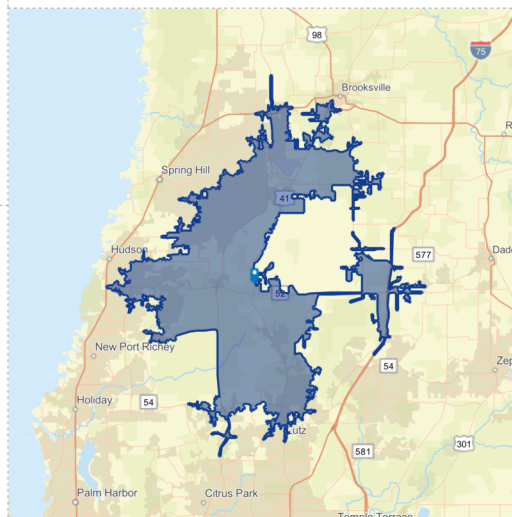


13%

Services

4.2%

Unemployment Rate



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