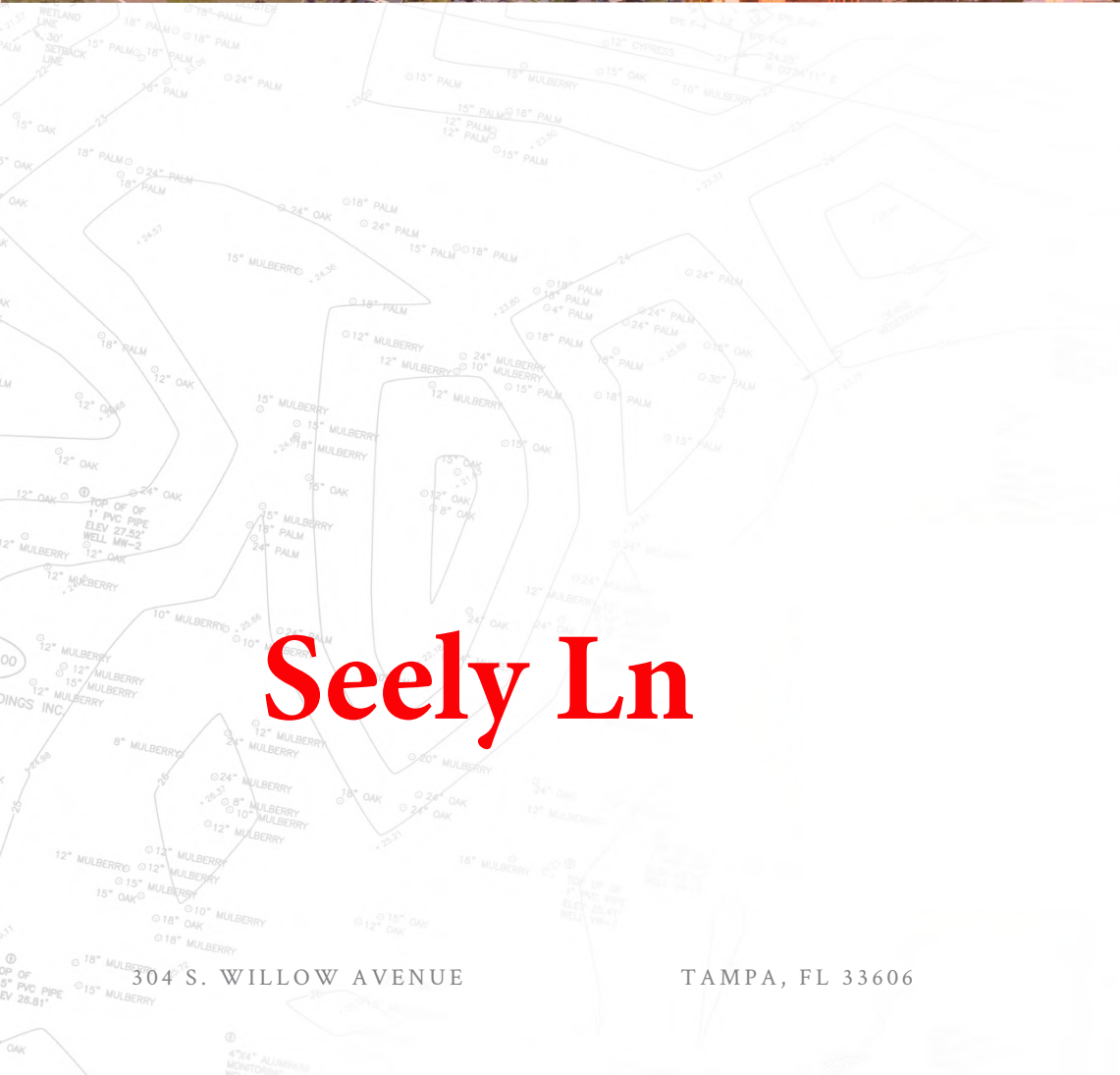
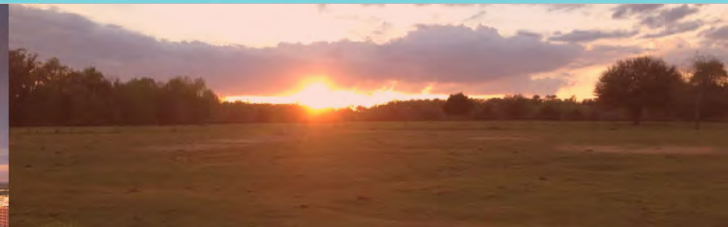
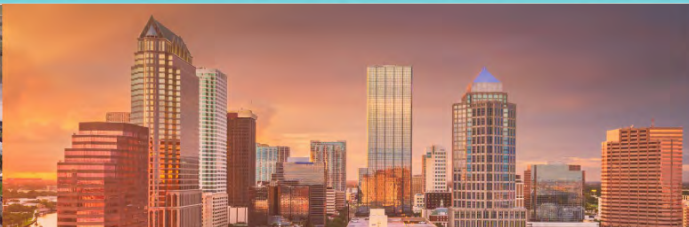


We know this land.



Seely Ln

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 exceptional property encompasses approximately 40.4 acres in Hernando County, FL and offers a range of exciting possibilities. Currently zoned for agricultural use, this parcel has the potential to be rezoned for single-family residential development, making it an appealing opportunity for builders, developers, and investors alike.

Notably, the property features an operational cell tower, which is poised for a new lease negotiation. Additionally, it's worth noting that there is potential for the removal of the cell tower to pave the way for future development. There were previous plans for the property to be developed with or without the cell tower (See pages 7 & 8).

LOCATION DESCRIPTION

Located on the south side of Seely Ln in Brooksville, unincorporated Hernando County, FL. The surrounding area consists of a mixture of transitional land and single family housing and mobile homes with heavy retail along SR 50 and the Suncoast Parkway exit. 2 miles to the east there is Central High School, West Hernando Middle School, and Pine Grove Elementary.

MUNICIPALITY

Hernando

PROPERTY SIZE

40.4 Acres

PARCEL ID

R2042218000000300000

PROPERTY OWNER

Lesa Bruger, as Trustee under that certain land trust known as Land Trust No. One dated February 19, 2001

PRICE

Please Contact Broker for Pricing Guidance

BROKER CONTACT INFO

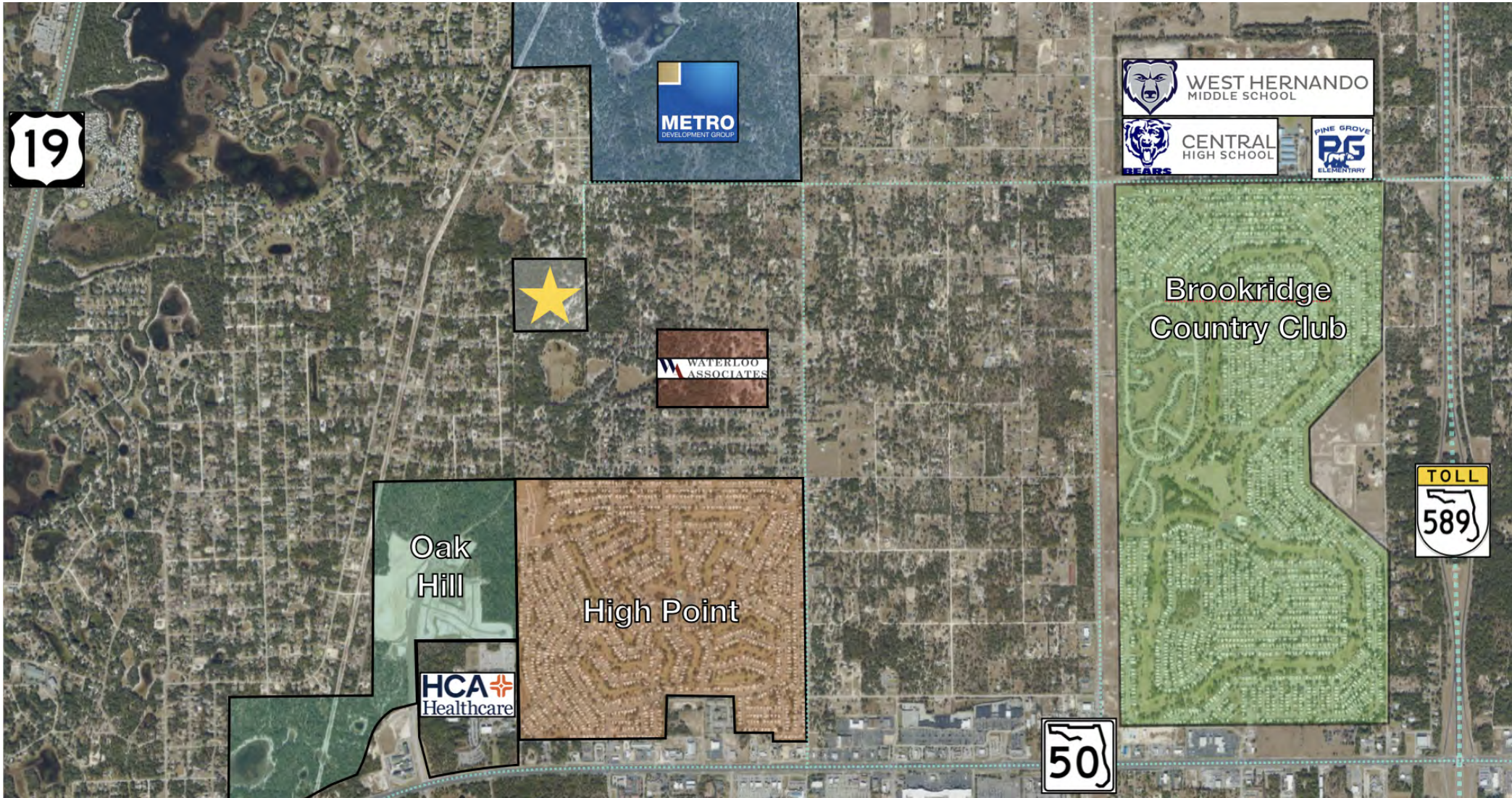
Tyler Woody

Sales Associate

813.287.8787 x11

Tyler@TheDirtDog.com

Surrounding Area/Projects



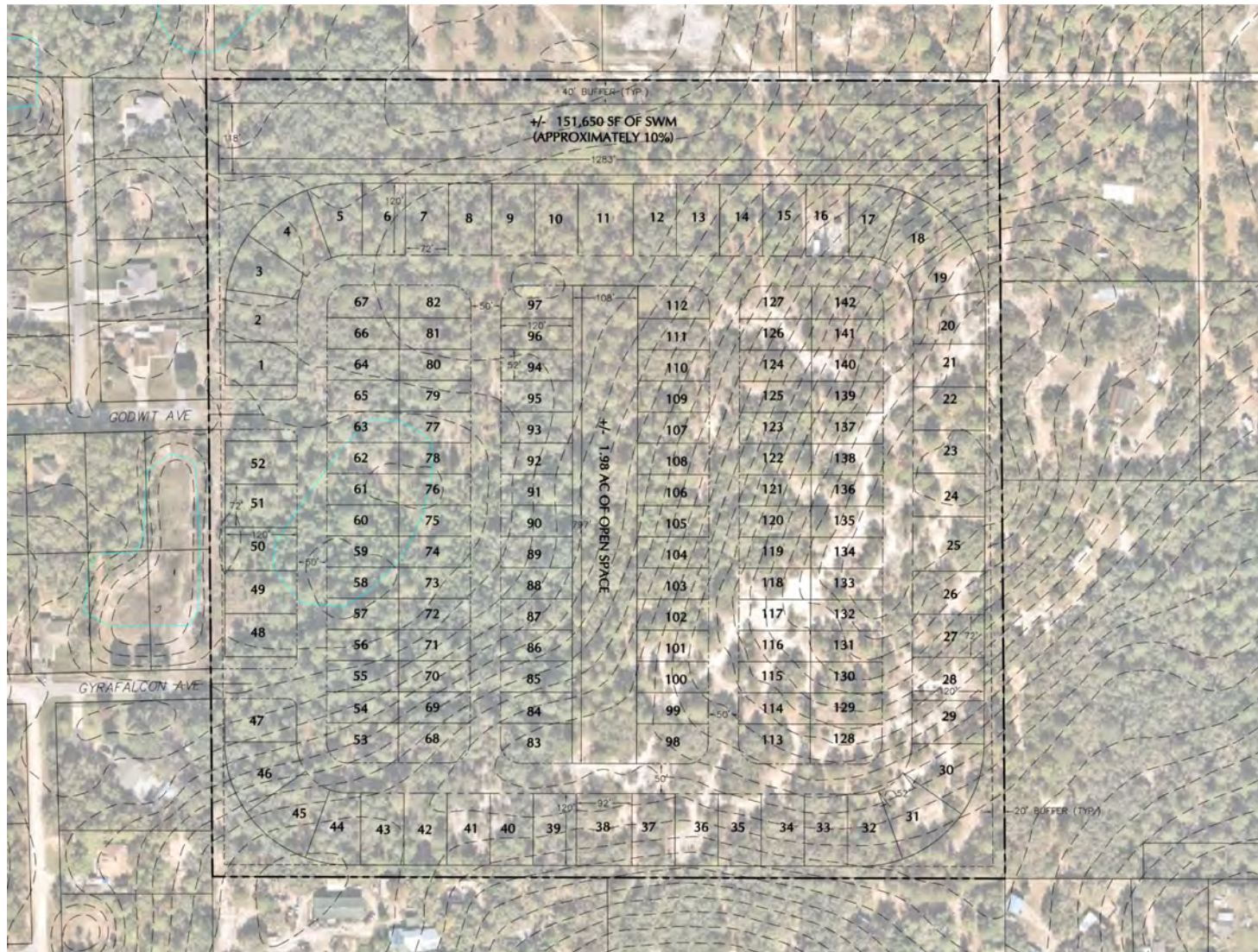
Facing Northeast



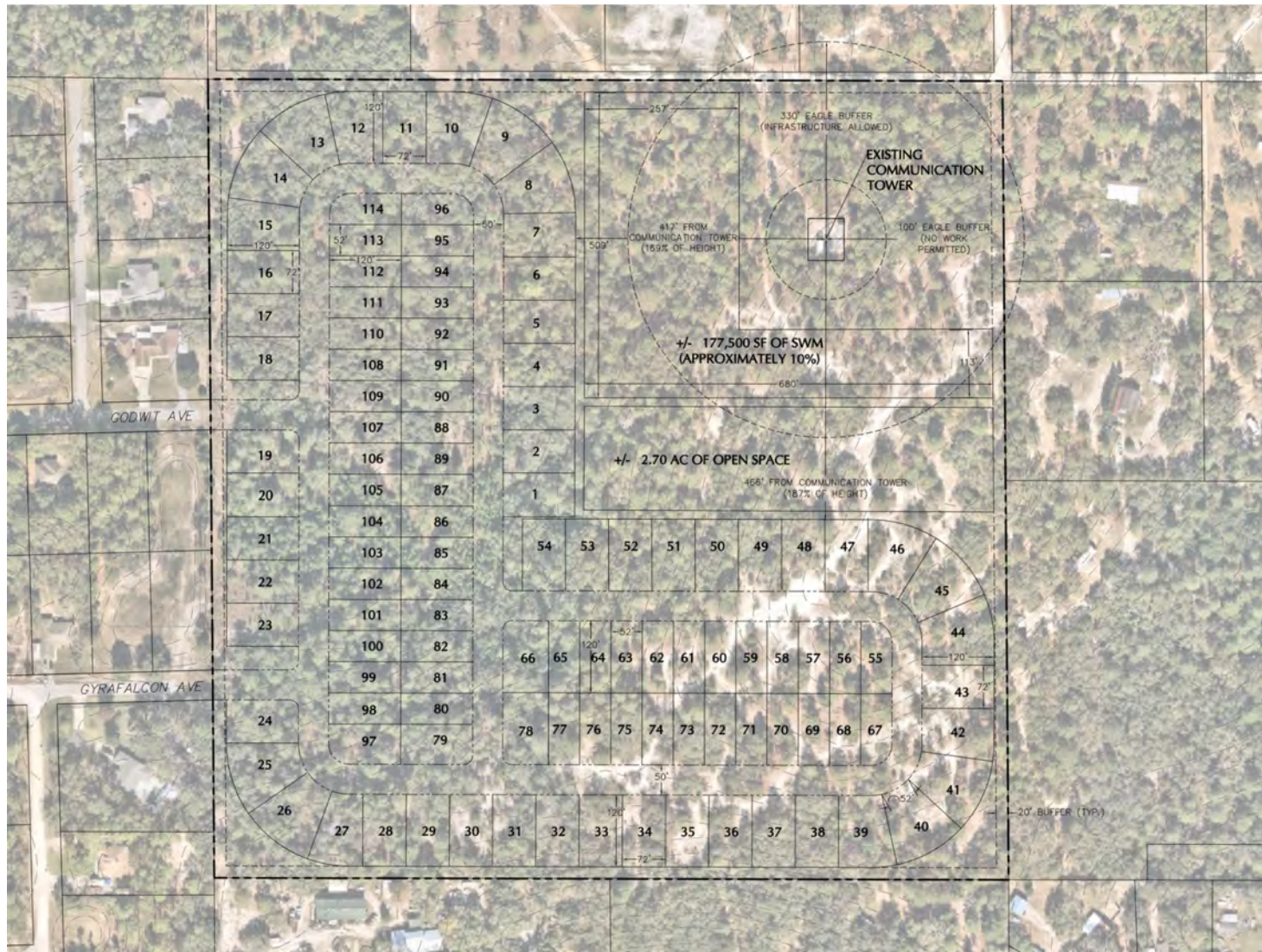
Facing Southwest



Concept Plan Without The Tower



Concept Plan With The Tower



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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.

Eshenbaugh Land Company is a licensed real estate brokerage firm in Florida and William A. Eshenbaugh is the broker of record.