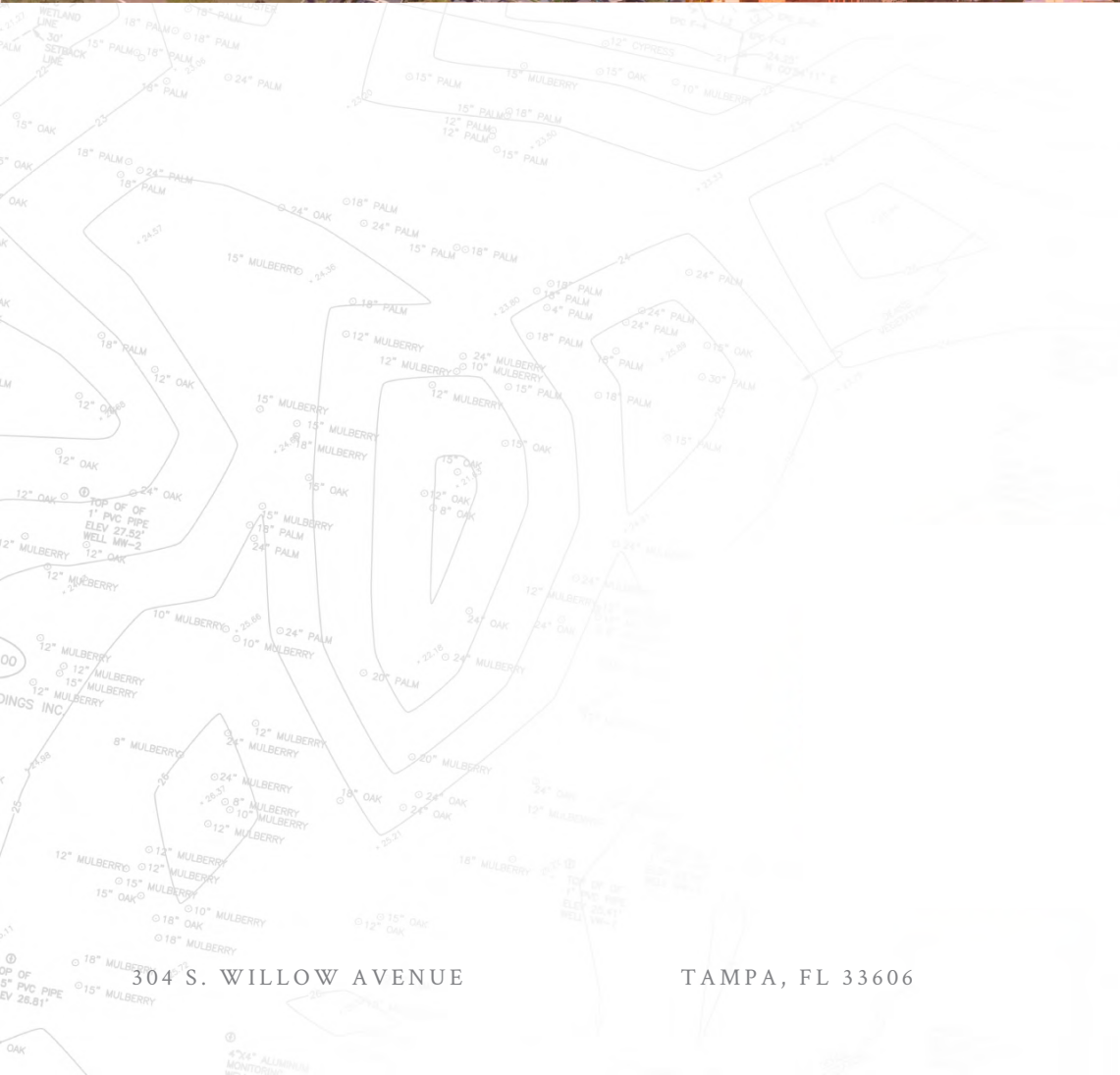
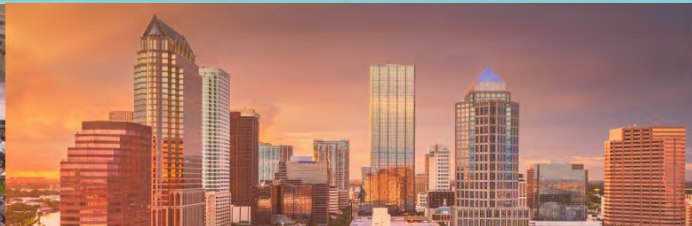


We know this land.



Eshenbaugh

LAND COMPANY



The Dirt Dog

304 S. WILLOW AVENUE

TAMPA, FL 33606

813.287.8787

www.thedirtdog.com

Additional Photos



Property Description

PROPERTY DESCRIPTION

This property is one of the widest parts of the pristine main Weeki Wachee river with crystal clear water making it a very unique and versatile piece of paradise! It is located on a dead-end street known to the locals as "the island" that adds to the peace and quiet that will not disappoint. Imagine waking up seeing manatees and dolphins gliding through the canal right behind your property. This is the kind of picturesque, tranquil setting that is desired. The property allows you to park your RV for as long as you desire, or explore the potential of short-term rentals, providing a lucrative investment opportunity. Whether you envision building a dream to your own specifications, using the lot as a weekend retreat, or constructing your dream home in Weeki Wachee, the possibilities are as vast as the river itself. NOTE: THIS IS AN AS-IS FIXER-UPPER, OR PERHAPS EVEN A TEAR-DOWN AND BUILD NEW. Prior mold was remediated recently, but no drywall or other repairs have been made.

LOCATION DESCRIPTION

Just 2 miles to the Gulf of Mexico & approximately 4 miles to the head of the Weeki Wachee Spring State Park. The Weeki Wachee River releases 111 million gallons of spring water a day and is world renown since 1959 for the underwater mermaid show. It's now a destination for kayaks, canoeing, tubing, SUP, boating and scalloping in the beautiful Gulf of Mexico. Rogers Park, Jenkins Creek, Linda Pederson Preserve, Weeki Wachee Preserve, Bayport, and Pine Island are all within a short distance. This area offers many options for dining and entertainment at quaint waterfront restaurants and bars. Only 15 minutes to Spring Hill or Brooksville for shopping, restaurants and movies.

PROPERTY SIZE

3 bedroom / 3 bath with 1,697 SF

PRICE

REDUCED to \$599,000 (over 20% below appraisal)

BROKER CONTACT INFO

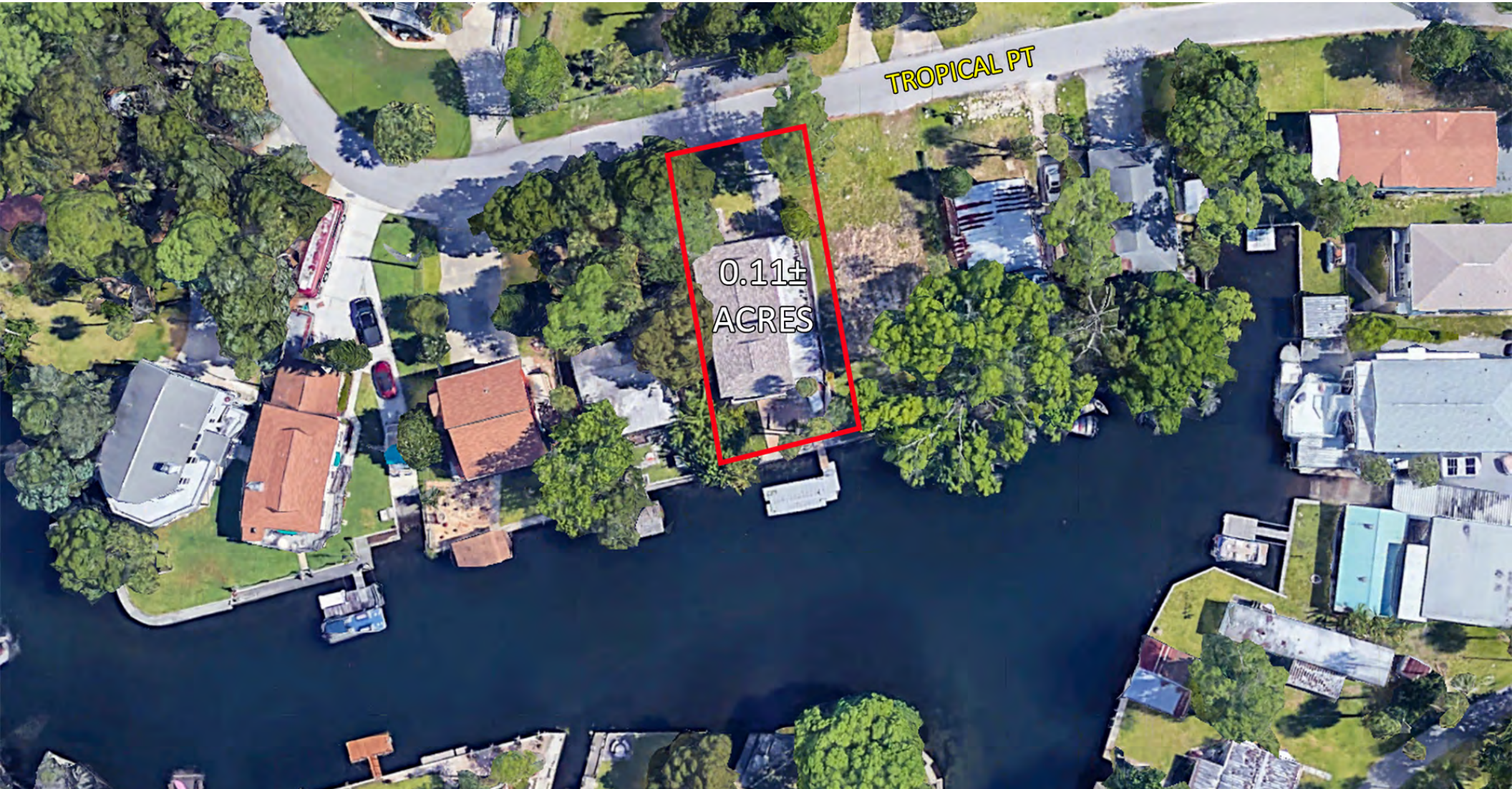
Chase Collier, CCIM

Sales Associate

813.287.8787 x3

chase@thedirtdog.com

Additional Photos



Additional Photos



Additional Photos



Demographics Map & Report

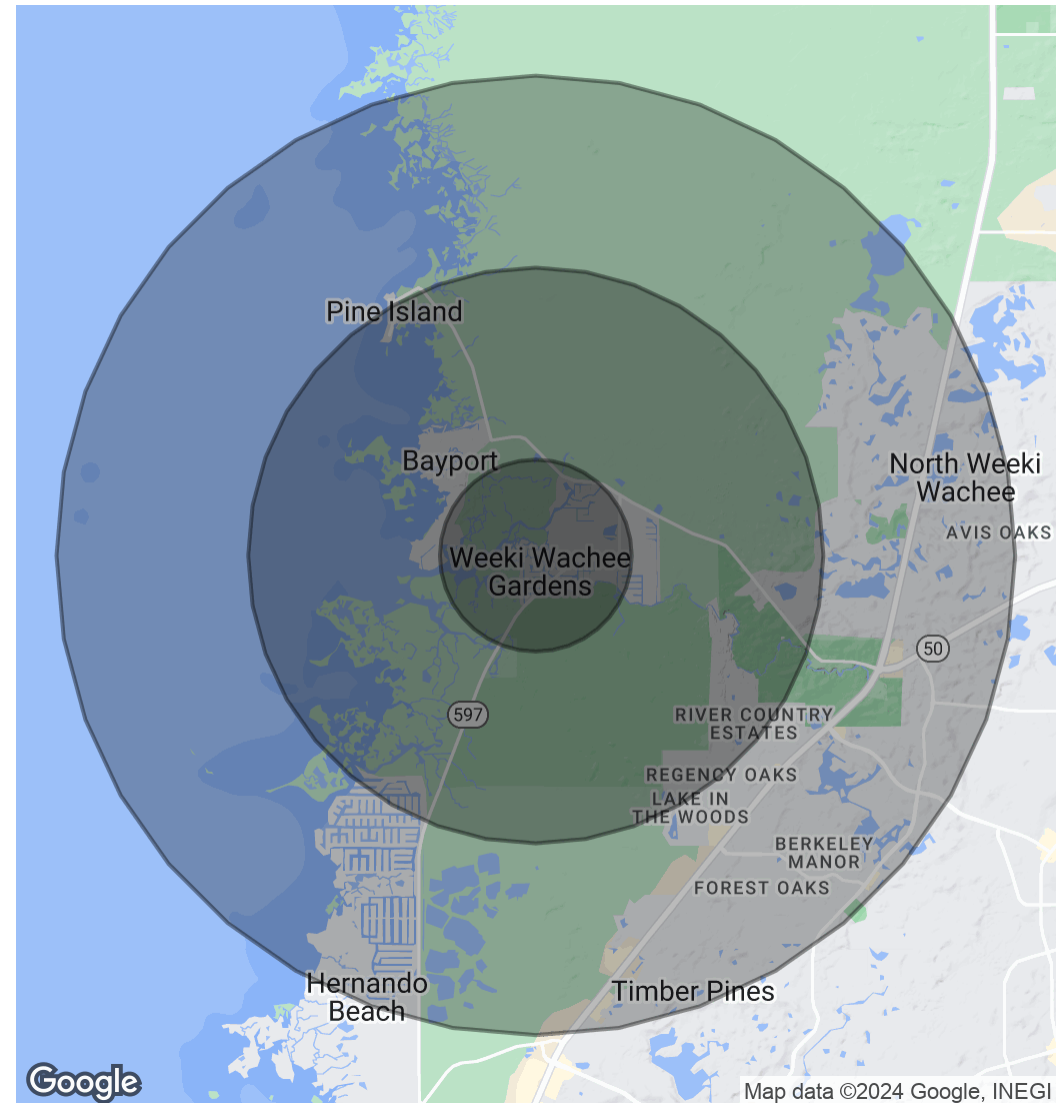
POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	595	5,128	26,123
Average Age	43.7	54.8	52.3
Average Age (Male)	54.0	54.6	50.2
Average Age (Female)	43.0	56.2	55.4

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	347	3,079	14,210
# of Persons per HH	1.7	1.7	1.8
Average HH Income	\$31,782	\$50,084	\$50,868
Average House Value	\$302,040	\$239,173	\$175,749

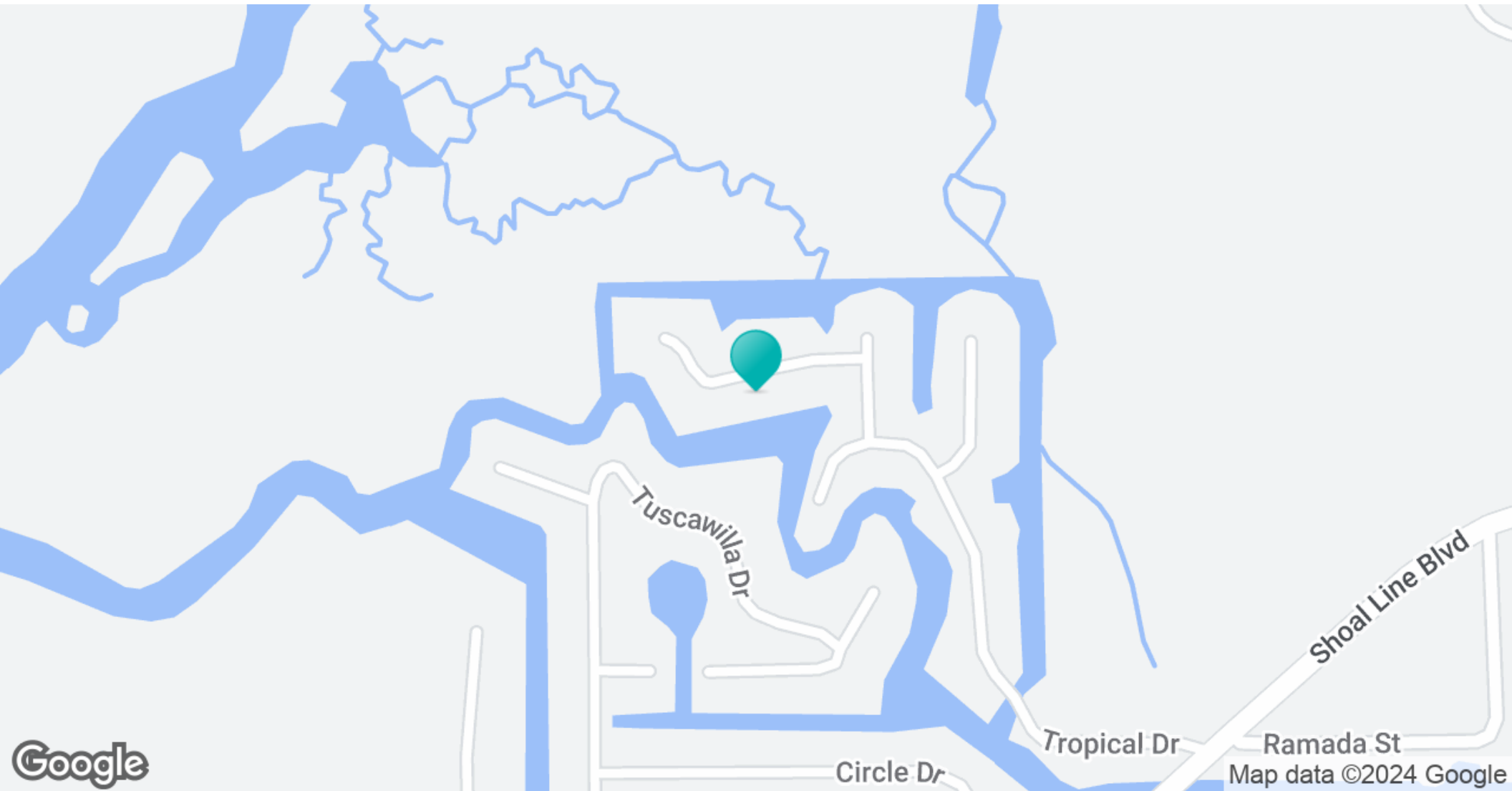
2020 American Community Survey (ACS)



Regional Map



Location 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.

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