



# Property Description



## PROPERTY DESCRIPTION

This is a unique opportunity to acquire 100 acres of St Clair Lake Ranch. The lakefront property showcases rolling hills, improved pasture, and lush woodlands. It features an exclusive 8.7-acre peninsula, providing a distinct section of land surrounded by water and offering a charming lake view.

With 5,370 feet of St Clair Lake frontage and 1,811 feet along Spring Lake Highway, the property is strategically positioned. Its future land use is designated as Rural, with Agricultural (AG) zoning.

This opportunity is ideal for establishing a versatile ranch, offering a range of possibilities. Seller is willing to subdivide into smaller tracts.

## LOCATION DESCRIPTION

St. Clair Lake Ranch is located on the west side of Spring Lake Highway (County Road 541) in Brooksville in southern Hernando County. It's less than one mile north of the Pasco County/Hernando County line.

The property is centrally situated between downtown Brooksville and downtown Dade City. Local shops, restaurants, medical facilities, and schools are all easily reachable within 15 minutes. Due to its close proximity to I-75, lively downtown Tampa (30+ minutes), Tampa International Airport (40 minutes), and downtown St. Petersburg (1 hour) are all readily accessible.

## PROPERTY SIZE

100 acres

## ZONING/FUTURE LAND USE

AG/Rural

## PRICE

\$2,250,000

# Aerial Photos



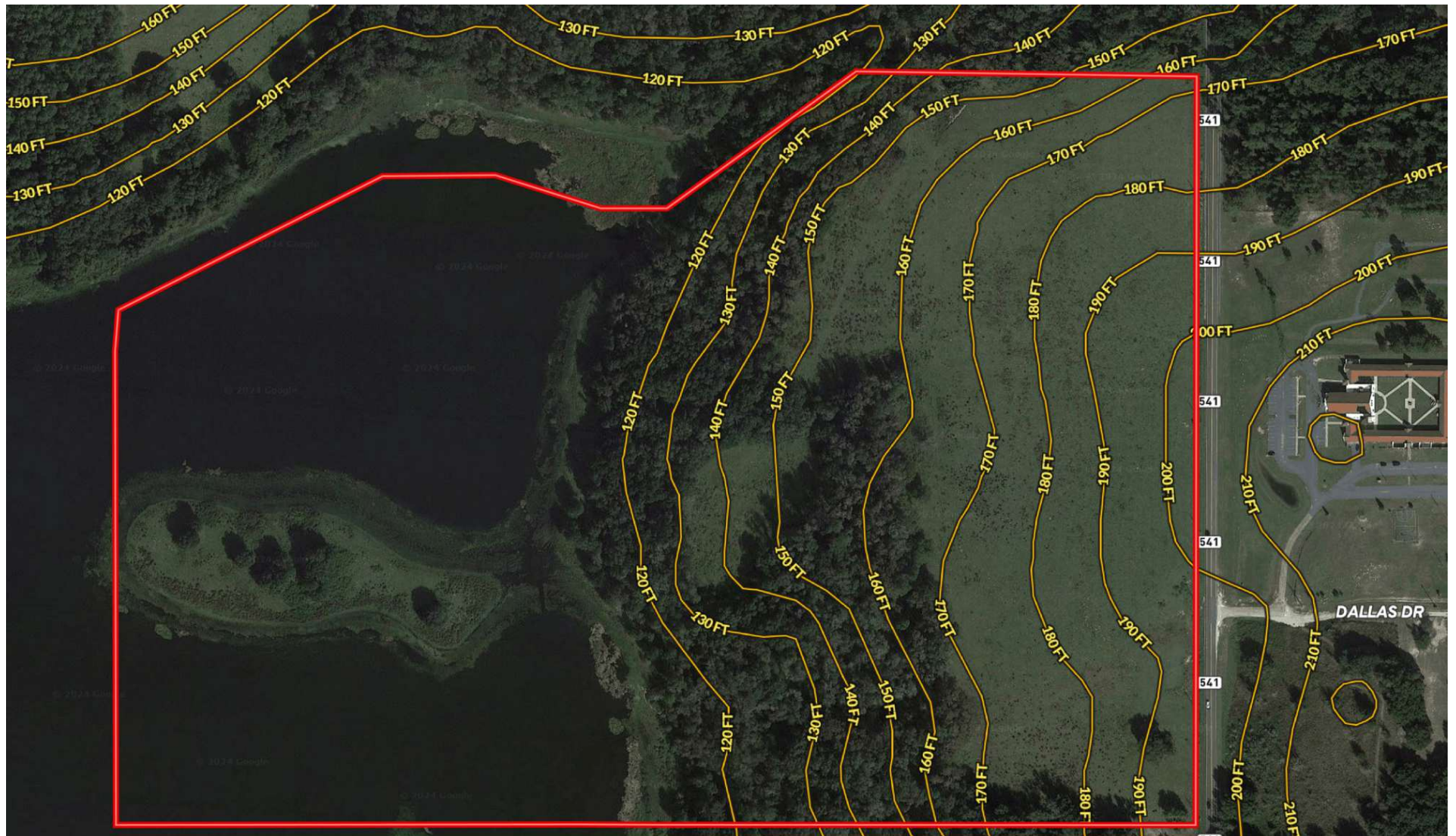
# Property Photos



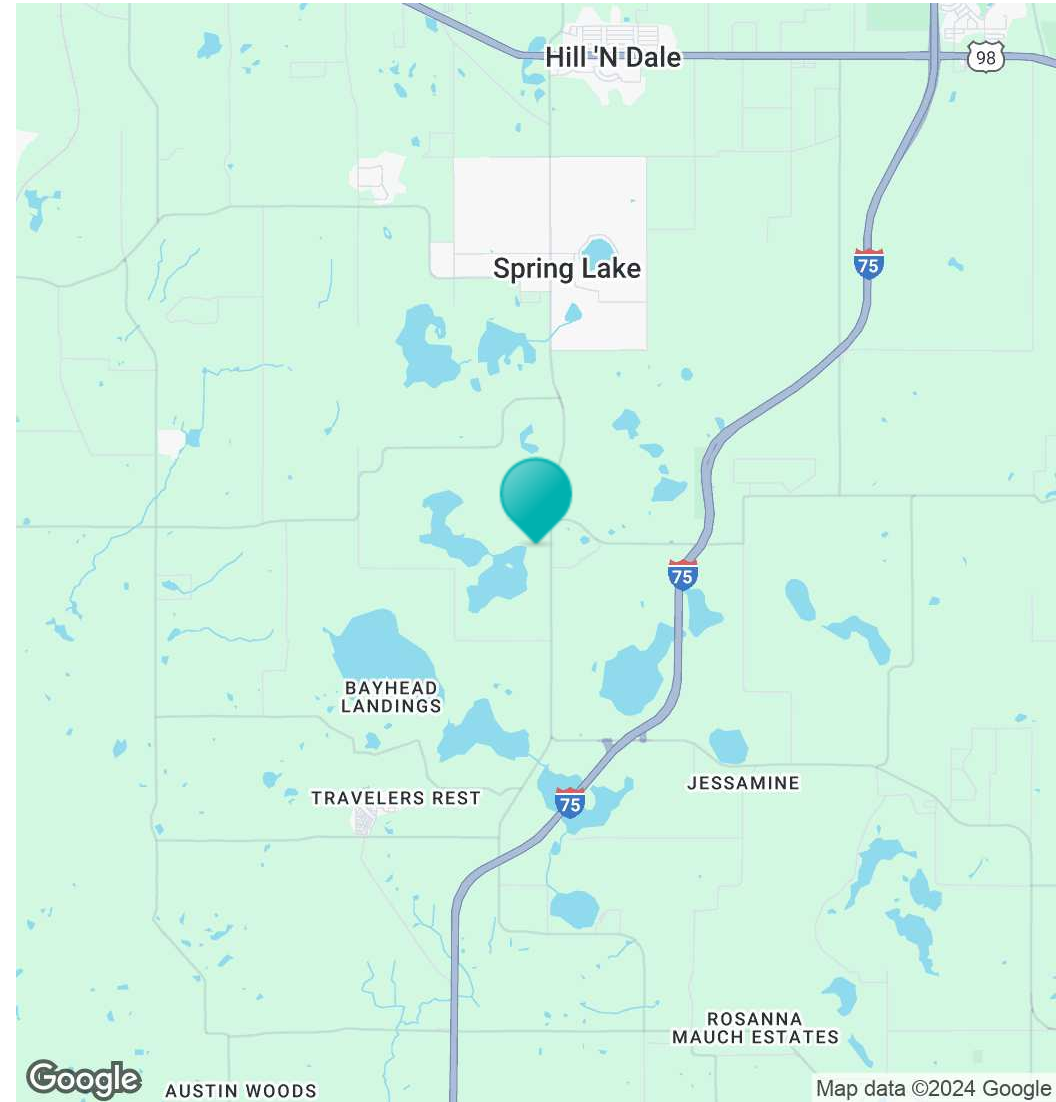
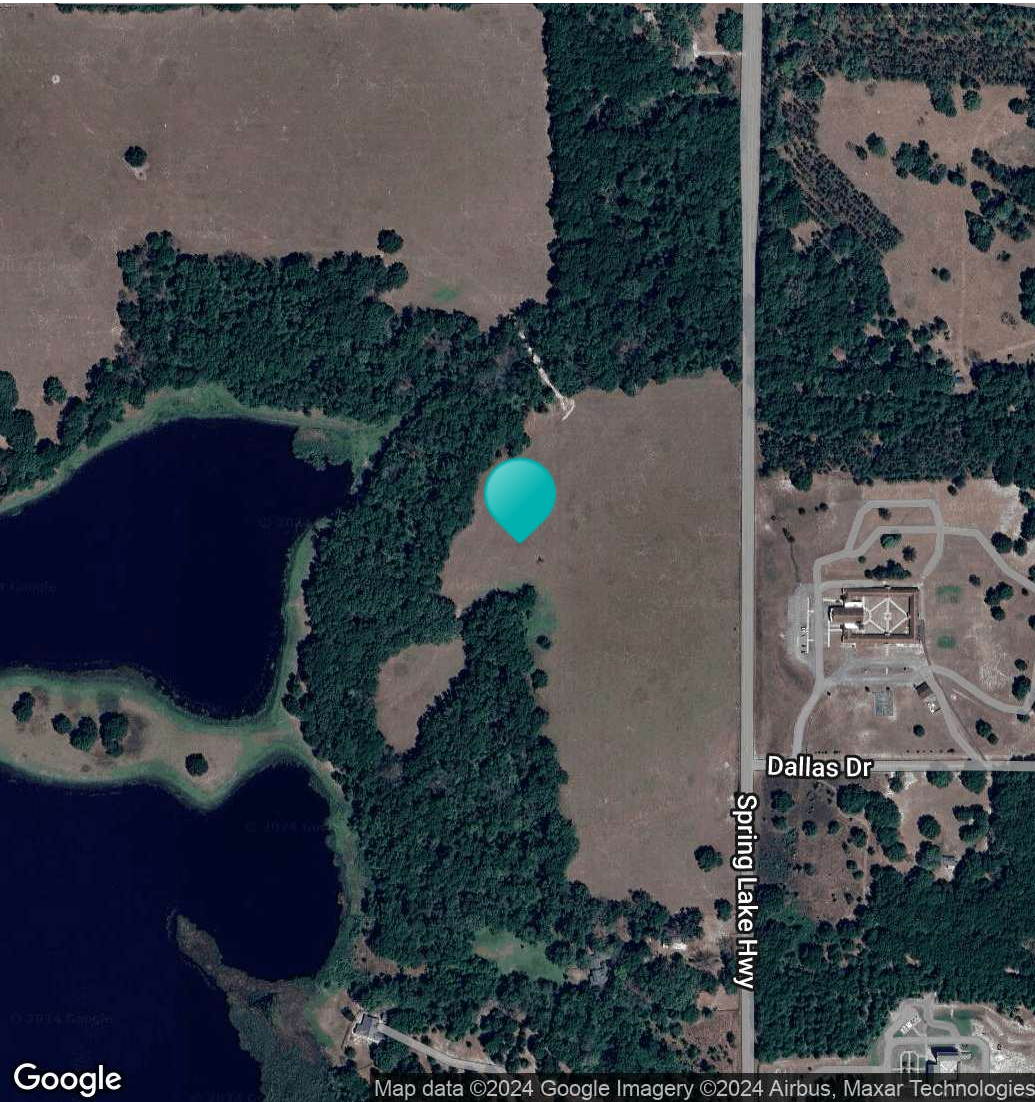
# Wetlands Map



# Contour Map



# Location Map



# Demographics Map & Report

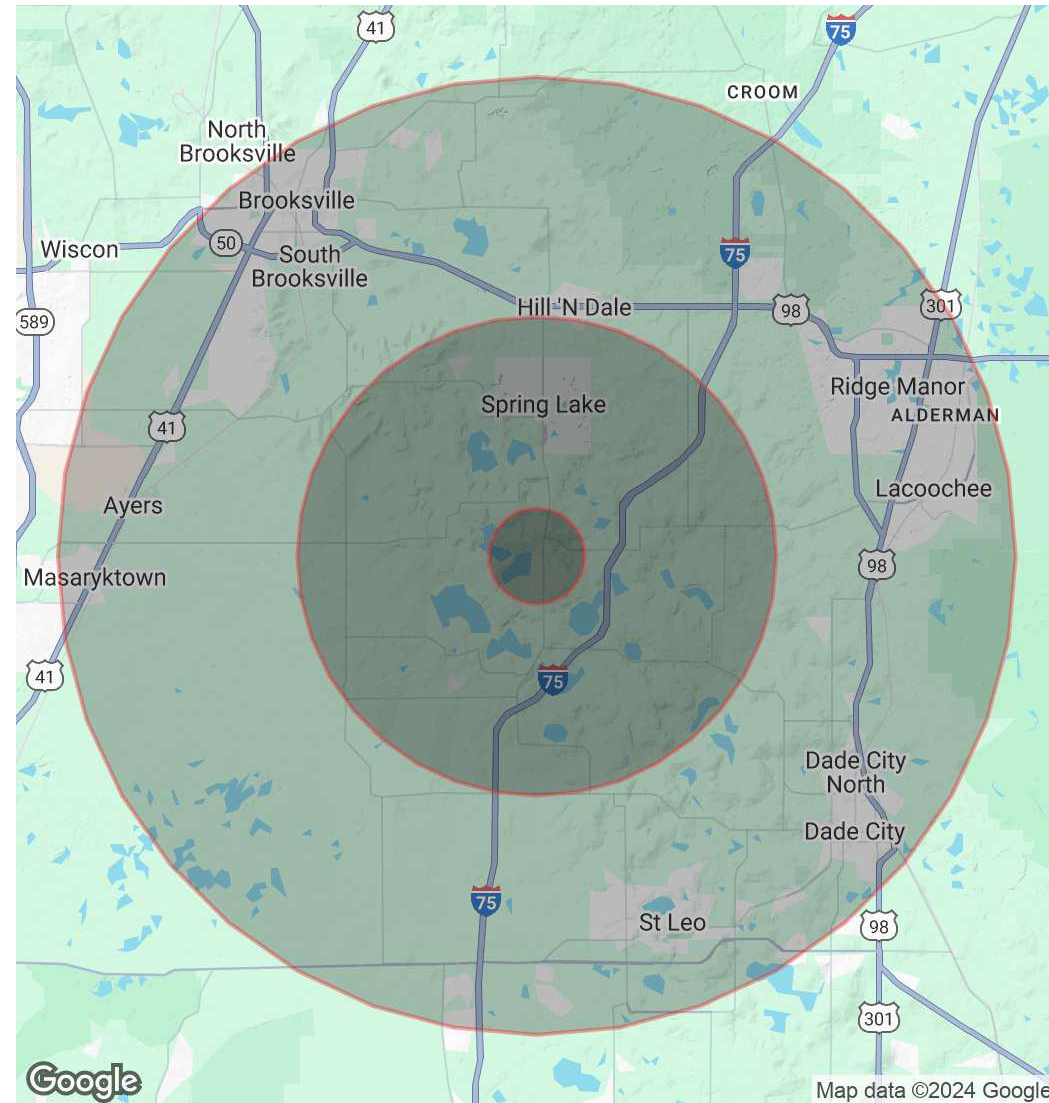
## POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	68	17,400	48,552
Average Age	58.9	41.4	46.1
Average Age (Male)	63.4	40.3	45.4
Average Age (Female)	58.7	43.6	46.8

## HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	38	7,432	22,257
# of Persons per HH	1.8	2.3	2.2
Average HH Income	\$38,430	\$43,136	\$44,682
Average House Value	\$202,045	\$115,983	\$120,835

2020 American Community Survey (ACS)





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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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