

We know this land.



Eshenbaugh
 LAND COMPANY



The Dirt Dog

304 S. WILLOW AVENUE

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Property Description



PROPERTY DESCRIPTION

The opportunity is to purchase a 1.3 acre waterfront property on Osowaw Boulevard in Aripeka (Hernando County). The parcel is partially wooded, featuring a rich natural landscape. It has significant water frontage along the southwestern portion, providing idyllic waterfront views.

The property is zoned R1B (Residential) with a future land use of Conservation, offering a unique opportunity to build your dream home in a serene, natural setting. Water is to the property, and sewer is 1.6 miles down Osowaw Boulevard. The site has 257 feet of frontage on Osowaw Boulevard, providing excellent accessibility.

There is a 1,788 sq ft house on site built in 1945. The house was impacted by recent storms.

LOCATION DESCRIPTION

The property is located at 1348 Osowaw Blvd in Aripeka in southern Hernando County. Aripeka is a peaceful, historic town on Florida's Nature Coast, nestled between the Gulf of Mexico, marshes, and natural springs. The town's tranquil, laid-back atmosphere is reflected in its scenic streets, where fishing from bridges and enjoying the surrounding natural beauty are common activities.

The site is two miles away from US Highway 19, where local shops, medical, and restaurants are located. Given its close proximity to the highway, it is commutable to nearby cities: Weeki Wachee (12 minutes), Spring Hill (20 minutes), Brooksville (35 minutes), Tarpon Springs (40 minutes), Homosassa (40 minutes), Crystal River (50 minutes), and Tampa (1 hour). In addition, the property can easily access nearby recreational destinations, including Weeki Wachee Preserve, SunWest Park, Pine Island Park, and Cabot Citrus Farms.

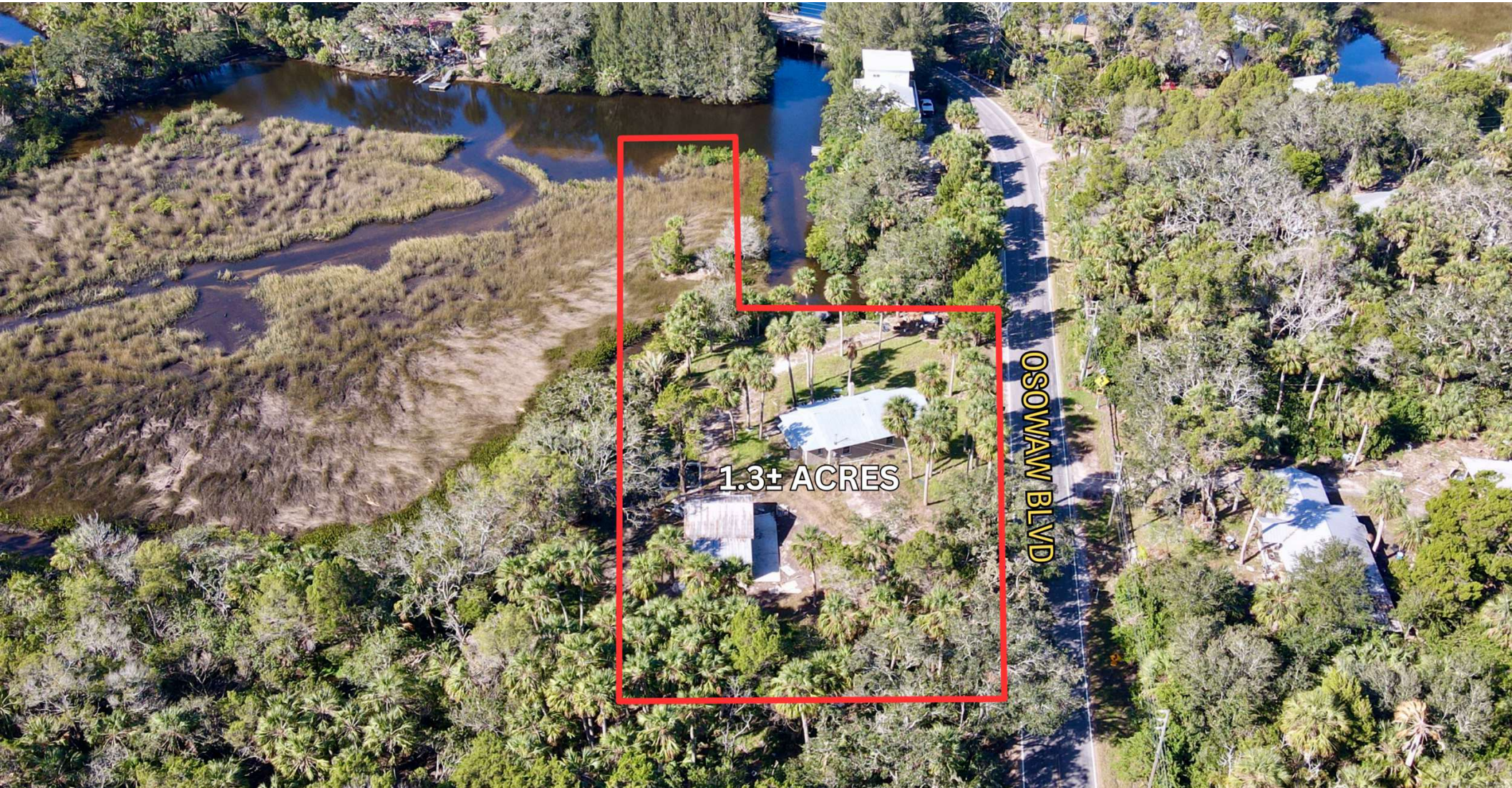
SIZE

1.3 acres

PRICE

\$150,000

Additional Photos



Additional Photos



Additional Photos



Demographics Map & Report

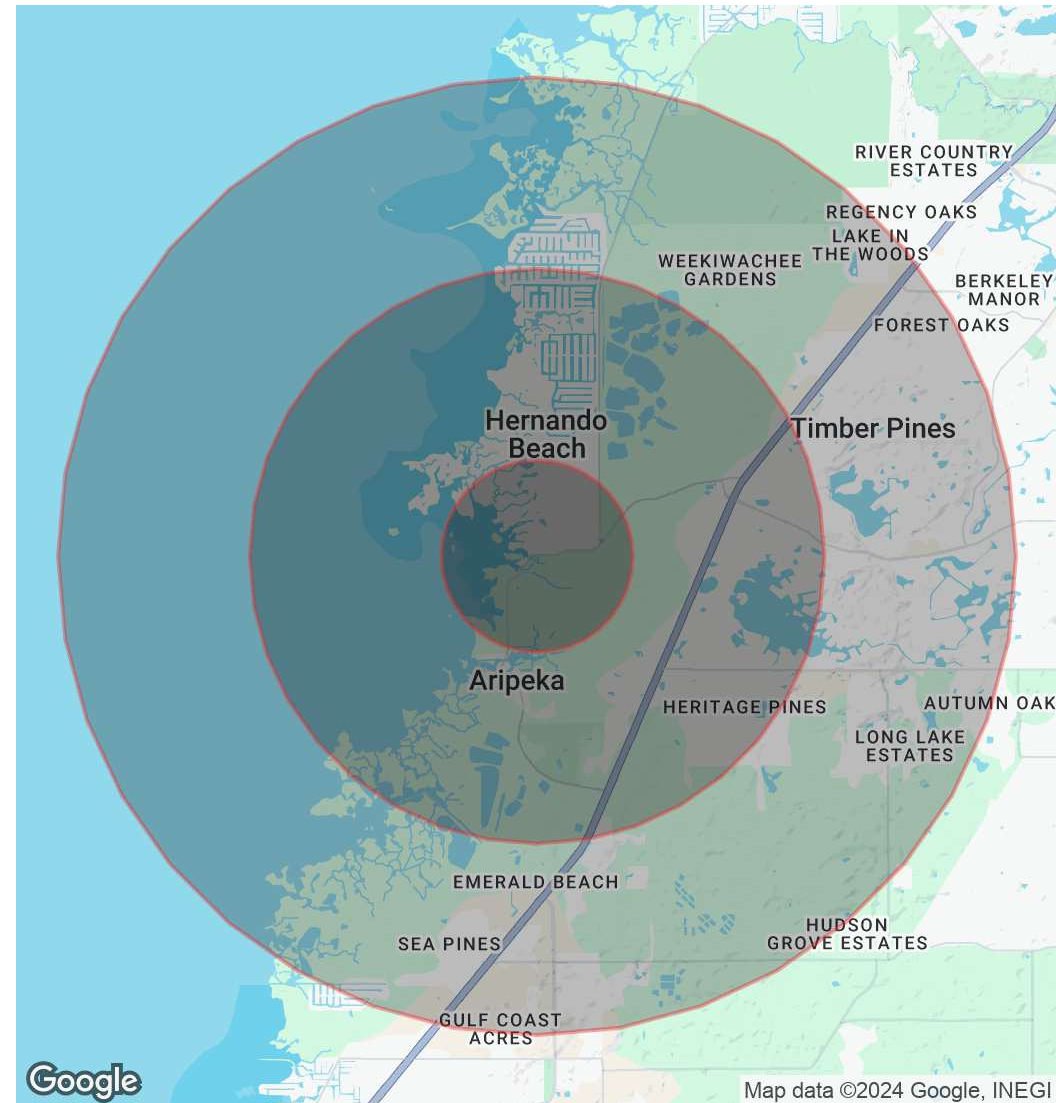
POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	302	11,660	44,290
Average Age	55	53	51
Average Age (Male)	56	53	50
Average Age (Female)	55	53	52

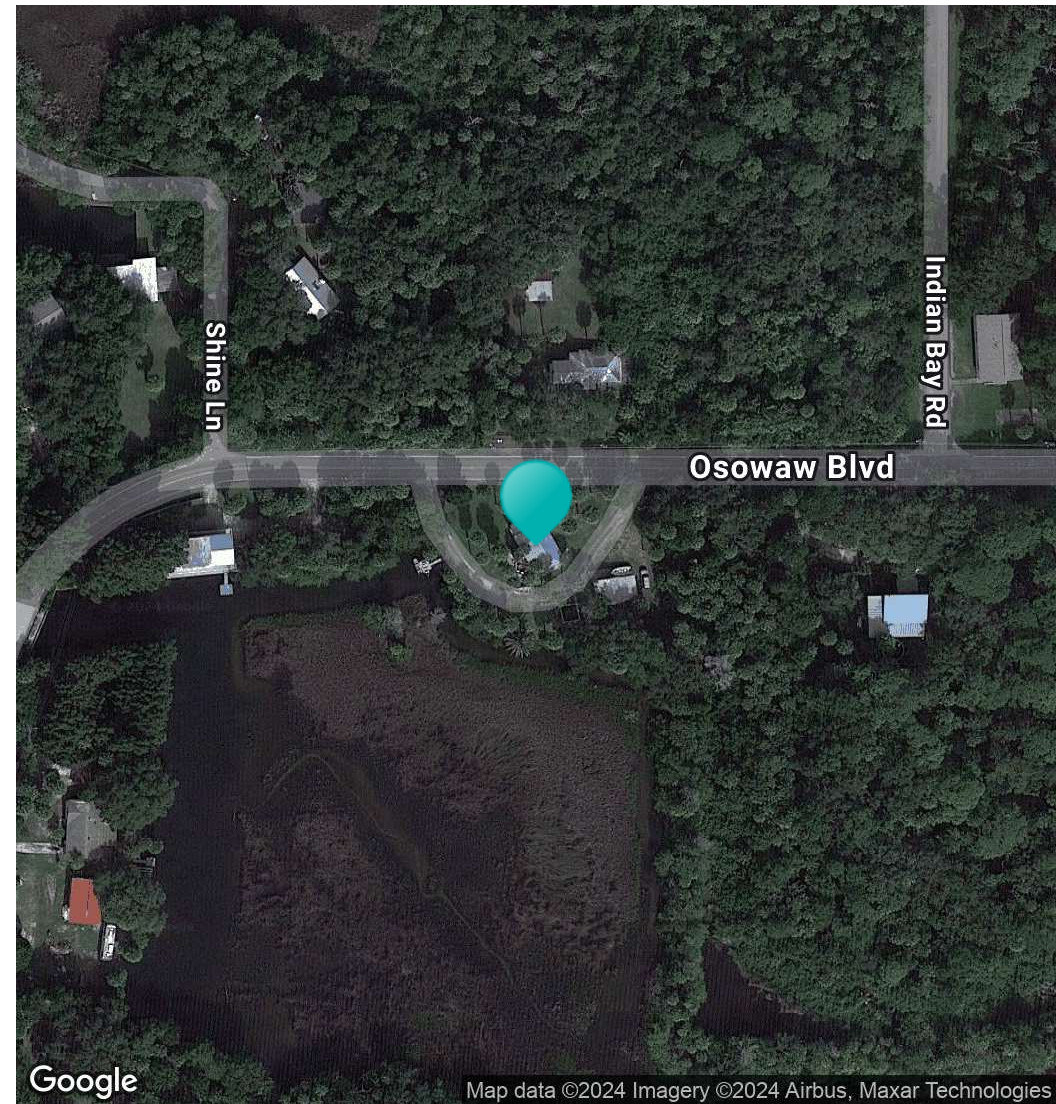
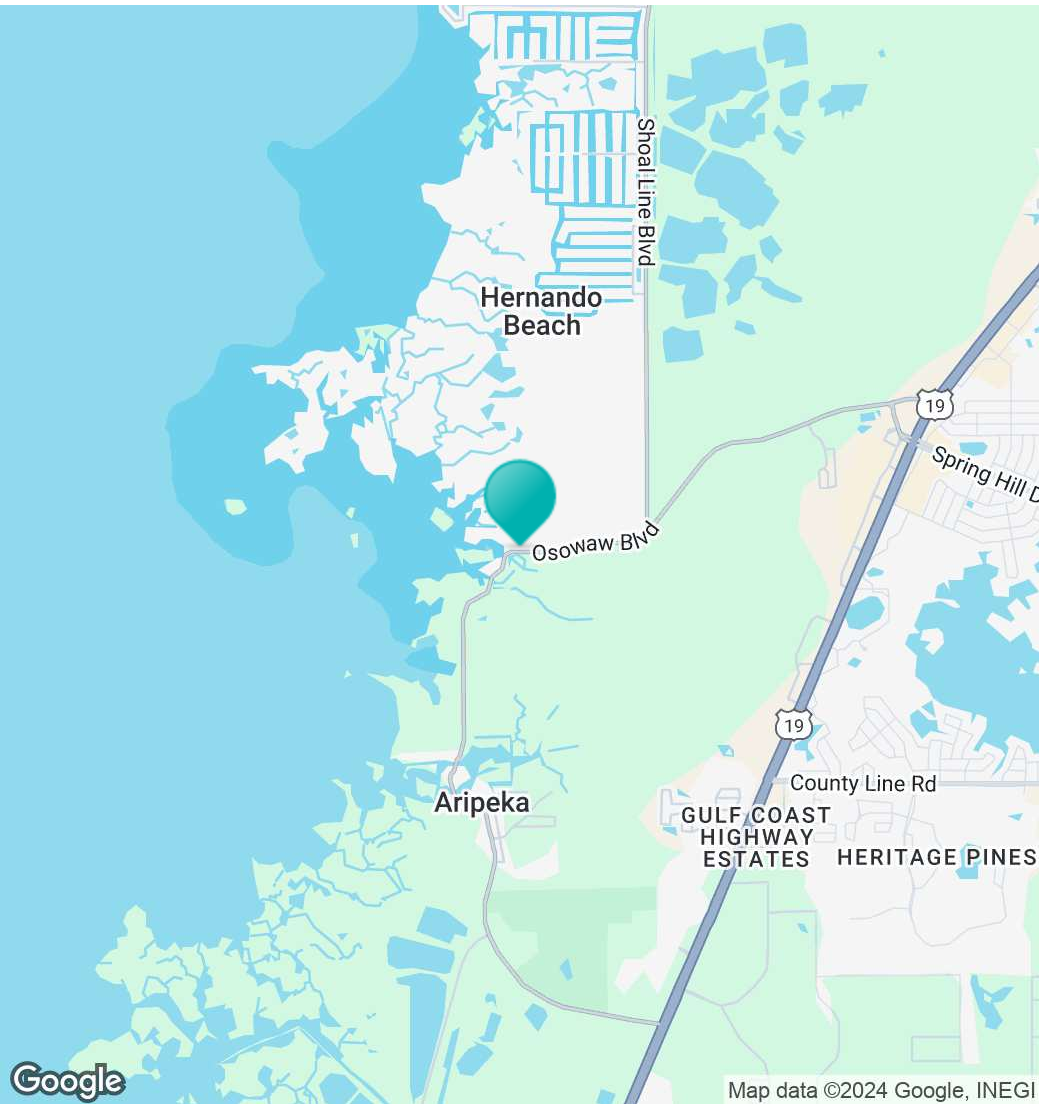
HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	148	5,251	19,872
# of Persons per HH	2	2.2	2.2
Average HH Income	\$95,121	\$71,955	\$68,812
Average House Value	\$336,957	\$283,664	\$263,212

Demographics data derived from AlphaMap



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.