

We know this land.



**Eshenbaugh**  
**LAND COMPANY**



**The Dirt Dog**

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# Property Description



## PROPERTY DESCRIPTION

The opportunity is to purchase a 48-acre waterfront property in Aripeka (Hernando County). The property is partially wooded and features a six acre bluff which boasts unobstructed water views and its own boat launch. With its size, water access, and wooded areas, the property is perfect for an estate or weekend getaway for outdoor enthusiasts.

The northern parcel (45.7 acres) is zoned AG (Agriculture), while the remaining three frontage parcels (2.6 acres) are zoned R1B (Residential), which allows for medium-density residential development. In addition to the bluff, there are an estimated 20 acres of uplands along Osowaw Blvd and Indian Bay Road.

Water is to the property and sewer is 1.6 miles down Osowaw Blvd. The site has significant frontage on multiple streets: Osowaw Boulevard (719 feet), Indian Bay Road (1,523 feet), and Shine Lane (2,218 feet). There are two houses on site- one with 2,766 sq ft built in 1984 and another with 1,483 sq ft built in 1958. The condition of the houses is unknown and requires further assessment.

## LOCATION DESCRIPTION

The property is located at 3217 Shine Lane, accessed via Osowaw Boulevard (County Road 595) 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 the surrounding natural beauty shapes the environment.

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 has easy access to nearby recreational destinations, including Weeki Wachee Preserve, SunWest Park, Pine Island Park, and Cabot Citrus Farms.

## SIZE

48.3 acres

## PRICING

\$1,100,000

# Aerial



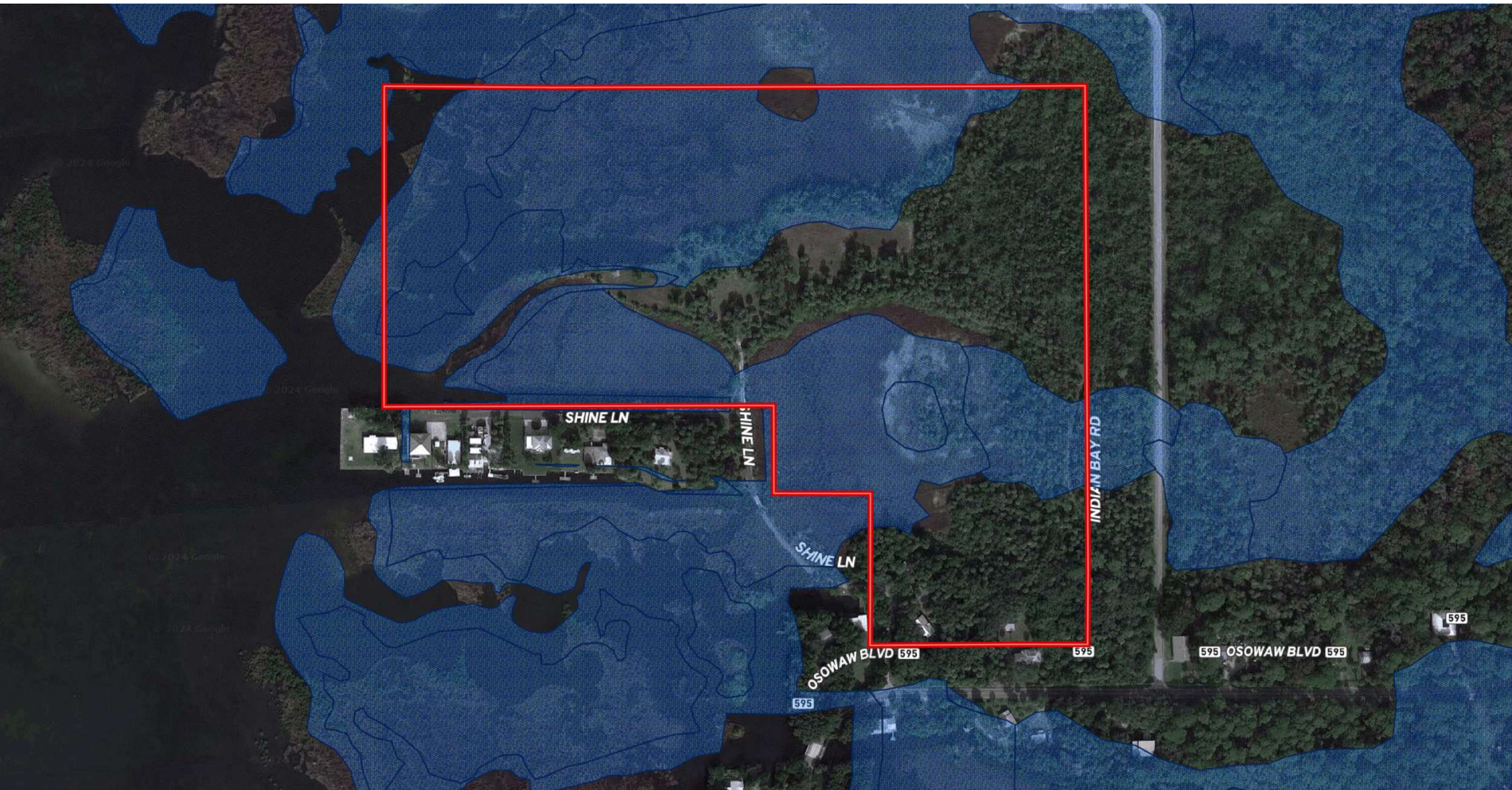
# Aerial



# Additional Photos



# Wetlands Map



# Demographics Map & Report

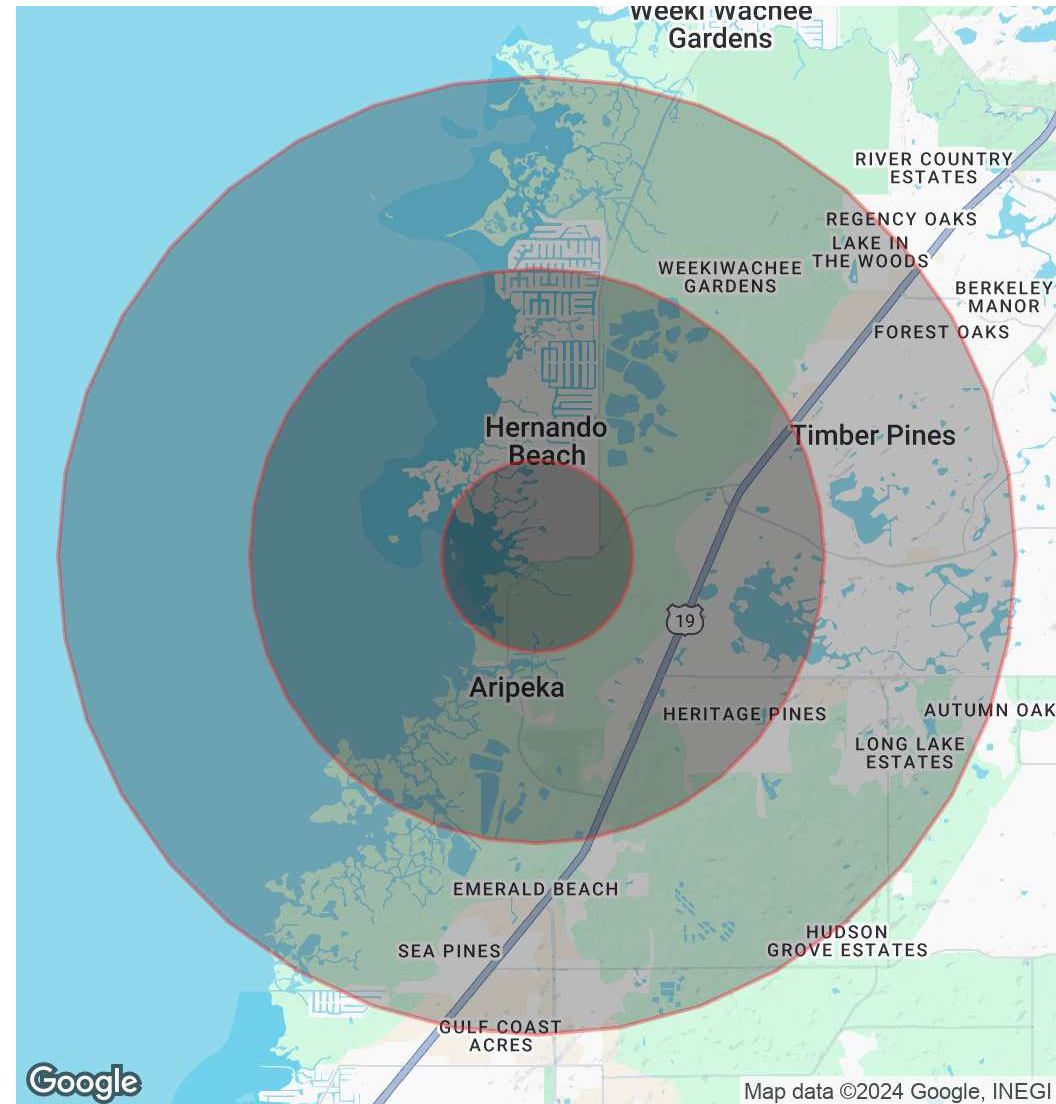
## POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	304	11,670	44,290
Average Age	55	53	51
Average Age (Male)	56	53	50
Average Age (Female)	55	53	52

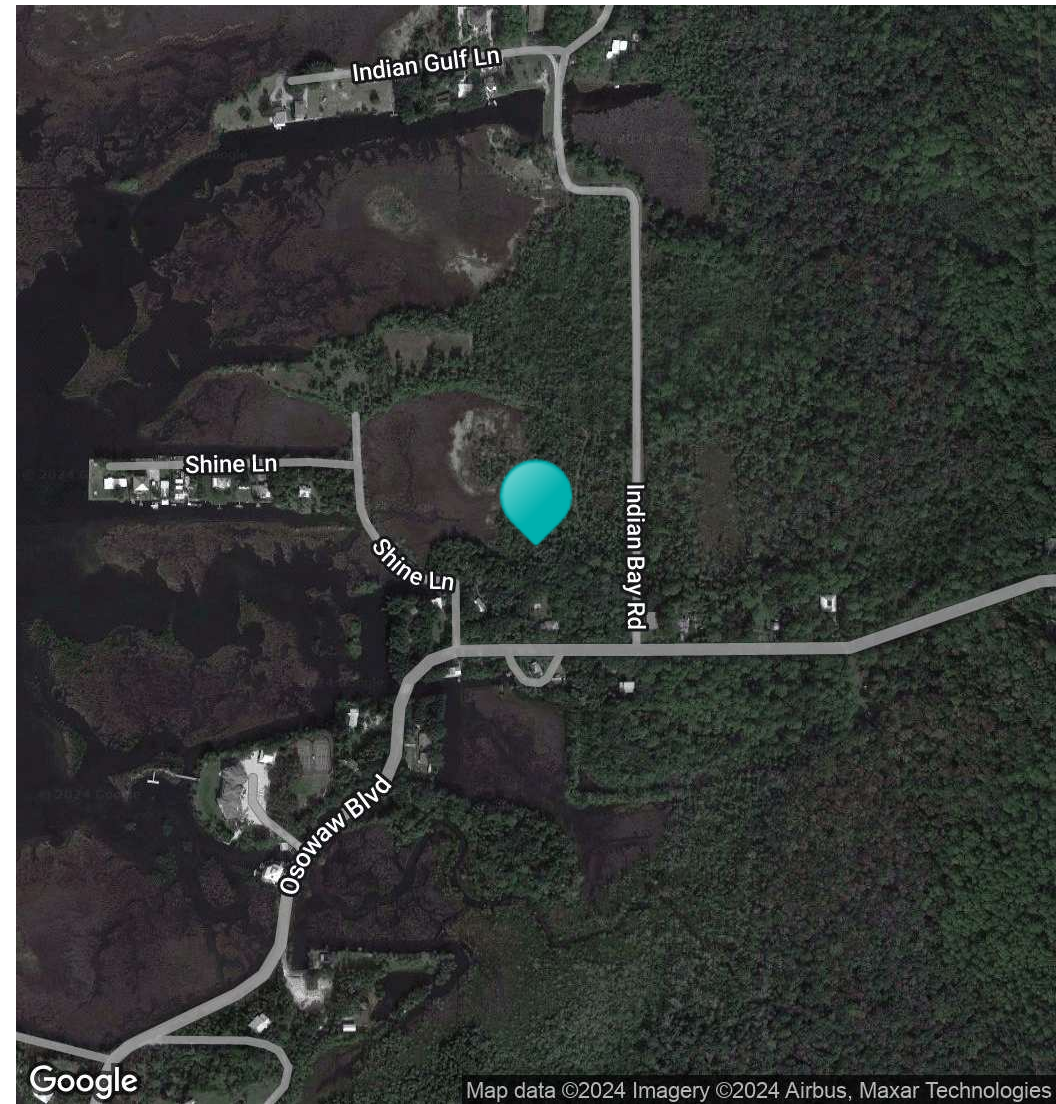
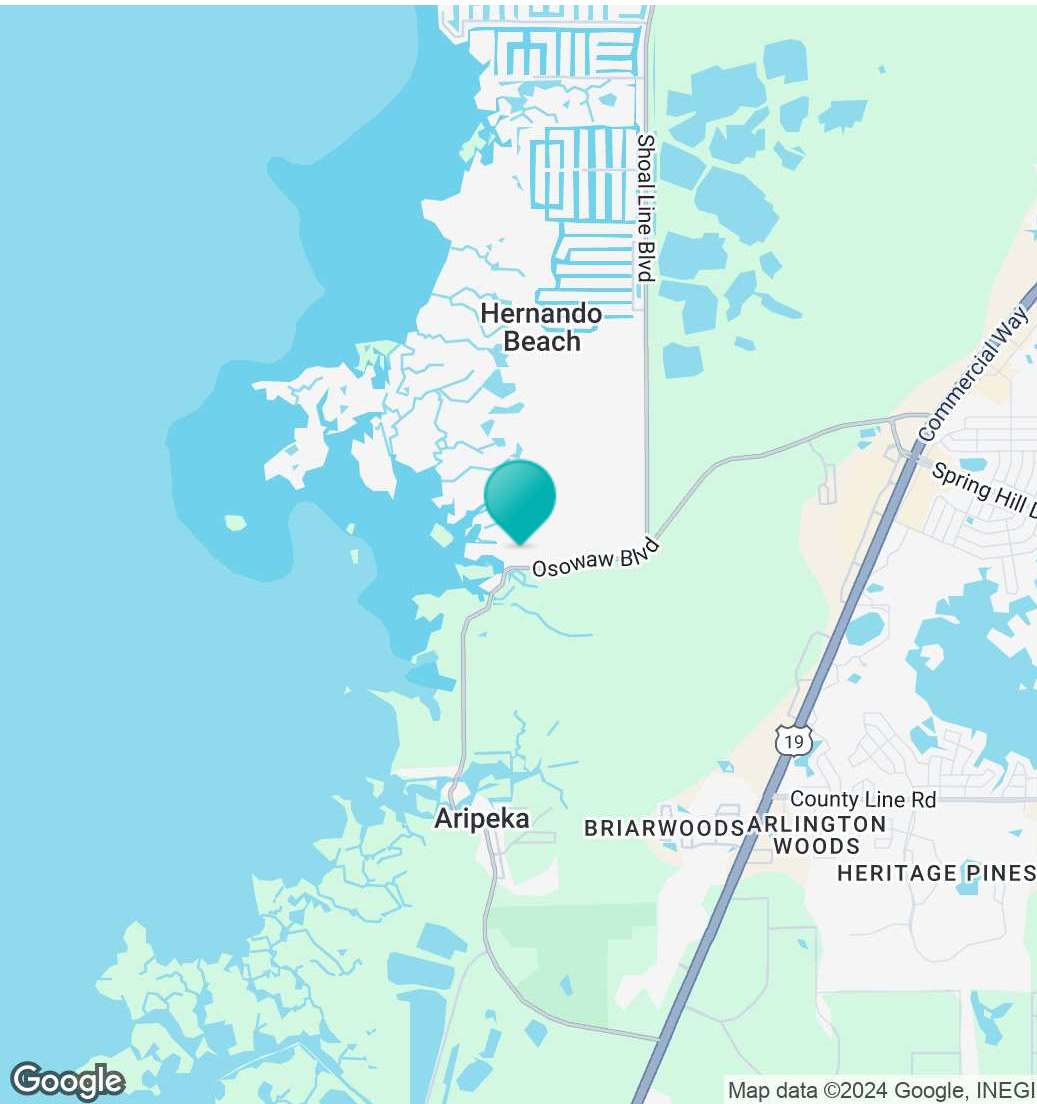
## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	149	5,256	19,872
# of Persons per HH	2	2.2	2.2
Average HH Income	\$95,121	\$71,995	\$68,812
Average House Value	\$336,957	\$283,898	\$263,212

Demographics data derived from AlphaMap



# Location Maps





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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.