

41.85± Acres US Highway 41, Spring Hill, FL 34610



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PRESENTED BY:

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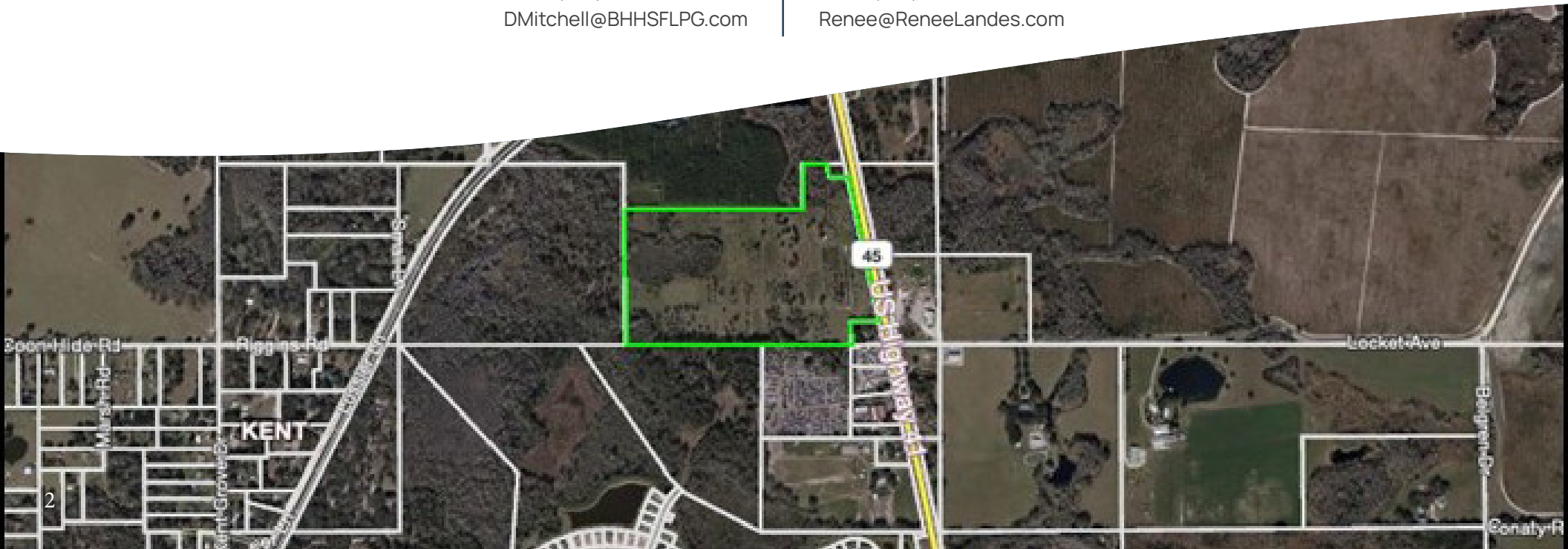
COMMERCIAL DIVISION



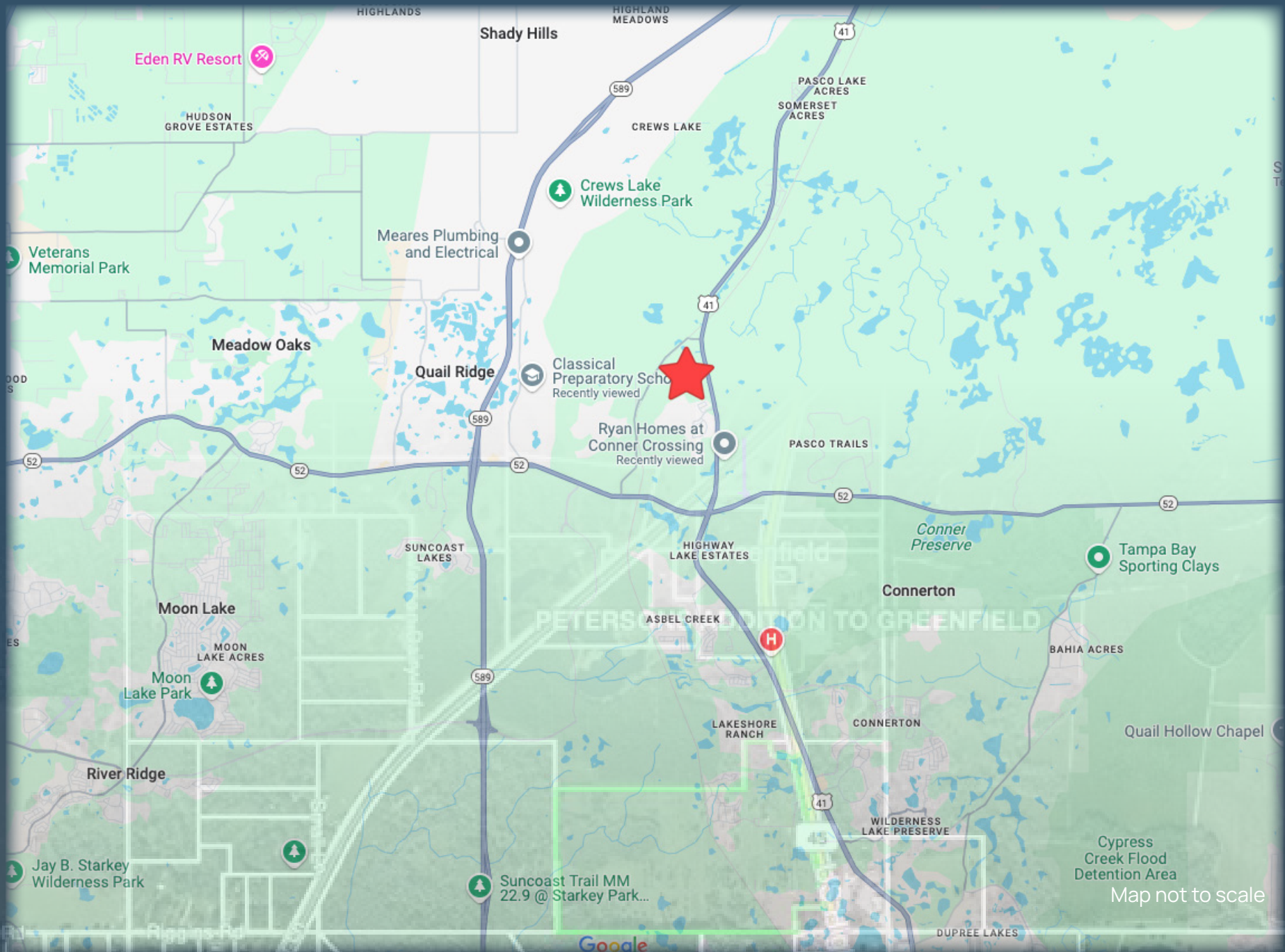
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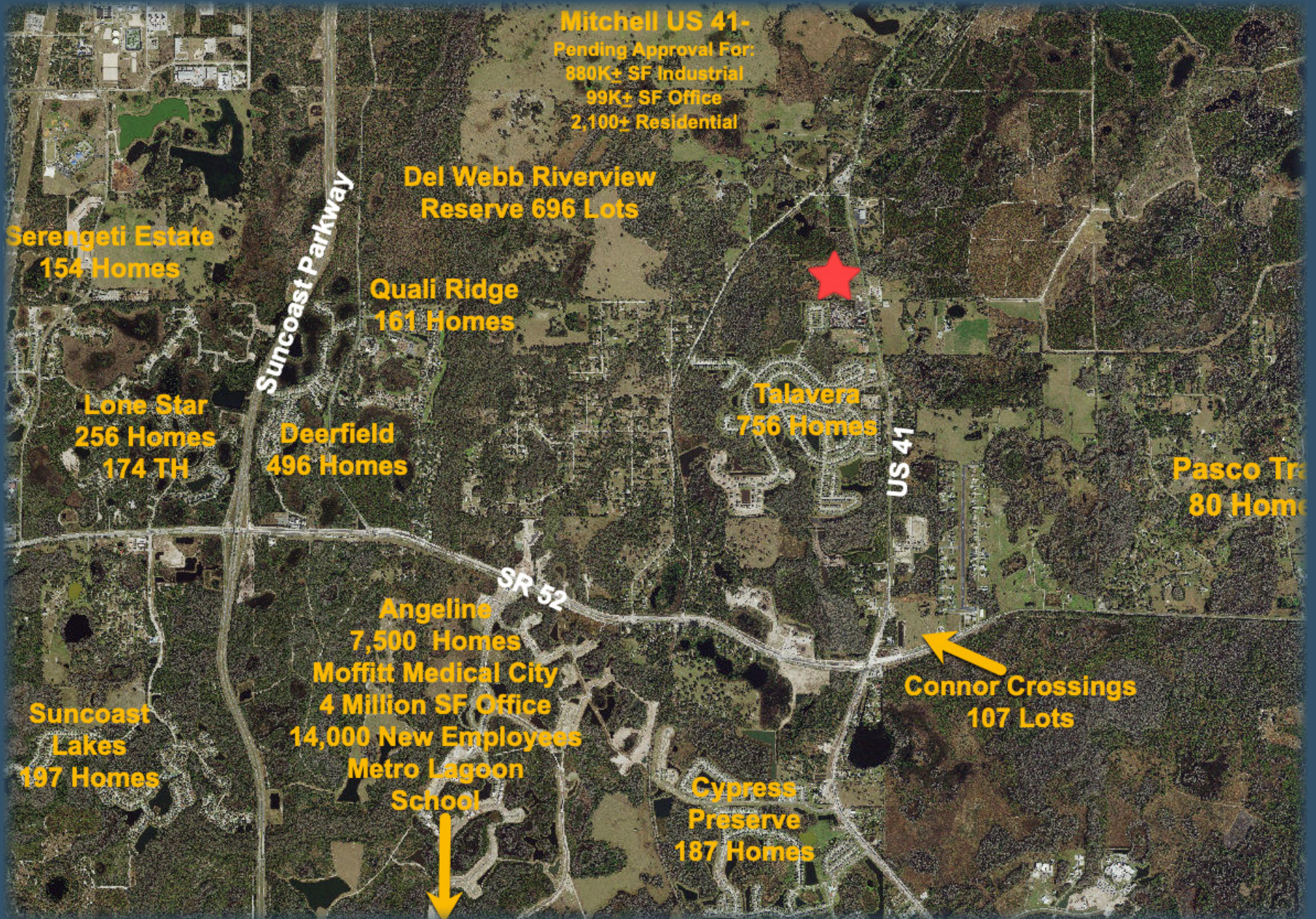
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EXECUTIVE SUMMARY

Property Identification(s):	41.85± Acres US Highway 41, Spring Hill, FL
Parcel ID#:	33 24 18 0000 04000 0000
Ownership:	Pasco County Mosquito Control District.
Acres:	41.85± Gross Acres/ 31.35± Net Usable Acres
Coastal Design Breakdown:	6.5± Wetland 4± Mitigated Floodplain outside Wetlands
Zoning:	AR (20.21 Ac), AC (14.95 Ac) & C2 (6.69 Ac)
Land Use:	AG/R (36.18) & ROR (5.67 Ac)
Property Assessment:	\$775,227 (2025)
Total Taxes:	\$0 (Governmental Agency)
Utilities:	Water: There is a 12 inch water line servicing the Talavera Subdivision approximately 1/3 of a mile to the south. Sewer: There is a 16 inch force main along with west side of US Highway 41.
Improvement Data:	None
Flood Plain Data:	FEMA Zone A & X
Sale Price:	\$3,495,000

Please note: Seller is not offering a Buyer's Agent commission. Buyer to compensate their agent directly.



Property Highlights

- 41.85± Acres Along the West Side of US Highway 41
- 5± Miles East of the Suncoast Parkway
- 3.9± miles to the Most Northerly Portion of the Angeline Development
 - o 7,500± Homes
 - o Moffit Medical City (4± million SF Office)
 - o 14,000± New Employees
- Located 1.2± Miles South of the Mitchell US 41 Development - Pending Approval For:
 - o 880K± SF Industrial
 - o 99± SF Office
 - o 2,100± Residential Units
- Pasco County is One of the Fastest Growing Counties in the State of Florida

This information is from sources deemed to be reliable. We are not responsible for misstatements of facts, errors or omissions, prior sale, change of price, and/or terms or withdrawal from the market without notice. Buyer should verify all information with its' own representatives as well as state and local agencies. Brokers, please note that a variable rate commission may exist on this offering that might result in a lower commission cost to the Seller if a Buyer's broker is not involved in the transaction. ©2025 BHH Affiliates, LLC. An independently owned and operated franchisee of BHH Affiliates, LLC. Berkshire Hathaway HomeServices and the Berkshire Hathaway HomeServices symbol are registered service marks of Columbia Insurance Company, a Berkshire Hathaway affiliate. Equal Housing Opportunity.

PROPERTY OVERVIEW

Prime Development Opportunity on US Highway 41 – 41.85± Acres in Growing Pasco County

Discover an exceptional opportunity to invest in one of Pasco County's most rapidly growing corridors. This 41.85± acre parcel, located directly on US Highway 41 in Spring Hill, FL, offers excellent visibility and accessibility, just 5± miles from the Suncoast Parkway and within 45± minutes of Tampa International Airport. With approximately 31.35± net usable acres, the site presents a rare canvas for future development.

Currently zoned AR, AC, and C2 with land use designations of AG/R and ROR, this property will require rezoning and a land use change—making it a strategic investment for forward-thinking developers. Whether your vision is industrial, single-family, or multifamily residential, the site's proximity to existing utilities, strong demographic trends, and easy access to major transportation routes make it a compelling choice.

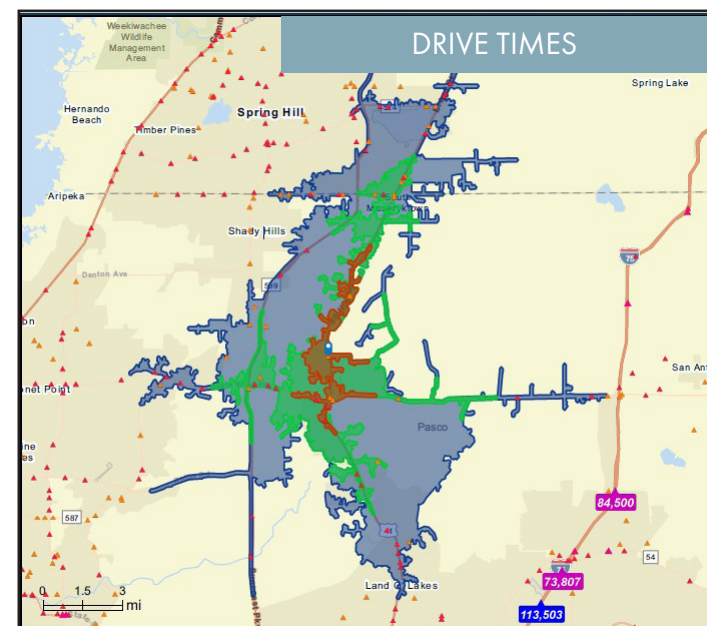
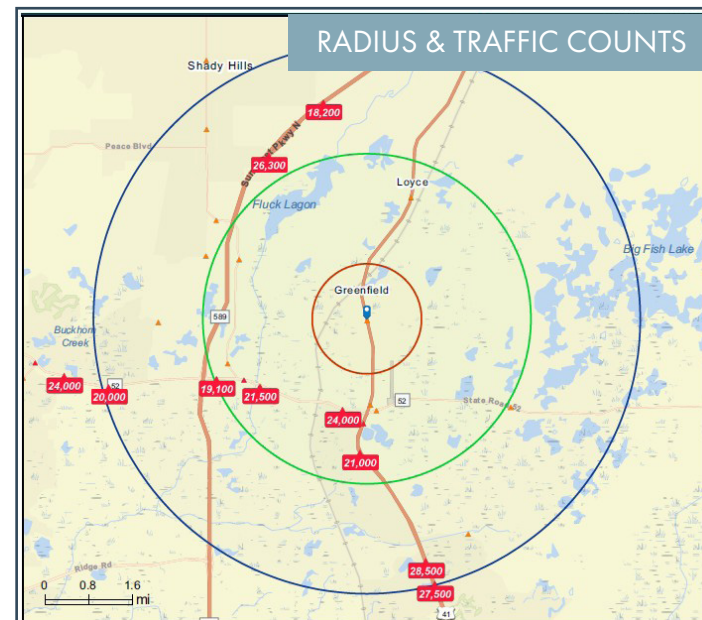
Pasco County continues to attract new residents and businesses, supported by a robust infrastructure and a pro-growth environment. Over the past decade, the county gained nearly 185,000 residents, climbing from about 495,000 ten years ago to an estimated 680,000 in 2025. Whether you're envisioning a business park, logistics hub, or residential community, this location checks all the boxes for access, infrastructure, and potential.

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DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
2030 Projection	3,124	10,620	31,196
2025 Population	2,726	9,235	27,216
2025-2030 Annual Rate	2.76%	2.83%	2.77%
2020-2025 Annual Rate	6.38%	6.64%	4.98%
2010-2020 Annual Rate	2.17%	4.38%	4.43%
2025 Median Age	44.5	39.2	39.2
HOUSEHOLDS			
2030 Projection	1,206	3,856	10,384
2025 Households	1,044	3,331	8,956
2020 Households	743	2,332	6,637
2010 Households	606	1,538	4,378
2025 Avg. HH Income	\$111,349	\$119,121	\$126,650

POPULATION	5-MINUTE	10-MINUTE	15-MINUTE
2030 Projection	579	12,459	55,696
2025 Population	516	10,807	47,639
2025-2030 Annual Rate	2.33%	2.89%	3.17%
2020-2025 Annual Rate	-1.11%	5.94%	4.34%
2010-2020 Annual Rate	1.09%	4.72%	3.91%
2025 Median Age	45.5	38.5	40.9
HOUSEHOLDS			
2030 Projection	207	4,421	19,458
2025 Households	182	3,807	16,435
2020 Households	182	2,754	12,759
2010 Households	164	1,757	8,854
2025 Avg. HH Income	\$96,139	\$121,818	\$125,029



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