

We know this land.



Eshenbaugh
LAND COMPANY

The Dirt Dog



304 S. WILLOW AVENUE

TAMPA, FL 33606

813.287.8787

www.thedirtdog.com

Pine Cabin Road



PROPERTY SUMMARY

4.7 acres located in historic Brooksville, Florida. Beautiful, mature oaks throughout the property provide a serene setting for a buyer's dream home or weekend retreat. Paved road access from Broad Street (US 41) is provided along Pine Cabin Road. The nearby Suncoast Parkway provides excellent access to Tampa/St. Pete/Clearwater to the south and Crystal River/Homosassa Springs to the north.

Current zoning is Agricultural with a future land use of Residential.

PROXIMITY TO AMENITIES & SHOPPING

- Southern Hills Plantation Golf Course - 3 Minutes
- Hernando Oaks Golf Course - 4 Minutes
- Walmart SuperCenter - 5 Minutes
- Lowe's - 5 Minutes
- Publix - 7 Minutes
- Downtown Brooksville - 9 Minutes
- Brooksville Regional Airport - 9 Minutes
- Tampa International Airport - 45 Minutes
- Downtown Tampa - 1 Hour

PARCEL NUMBER

R04 423 19 0000 0100 0000

PRICE

\$250,000

For additional information or to submit an offer, please contact:

Jack Koehler, CCIM, ALC
813-541-4156
Jack@thedirt dog.com

Proximity to Golf and Shopping



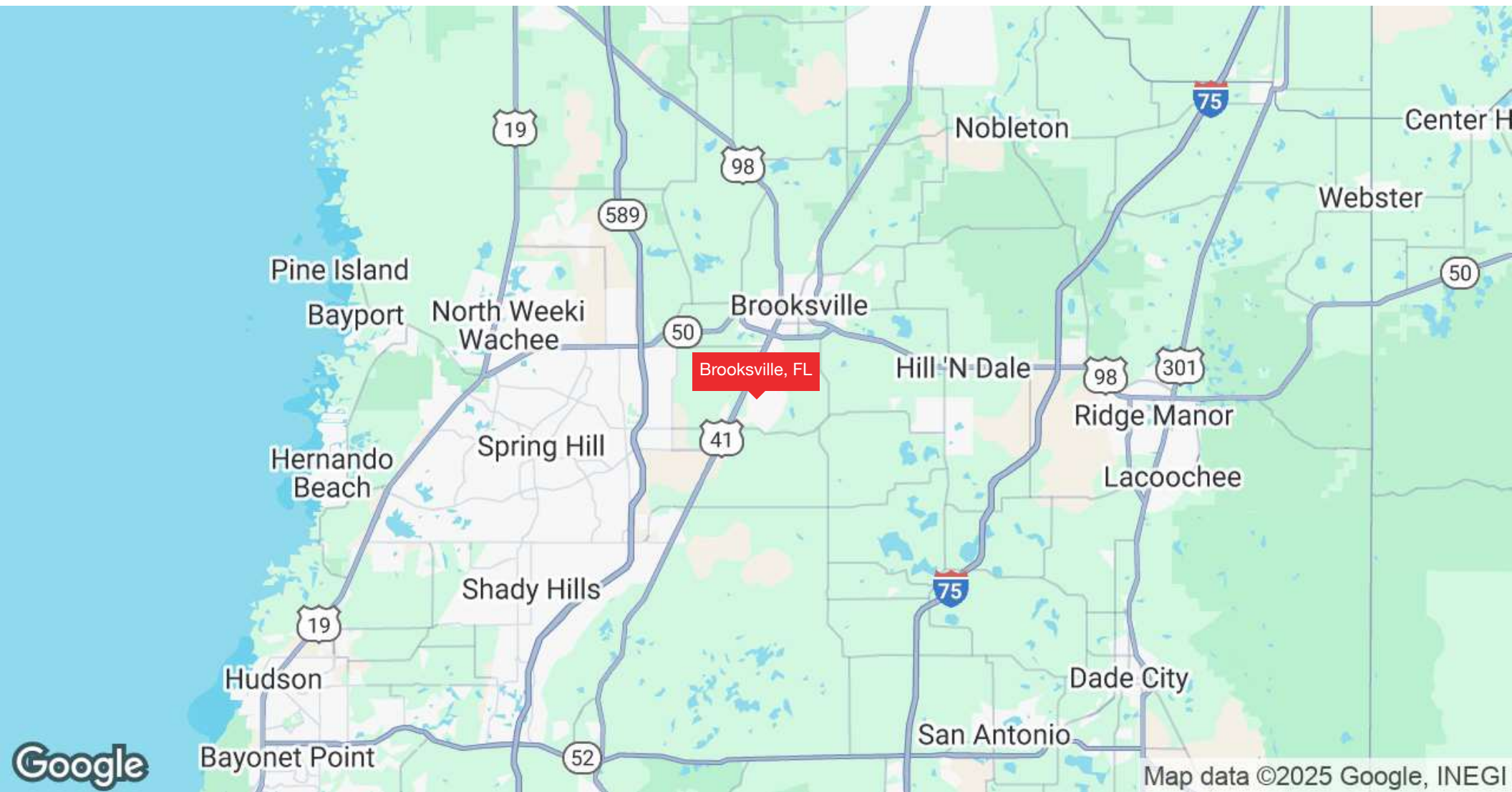
Proximity to Southern Hills & Hernando Oaks Golf Courses



Paved Access via Pine Cabin Road



Regional 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.