

# Offering Memorandum



**COMMERCIAL WAY ANDOVER**

COMMERCIAL WAY, SPRING HILL, FL 34606

**Eshenbaugh**  
LAND COMPANY

The Dirt Dog

[www.thedirtdog.com](http://www.thedirtdog.com)



# Aerial





# Property Description

## PROPERTY DESCRIPTION

The opportunity is to acquire 35.4± acres along US 19 (Commercial Way) in Spring Hill, Florida within Hernando County. The property is zoned R1B (Single Family Residential) along the US 19 frontage, with the balance zoned AG (Agricultural). Its Future Land Use designation includes Commercial, Residential, and a small Conservation area, offering flexibility for a variety of potential development concepts, subject to County approvals.

## LOCATION DESCRIPTION

The property fronts US 19 (Commercial Way) with 43,000 cars daily, offering strong visibility in Spring Hill's main commercial corridor. It's surrounded by national retailers, dining, and services, with quick access to the Suncoast Parkway, Tampa Bay, and Gulf Coast amenities.

## MUNICIPALITY

Hernando County

## PROPERTY SIZE

35.4± Acres

## ZONING

R1B, AG

## FUTURE LAND USE

Commercial, Residential, Conservation

## PARCEL ID

R1642317000000200070, R1642317000000200060, R1642317000000200050

## PRICE

\$4,900,000

## BROKER CONTACT INFO

**Chase Collier, CCIM**

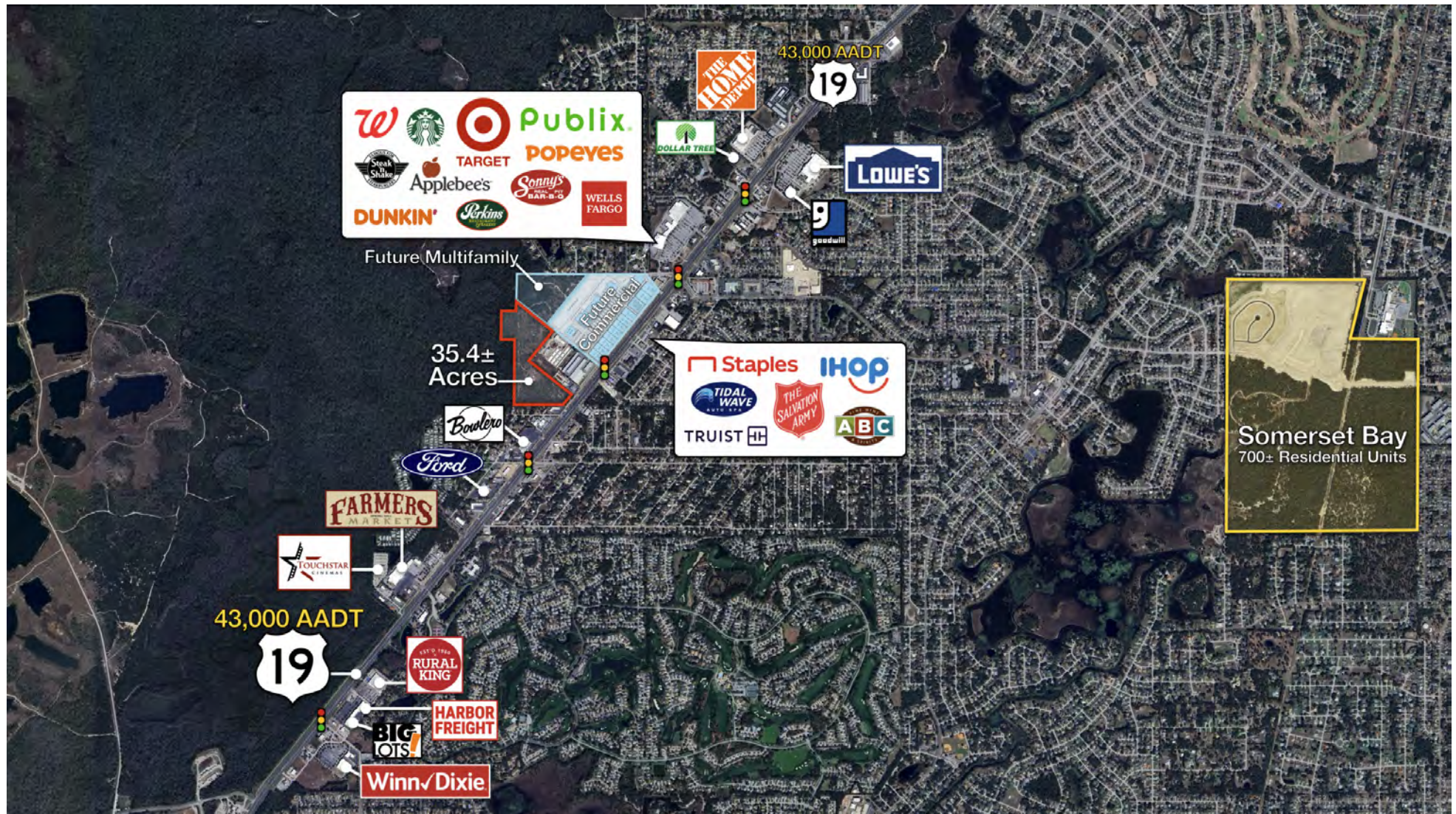
Advisor

813.287.8787 x103

[chase@thedirtdog.com](mailto:chase@thedirtdog.com)



# Area Overview





# Demographics Map & Report

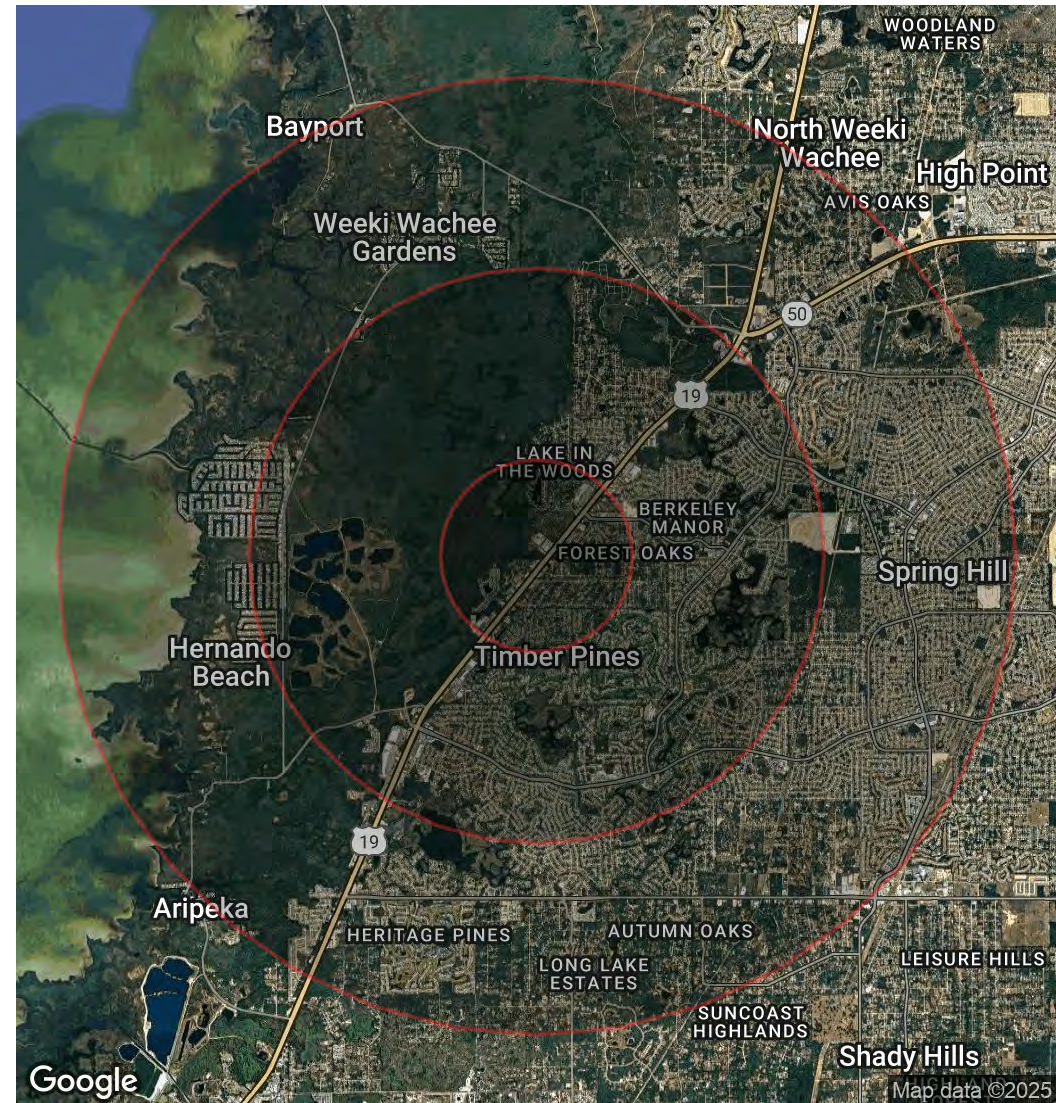
## POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	5,056	38,030	91,375
Average Age	55	51	49
Average Age (Male)	54	49	48
Average Age (Female)	57	52	50

## HOUSEHOLDS & INCOME

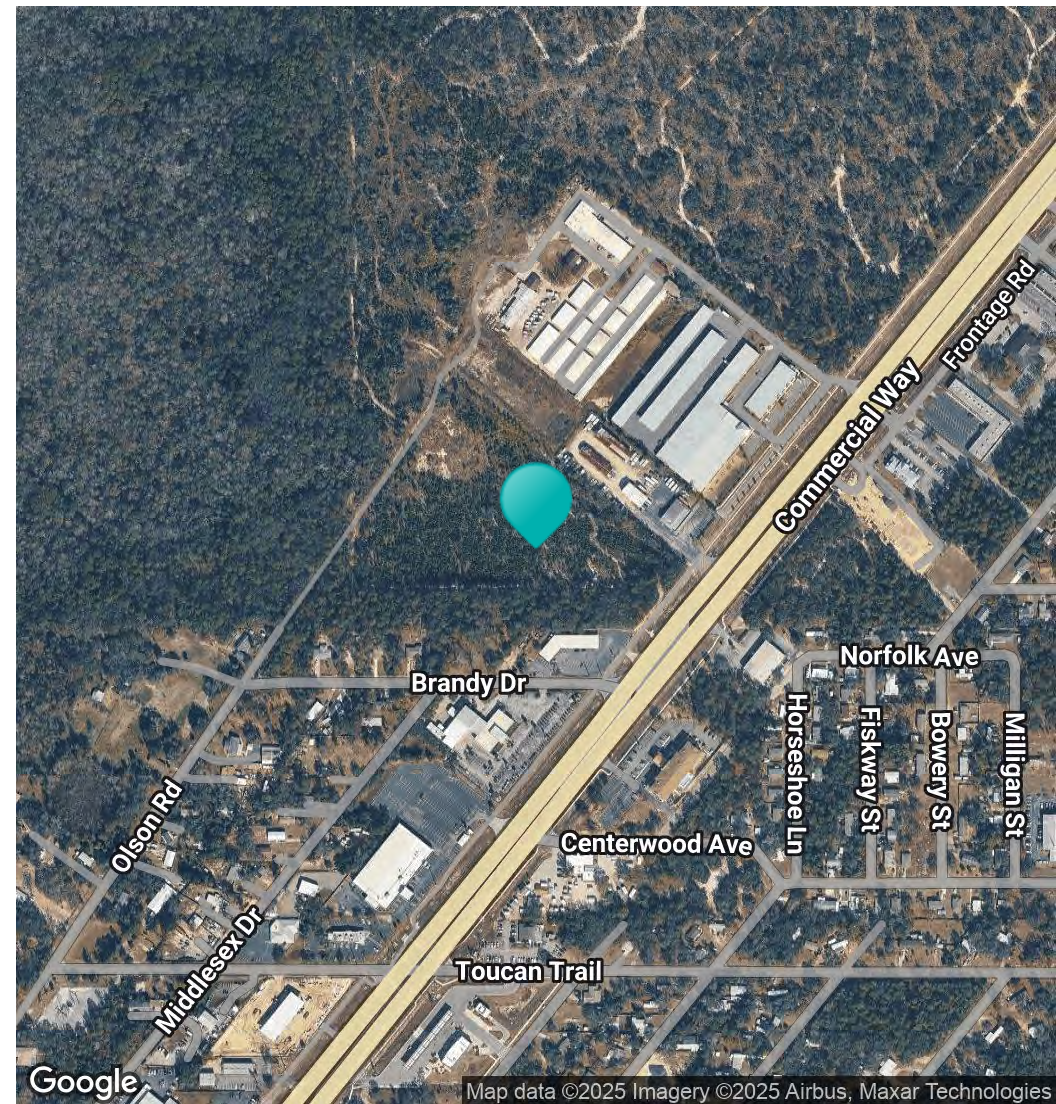
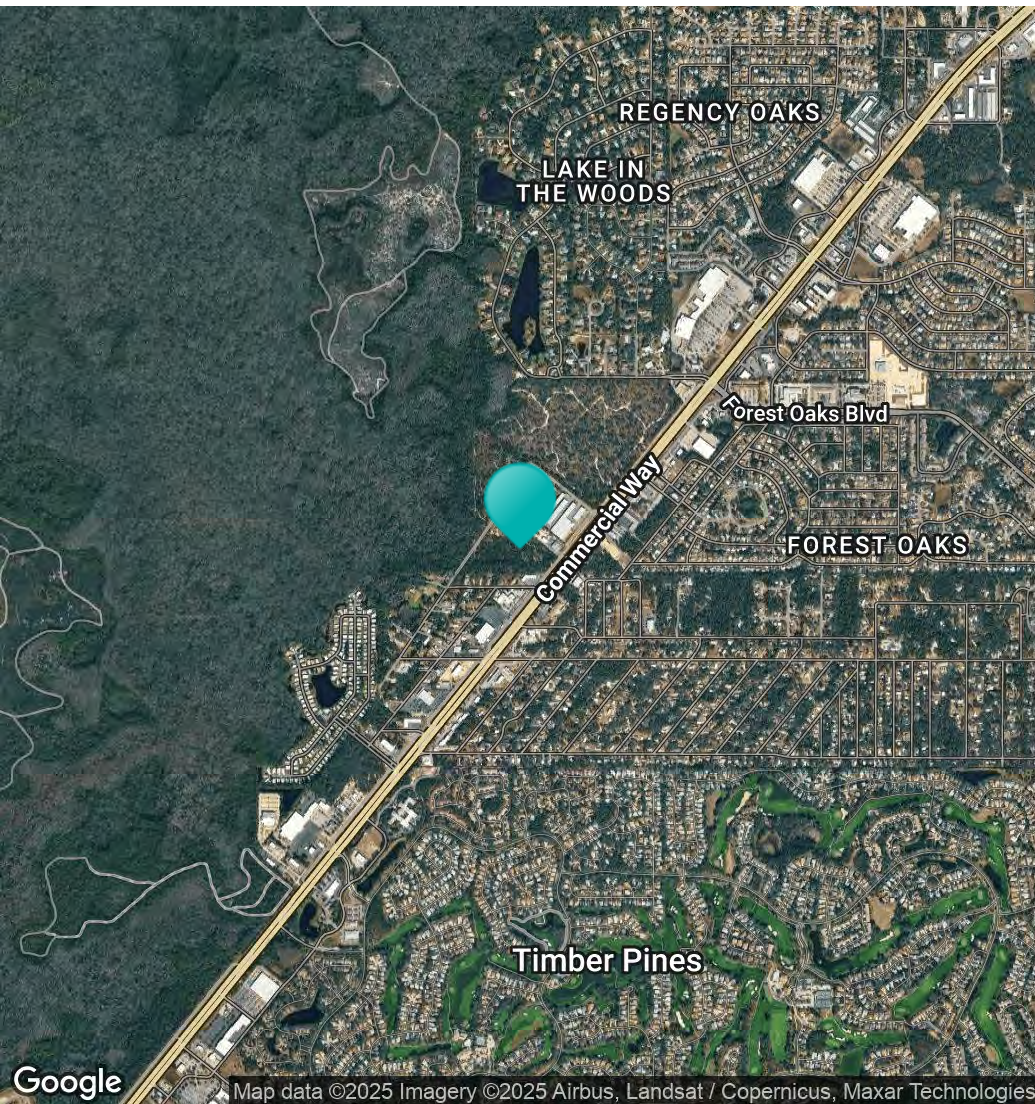
	1 MILE	3 MILES	5 MILES
Total Households	2,460	16,678	38,918
# of Persons per HH	2.1	2.3	2.3
Average HH Income	\$69,113	\$71,104	\$76,202
Average House Value	\$272,881	\$266,148	\$274,859

Demographics data derived from AlphaMap





# Location Map





# Confidentiality & Disclaimer

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EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

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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.





## Your Advisor



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Questions | Give us a call or drop us an email

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