

# Offering Memorandum



**BELLE AIRE FARMS**

**FORT DADE AVE, BROOKSVILLE, FL 34601**

**Eshenbaugh**  
**LAND COMPANY**

The Dirt Dog

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



# Property Description

## PROPERTY DESCRIPTION

The opportunity is to purchase a 40± acre parcel in Hernando County, FL, offering the ripe potential for residential development. This strategically positioned site has just been approved for 210 multifamily units. This is an ideal project for build-to-rent or multifamily developers seeking an amazing opportunity in Hernando County.

## LOCATION DESCRIPTION

This site is located on Cobb Rd just 2.5 miles south of both Pasco-Hernando State College North Campus and D.S. Parrott Middle School. Its strategic proximity to SR 50 (Cortez Blvd) allows for easy commutes both east and west to Brooksville and Spring Hill.

## PROPERTY SIZE

40± Acres

## ZONING

PDP/MF (Planned Development Project / Multifamily) - 210 Units

## PARCEL ID

R4221920000001100000

## PRICE

\$2,400,000

## BROKER CONTACT INFO

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Advisor

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**Bill Eshenbaugh, ALC,CCIM**

Senior Advisor/Founder

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# Aerial Facing South



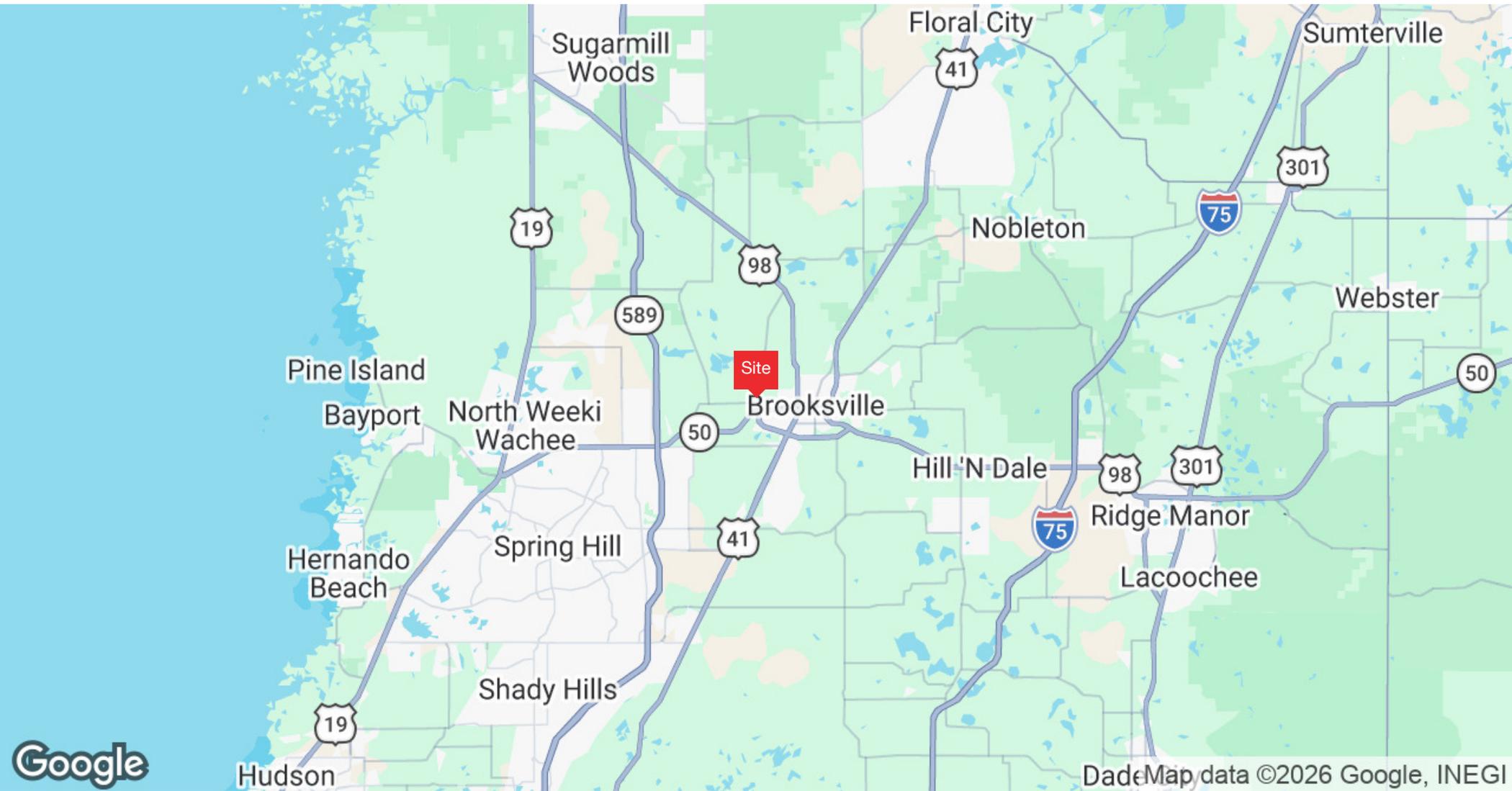
# Aerial Facing Southeast







# 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.



**TREE CARE**  
BY ROBERT MILLER, INC.

Cobb Rd

**FLAGSTONE PAVERS**  
A QUIKRETE COMPANY

**M**  
MARATHON

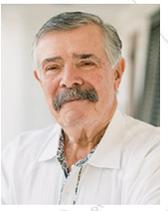
40± Acres

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**Your Advisors**



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Questions | Give us a call or drop us an email

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