

Offering Memorandum



WOODLAND WATERS COMMERCIAL

10050 WOODLAND WATERS BLVD, SPRING HILL, FL 34613

Eshenbaugh
LAND COMPANY

The Dirt Dog

www.thedirtdog.com

Property Description

PROPERTY DESCRIPTION

Two commercial land parcels are available for sale along US Highway 19 in Weeki Wachee, Florida, situated at the main entrance to the Woodland Waters residential community. The parcels are divided by Woodland Waters Boulevard and are offered as separate listings, providing flexibility for buyers seeking smaller or larger commercial sites along one of Hernando County's primary highway corridors. The properties benefit from exceptional US 19 highway frontage, strong surrounding residential density, and proximity to established retail and a growing planned community immediately to the north.

MUNICIPALITY

Hernando County

PROPERTY SIZE

North Side - 9.9+/- Acres

South Side - 16.68+/- Acres

Marengo St - 2.73+/- Acres (Separate owner also available)

ZONING

PDP (GHC), PDP (SF), AG

PARCEL ID'S

R2442217000000200040, R2442217000000200000, R1822218432100010090, R24422170000001300000

ASKING PRICE

North Side: 9.9+/- Acres - \$1,485,000

South Side: 16.68+/- Acres - \$2,500,000

Marengo St: 2.73+/- Acres (Separate owner also available) \$410,000

BROKER CONTACT INFO

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Location Description



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Weeki Wachee High School and Winding Woods K-8 School are located approximately 2.70 miles north of the site, further reinforcing the residential character and population density of the surrounding area. Weeki Wachee Springs State Park and the Buccaneer Bay water park are located 3.0 miles south at Cortez Boulevard (SR 50), a regional attraction that draws consistent visitor traffic through the corridor. The Suncoast Parkway (SR 589), a major toll expressway providing direct access to the Tampa metropolitan area, is located just under five miles due east of the site.

Glen Lakes Subdivision and Country Club, a gated golf community, is located approximately one-half mile north of the site on the west side of US Highway 19. Publix Supermarket anchors the retail center at Glen Lakes Boulevard, approximately three-quarters of a mile north, providing a strong established retail node that directly benefits the subject property's commercial appeal and access to daily traffic.

Metro Development's Sandal Key Lagoon community — a master-planned residential development totaling 3,000 units — is currently under construction on the east side of US Highway 19 at Bourassa Boulevard, 1.25 miles north of the subject property. Notably, the Woodland Waters subdivision abuts Lake Hideaway at the eastern terminus of Woodland Waters Boulevard, creating a direct connection between the surrounding residential base and the subject site. The addition of 3,000+ households in close proximity represents a significant long-term demand driver for commercial uses on this corridor.

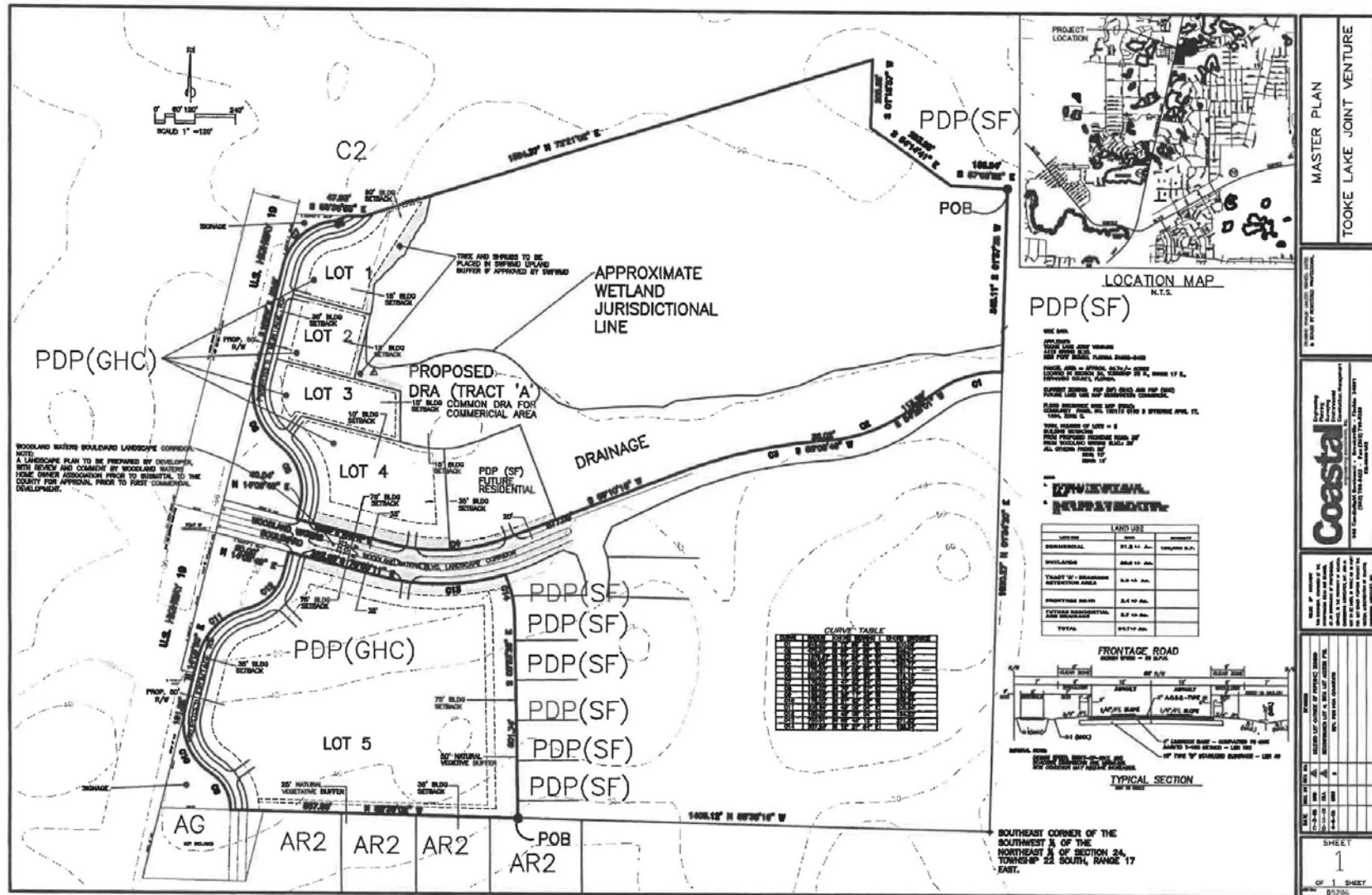
Aerial



Aerial



Site Plan



Demographics Map & Report

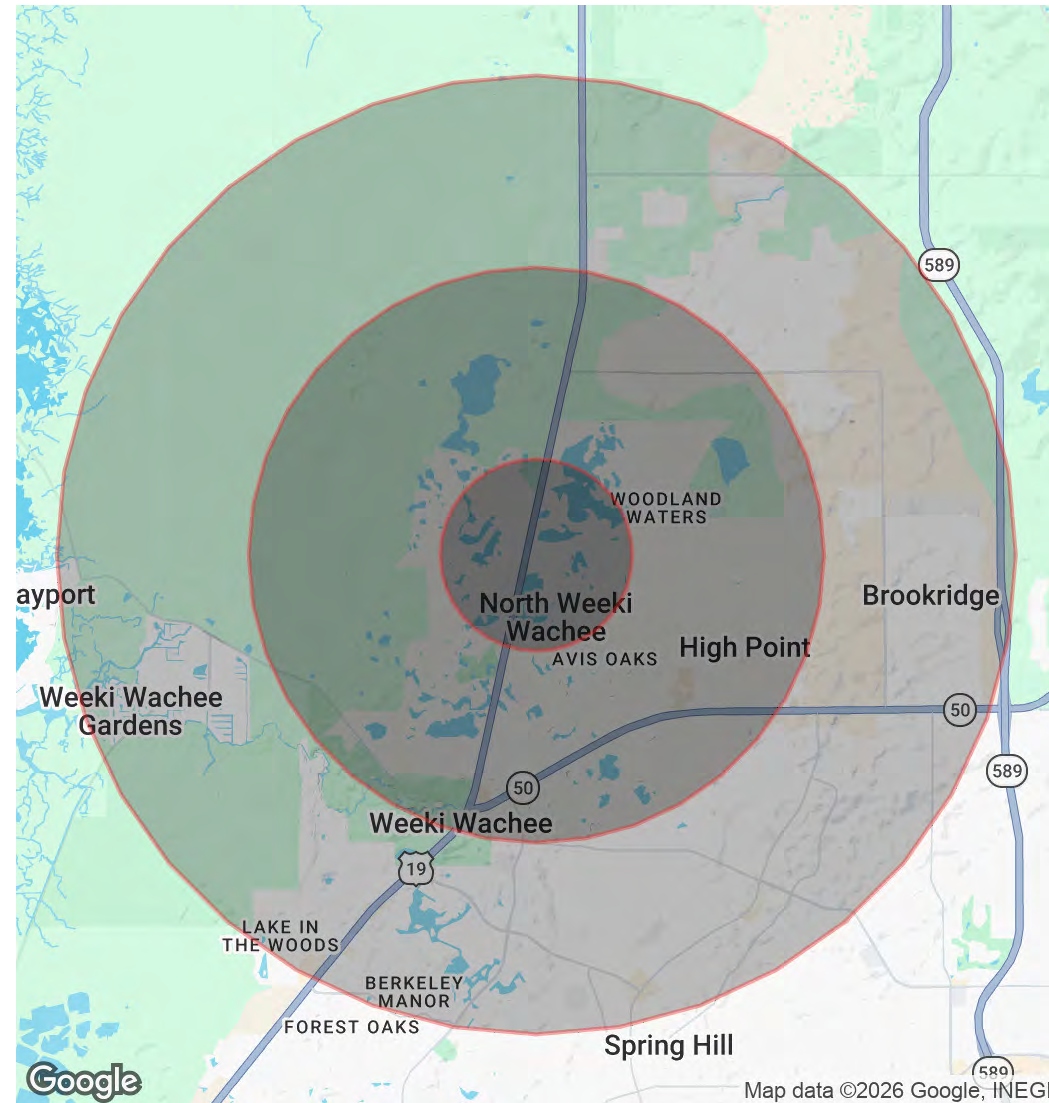
POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	2,051	14,235	55,372
Average Age	58.5	51.5	47.7
Average Age (Male)	59.4	50.8	46.5
Average Age (Female)	57.9	54.3	50.3

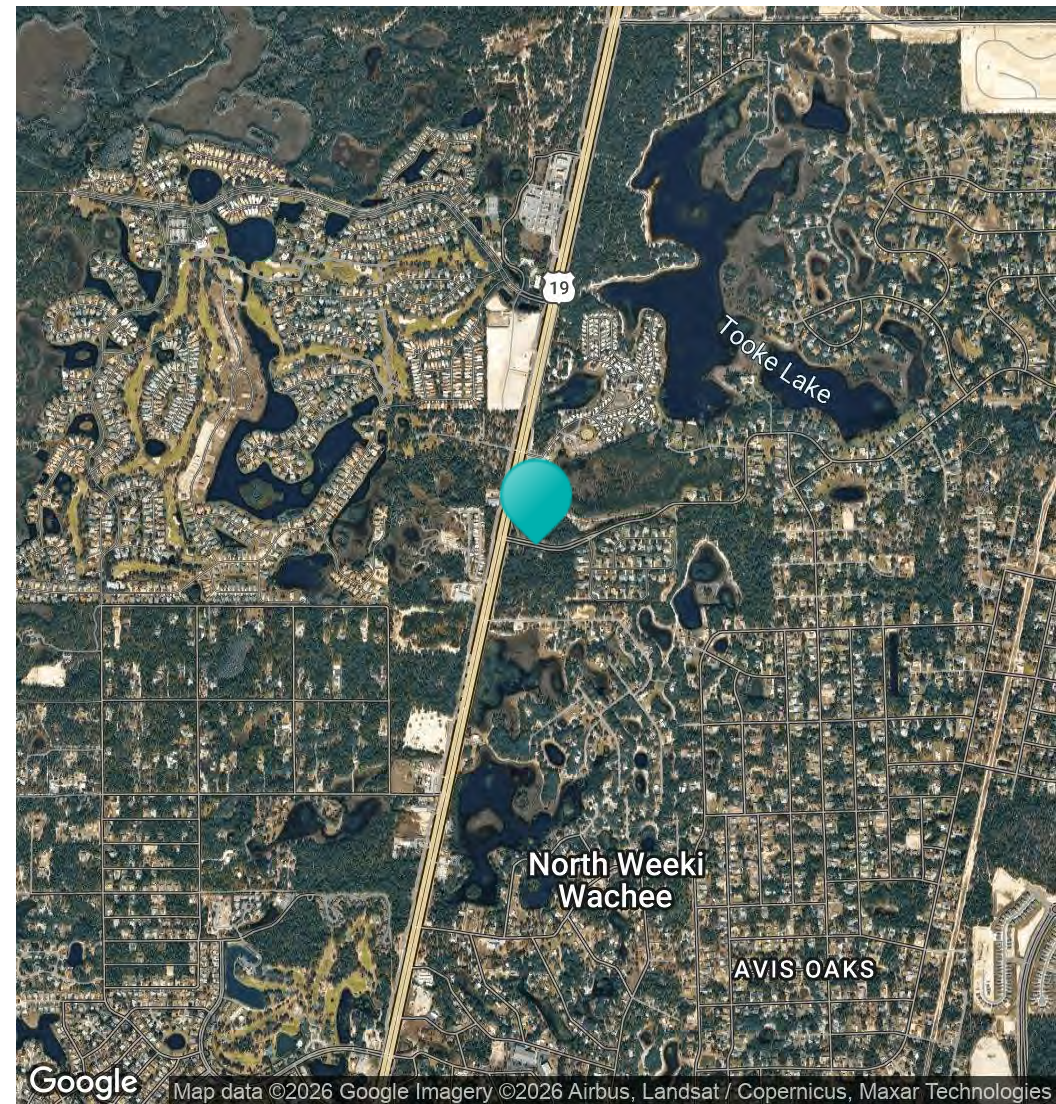
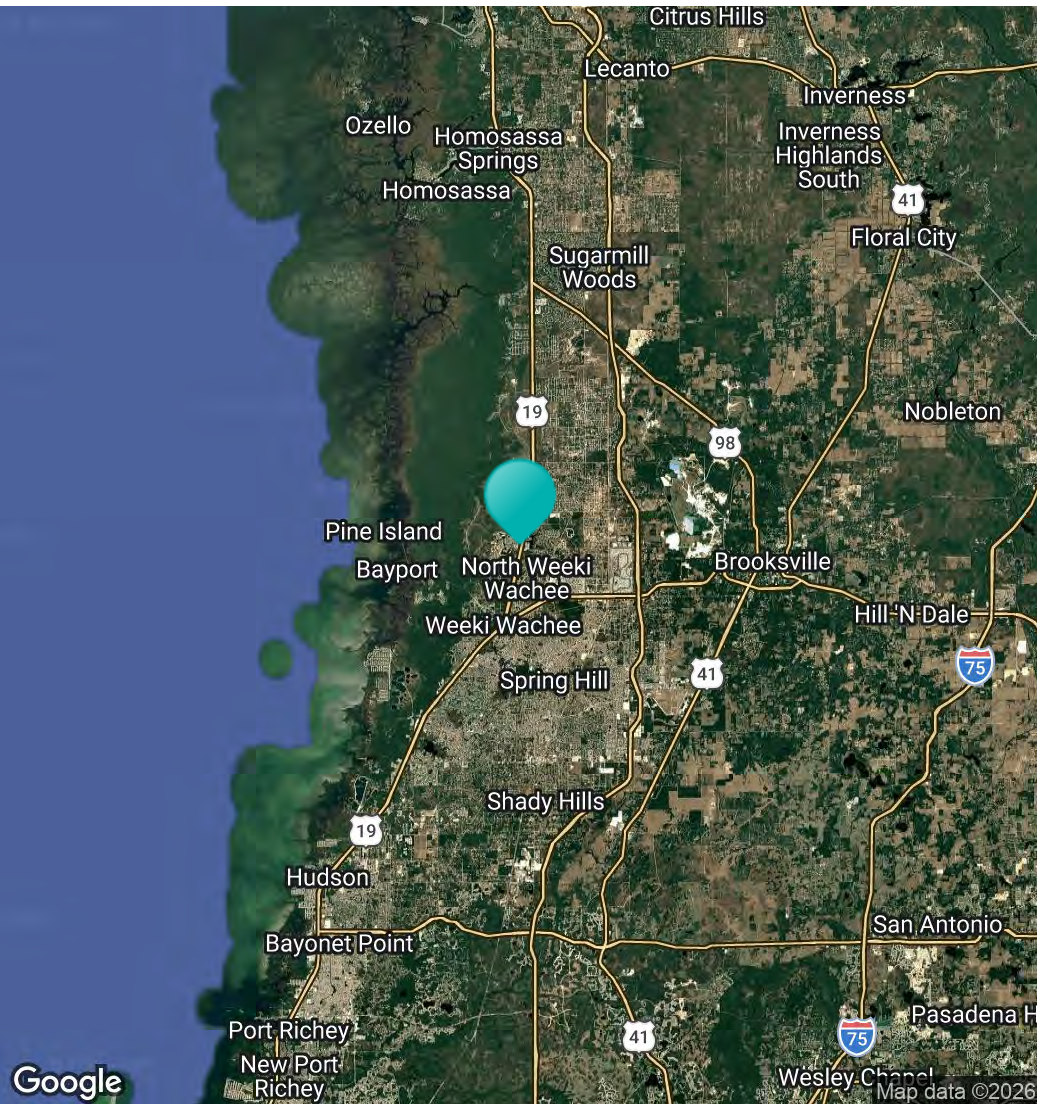
HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	895	6,254	22,811
# of Persons per HH	2.3	2.3	2.4
Average HH Income	\$81,534	\$74,454	\$76,699
Average House Value	\$326,360	\$308,938	\$262,027

2023 American Community Survey (ACS)



Location Maps



Confidentiality & Disclaimer

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Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Eshenbaugh Land Company, LLC makes no warranties and/or representations

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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.

Lake Hideaway
3,700 Residential Units

26,100 AADT



1.9± Acres
PDP (SF)

8± Acres
PDP (GHC)

Woodland Waters Blvd

16.88± Acres
PDP (GHC)

Also Available
2.73± Acres

Marengo St



Your Advisors



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Questions | Give us a call or drop us an email

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