

Offering Memorandum



WOODLAND WATERS MARENGO

MARENGO ST, SPRING HILL, FL 34613

Eshenbaugh
LAND COMPANY
The Dirt Dog

www.thedirtdog.com

Property Description

PROPERTY DESCRIPTION

Two commercial land parcels totaling 2.73± acres are available for sale along Marengo Street in Weeki Wachee, Florida, just south of the US Highway 19 frontage at the main entrance to the Woodland Waters residential community. The subject site sits immediately adjacent to a 16.88± acre parcel, also available along with a nearby 9.9± acre parcel, creating a strong assemblage opportunity for buyers seeking a larger contiguous development site in one of Hernando County's growing corridors. Offered as separate listings, the parcels provide flexibility for a smaller commercial user or a developer looking to combine acreage. The site benefits from proximity to US 19, strong surrounding residential density, and the established Woodland Waters community to the north.

MUNICIPALITY

Hernando County

PROPERTY SIZE

2.73± Acres

Separate owner also available:

North Side - 9.9± Acres

South Side - 16.68± Acres

ZONING

AR2

PARCEL ID'S

R2442217000000200000, R2422217229000000530

ASKING PRICE

Marengo St: 2.73± Acres - \$410,000

North Side: 9.9± Acres (Separate owner also available) - \$1,485,000

South Side: 16.68± Acres (Separate owner also available) - \$2,500,000

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 over 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



Demographics Map & Report

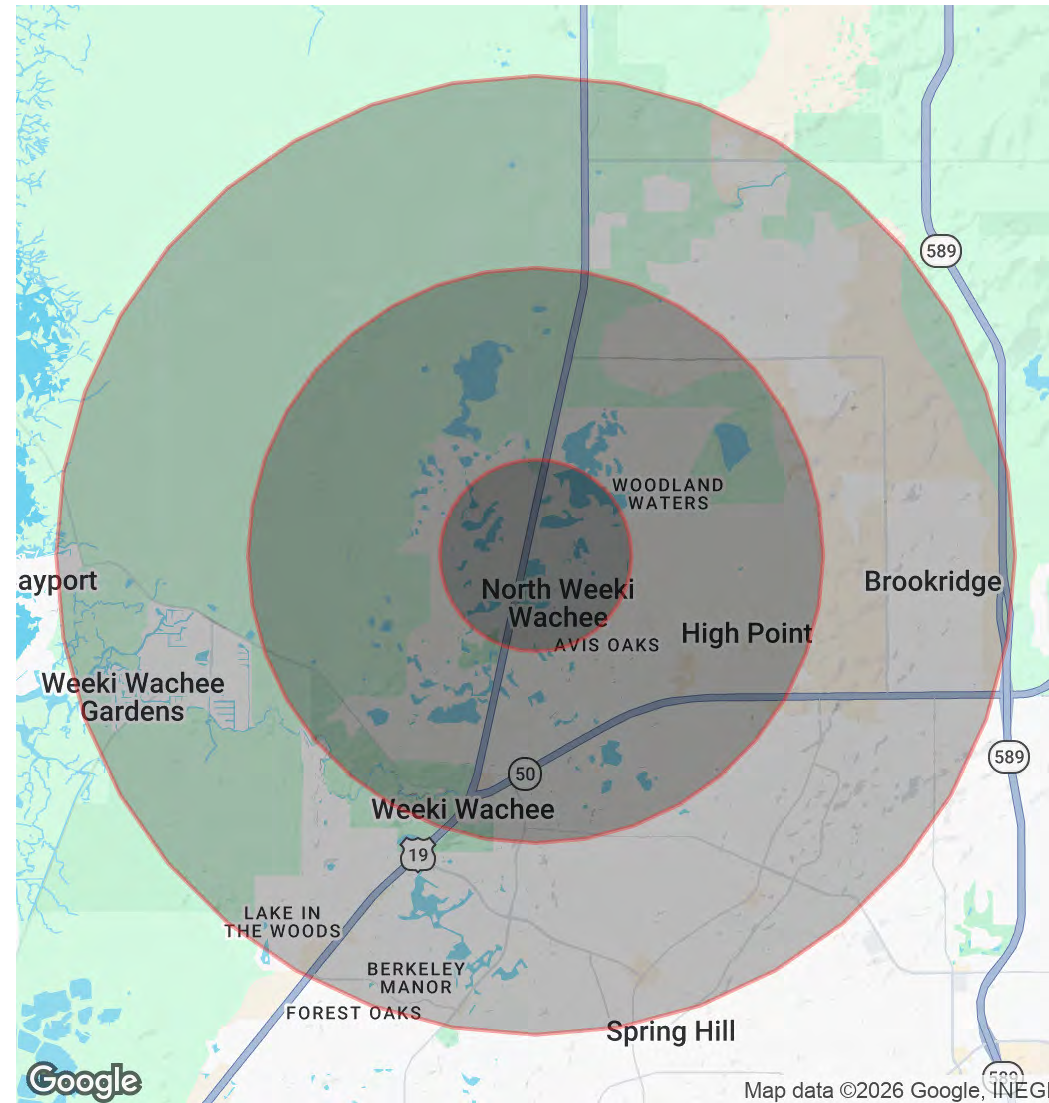
POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	2,164	14,839	57,739
Average Age	58.1	51.4	47.4
Average Age (Male)	58.8	50.8	46.1
Average Age (Female)	57.5	54.1	49.9

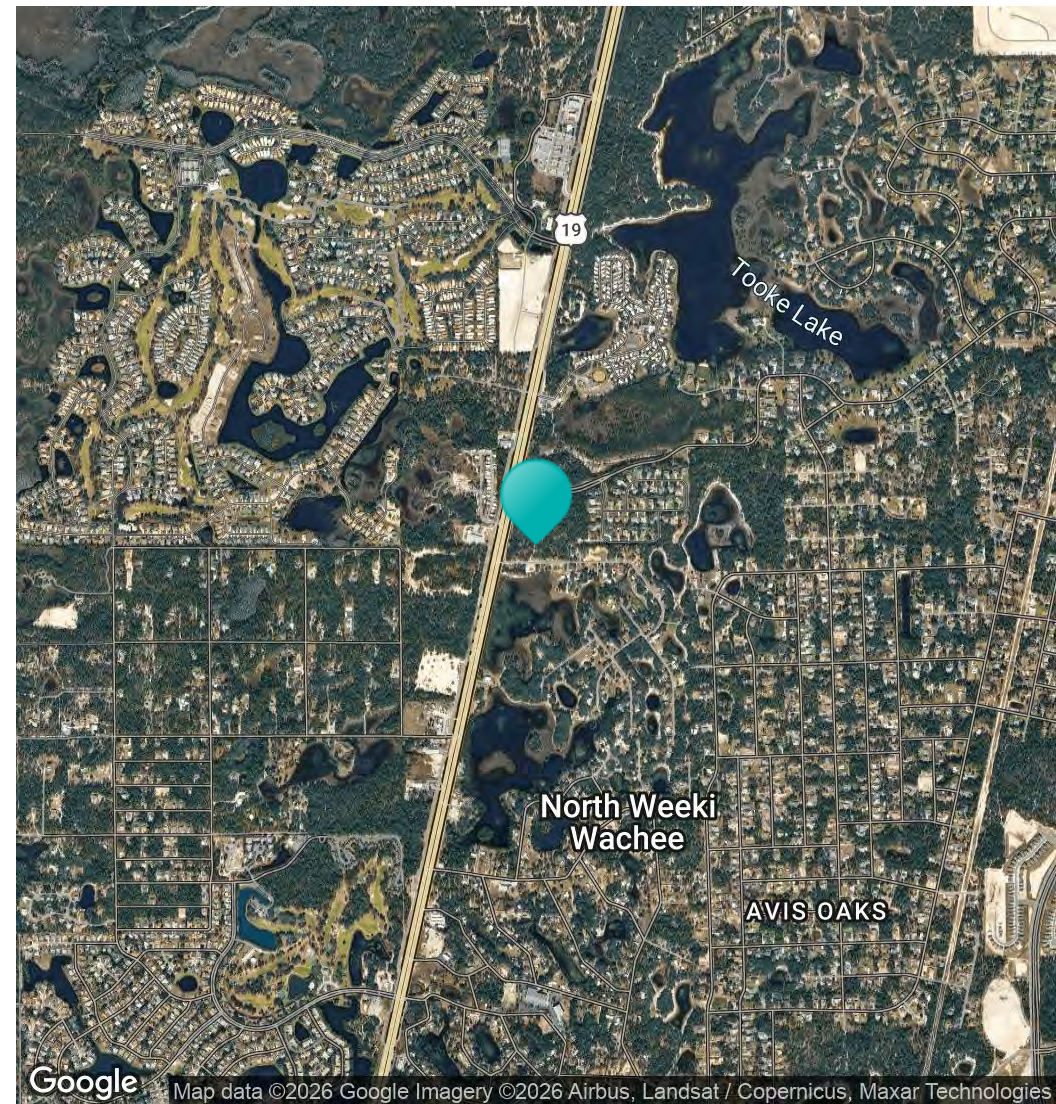
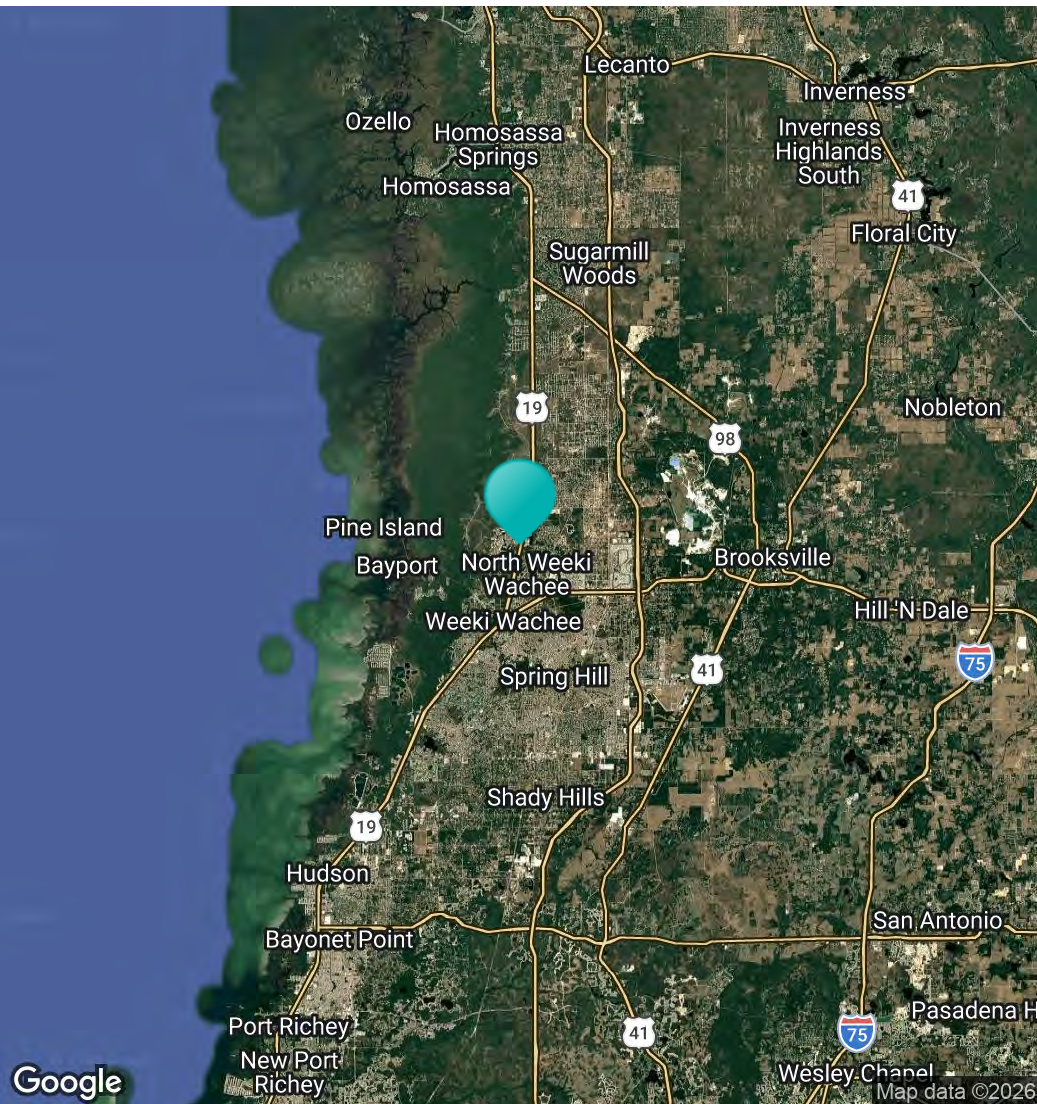
HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	954	6,505	23,756
# of Persons per HH	2.3	2.3	2.4
Average HH Income	\$82,013	\$74,514	\$76,716
Average House Value	\$308,839	\$306,343	\$261,311

2023 American Community Survey (ACS)



Location Maps



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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 Advisors



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Questions | Give us a call or drop us an email



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