

Offering Memorandum



SR 50 & REMINGTON RD

BROOKSVILLE, FL 34602

Eshenbaugh
LAND COMPANY
The Dirt Dog

www.thedirtdog.com

Property Description

PROPERTY DESCRIPTION

The opportunity is to purchase 10.77± acres, comprised of two parcels, located at the northeast corner of SR 50 (Cortez Blvd) and Remington Rd in Brooksville, FL within Hernando County. The site is zoned C1 along the SR 50 frontage and AG on the northern portion, which allows great flexibility of potential uses with excellent visibility to 23,000 vehicles per day.

LOCATION DESCRIPTION

The property is positioned just west of "Point 75," a 57± acre mixed-use development accommodating industrial, medical, hospitality, and retail uses. The site offers excellent visibility to SR 50 (Cortez Blvd), a major east/west thoroughfare, and convenient access to I-75. It benefits from its location near established commercial hubs and planned residential, making it ideal for commercial development.

MUNICIPALITY

Hernando County

PROPERTY SIZE

10.77± Acres

ZONING

C1, AG

FUTURE LAND USE

Commercial

PARCEL ID

R3142221000000400000, R3142221000000400010

PRICE

Contact Advisor for Pricing

BROKER CONTACT INFO

Chris Bowers ALC, CCIM

Senior Advisor/Partner

813.287.8787 x108

chris@thedirt dog.com

Aerials (cont'd)



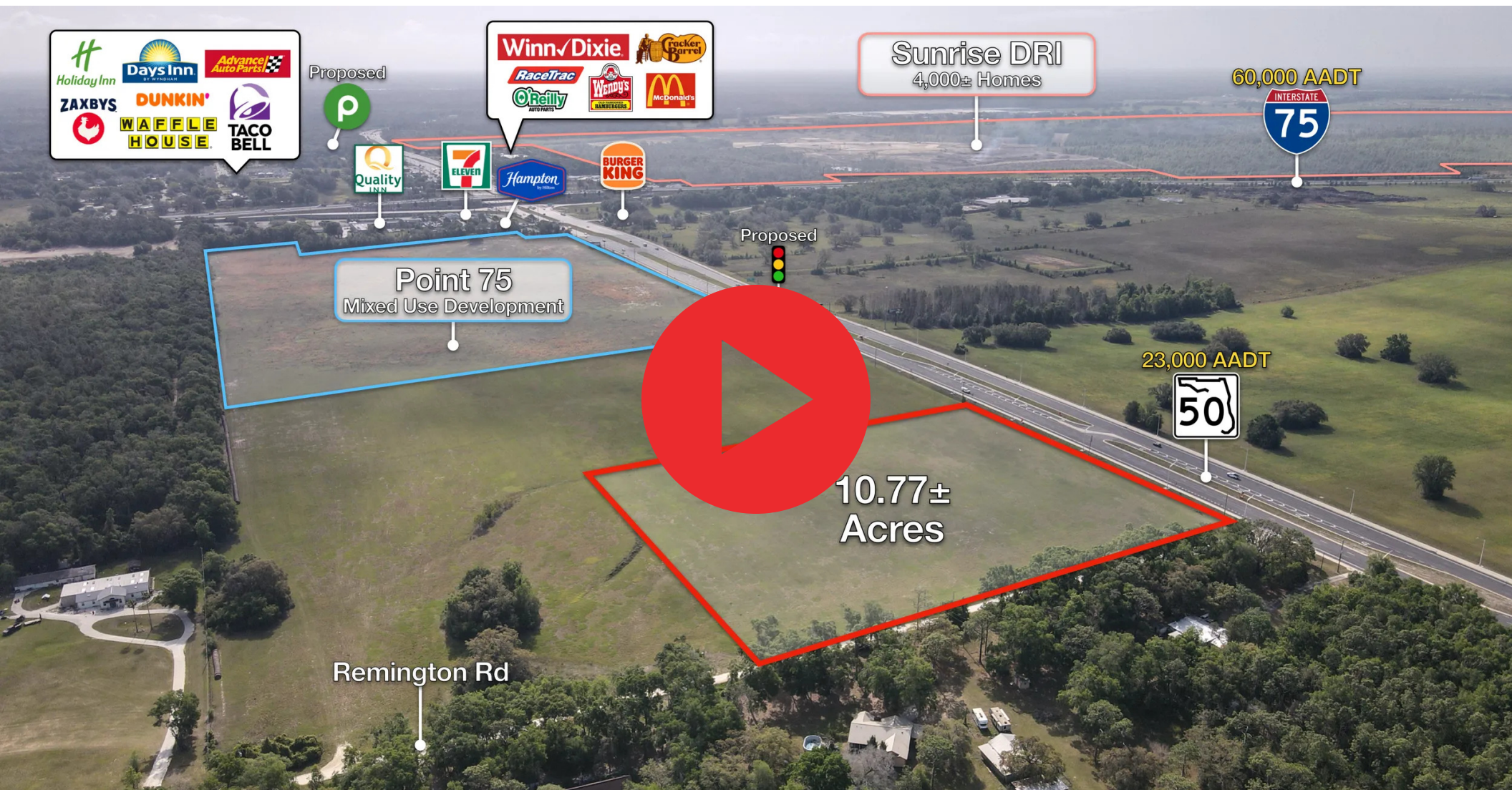
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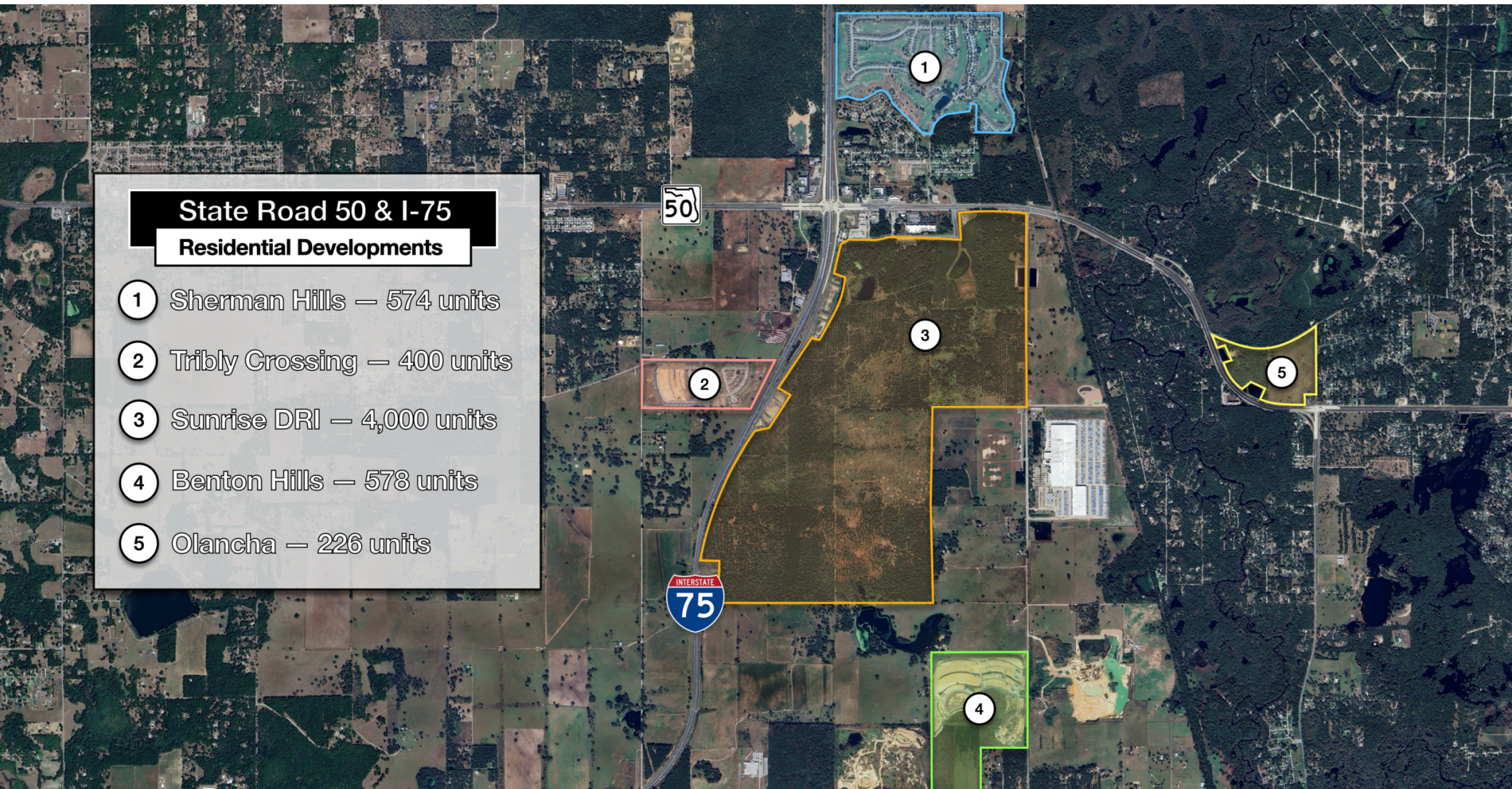
Aerials (cont'd)



360 Aerial View



Residential Developments



Demographics Map & Report

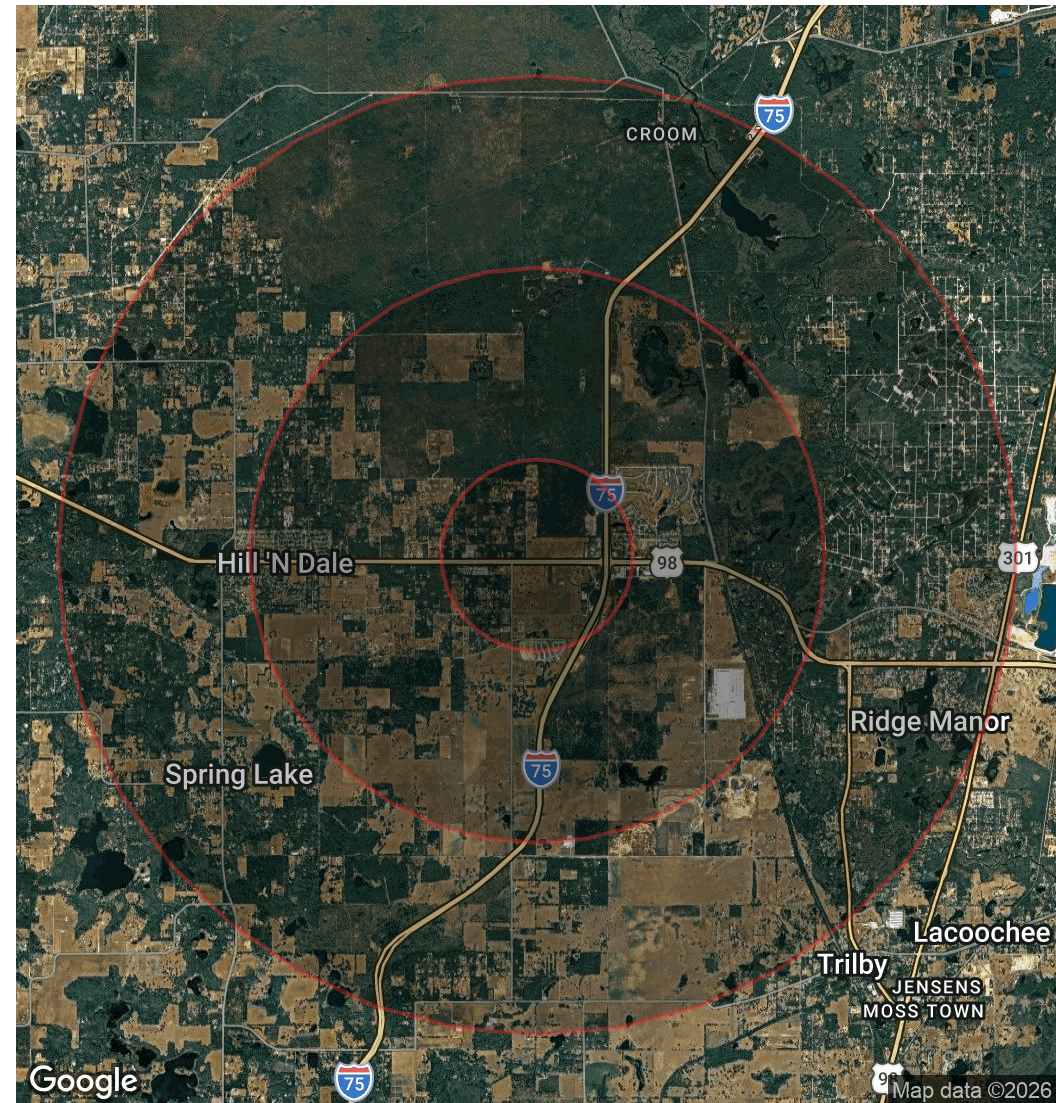
POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	547	6,130	14,952
Average Age	44	42	44
Average Age (Male)	44	42	44
Average Age (Female)	44	43	45

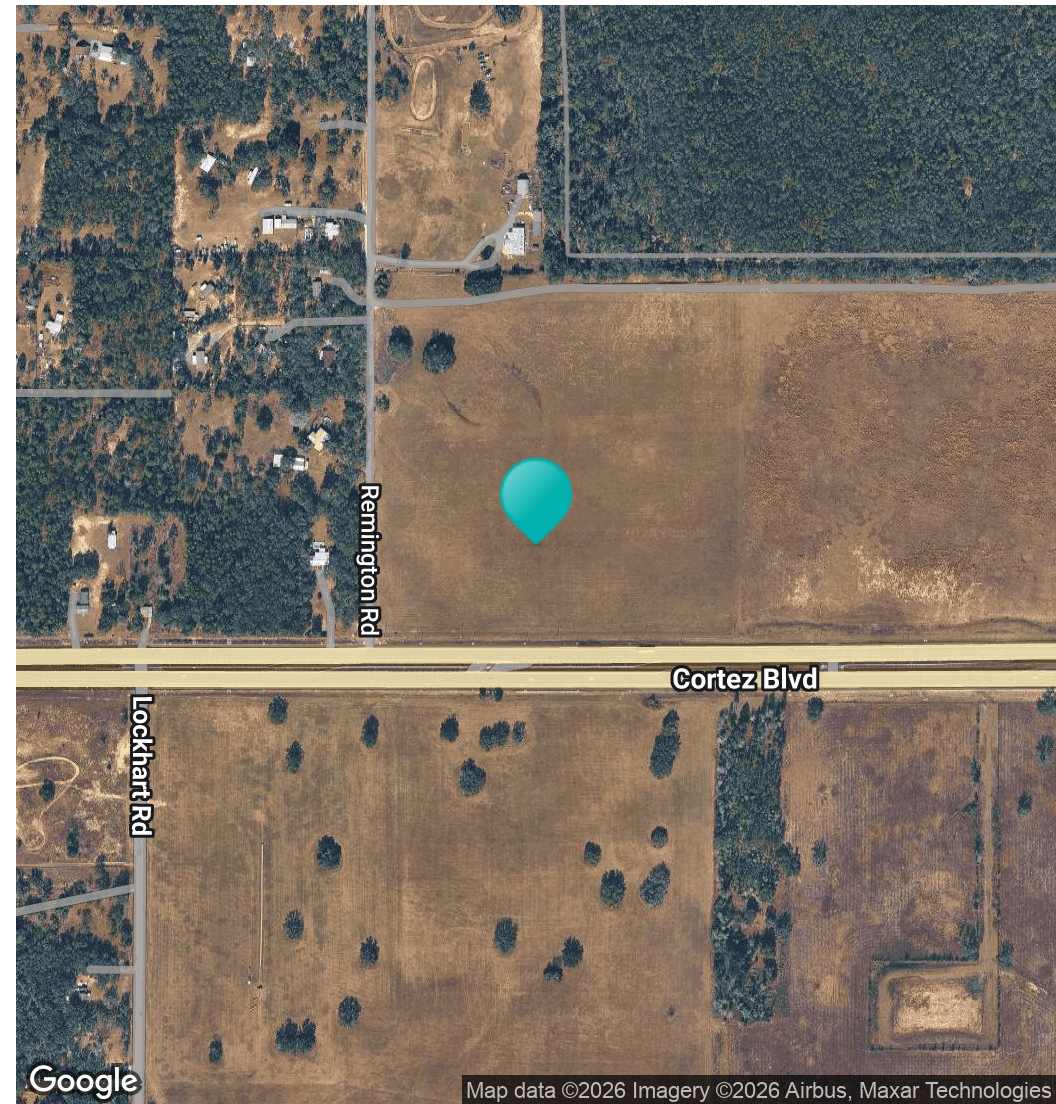
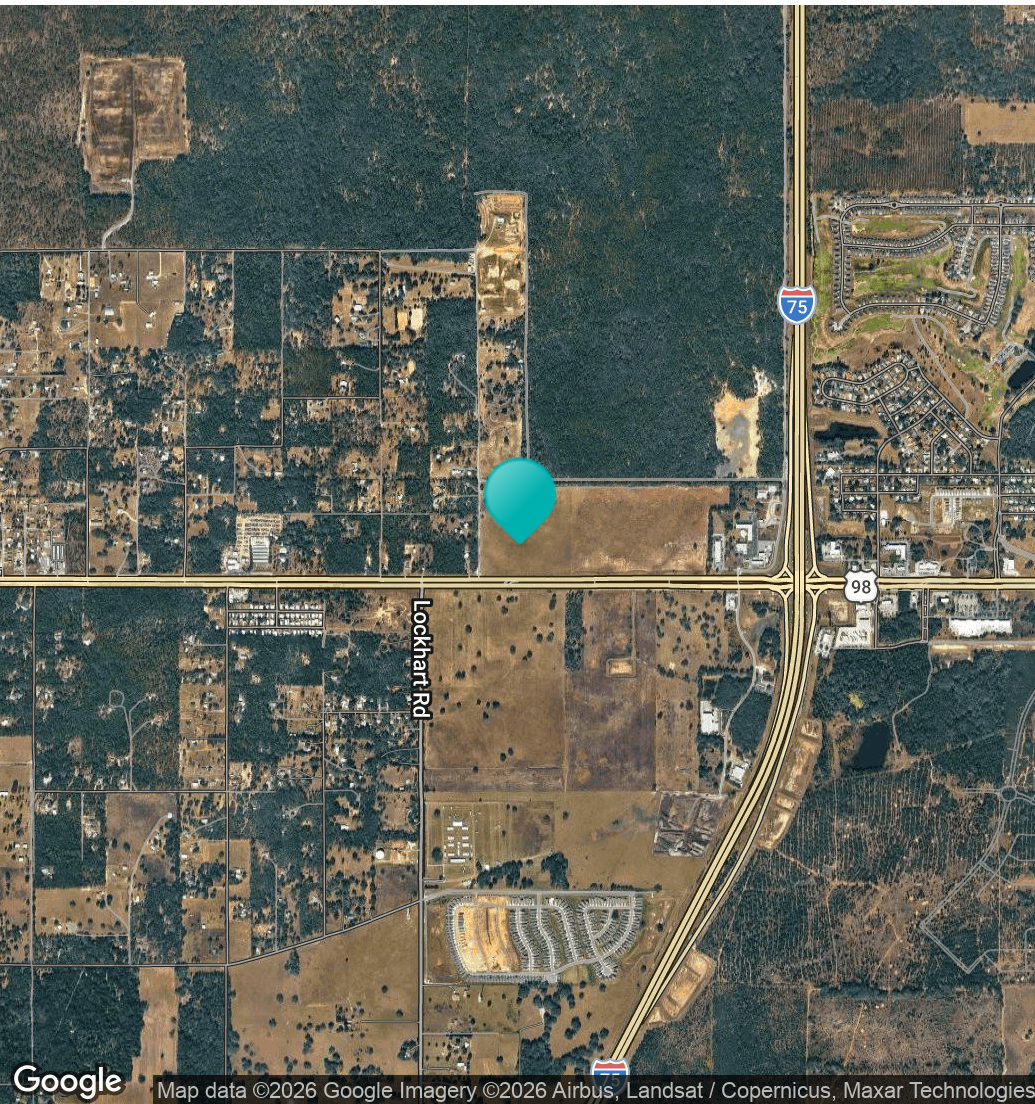
HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	209	2,318	5,942
# of Persons per HH	2.6	2.6	2.5
Average HH Income	\$101,125	\$94,845	\$90,221
Average House Value	\$401,872	\$312,004	\$317,812

2020 American Community Survey (ACS)



Location Map



Confidentiality & Disclaimer

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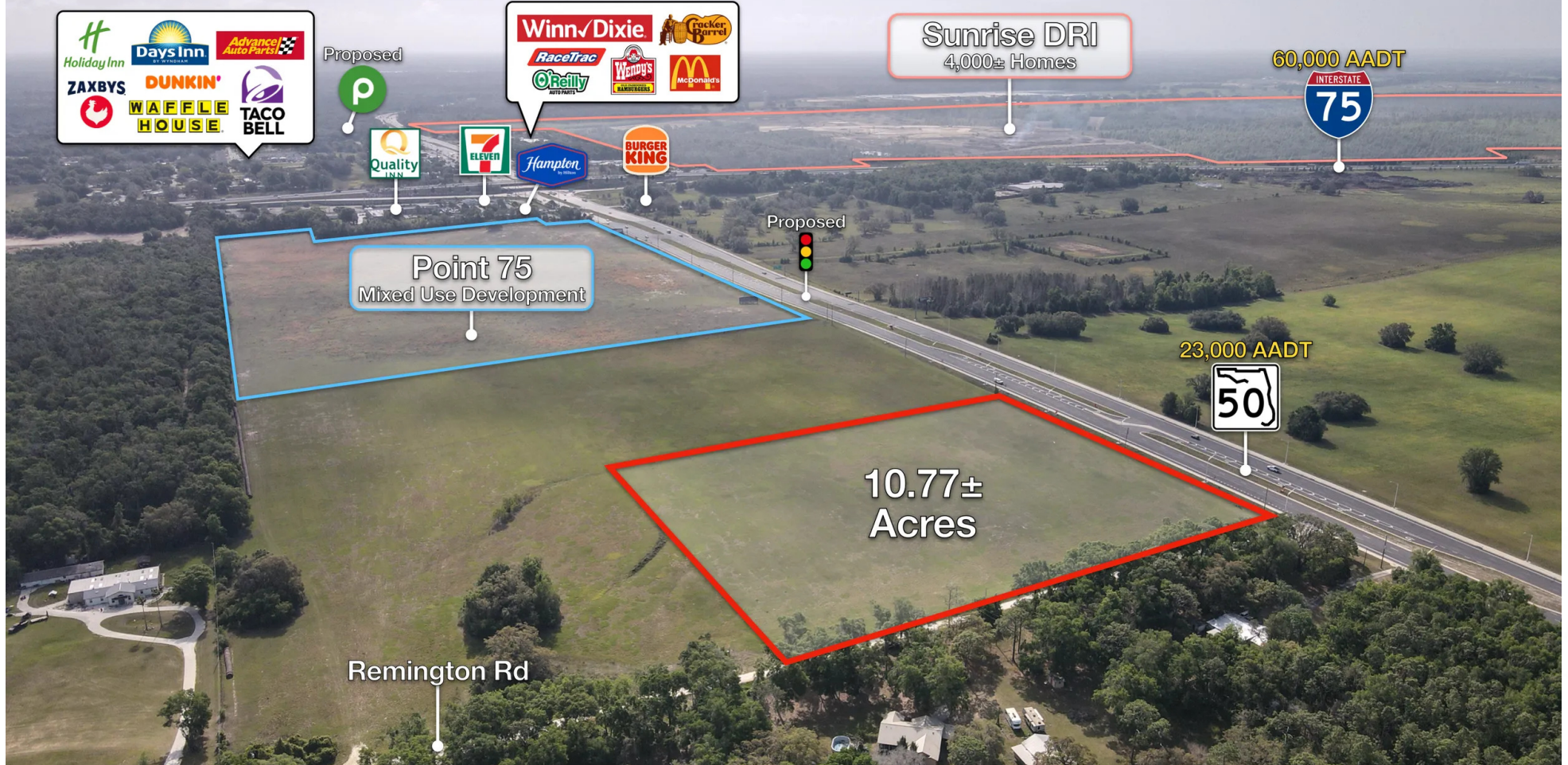
EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

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

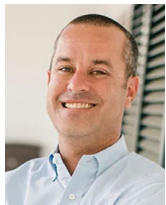
regarding the veracity, completeness, or relevance of any financial data or assumptions. Eshenbaugh Land Company, LLC does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

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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