



**BERKSHIRE
HATHAWAY**

HomeServices

Florida Properties Group

COMMERCIAL DIVISION

Commercial/Residential Development

For Sale



38.6± Acres State Road 50, Spring Hill, FL 34609

Property Information

- **38.6± Acres Located South of State Road 50**
- **Potential for Commercial, Residential, and Multi-Family Development**
- **Zoning: Commercial & Agricultural / Residential**
- **Flood Zone X; High and Dry!**
- **Utilities Available at Site**
- **Located within Close Proximity to Sam's Club, Wal-Mart, Sears, Bealls, and much more!**
- **Dense Residential in the Surrounding Areas**
- **For Sale: \$1,995,000**

This information is from sources deemed to be reliable. We are not responsible for misstatements of facts, errors or omissions, prior sale, change of price, and/or terms or withdrawal from the market without notice. Buyer should verify all information with its' own representatives as well as state and local agencies. Brokers please note that a variable rate commission may exist on this offering that might result in a lower commission cost to the Seller if a Buyer's broker is not involved in the transaction. ©2021 BHH Affiliates, LLC. An independently owned and operated franchise of BHH Affiliates, LLC. Berkshire Hathaway Homeservices and the Berkshire Hathaway Homeservices symbol are registered service marks of Homeservices of America, Inc. ® Equal Housing Opportunity.



**BERKSHIRE
HATHAWAY**
HomeServices

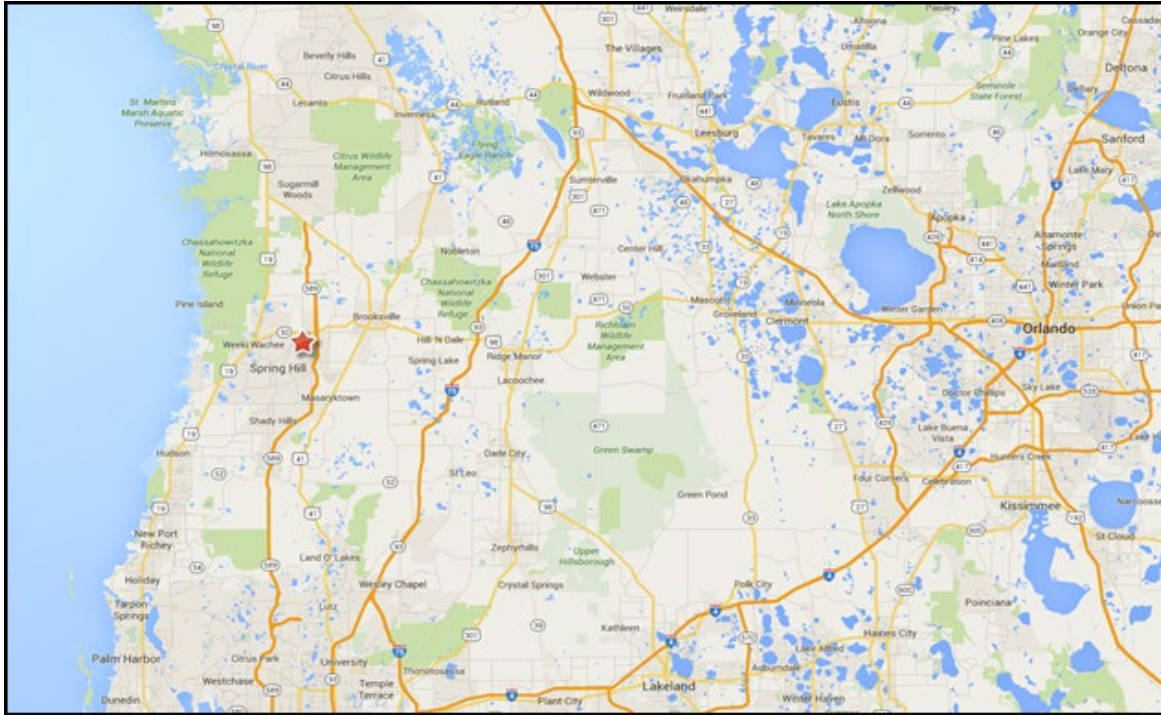
Florida Properties Group

COMMERCIAL DIVISION

Teamwork | Integrity | Passion | Excellence

7916 Evolutions Way, Suite 210, Trinity, FL 34655

bhhsflpccommercial.com



DEMOGRAPHICS BY MILE

	1 MILE	3 MILES	5 MILES
Total Population	1,749	14,052	51,874
Avg. HH Income	\$61,285	\$61,219	\$61,033
Median Age	46.6	55.5	48.6
Total Households	707	6,096	20,549

DEMOGRAPHICS BY DRIVE TIME

	5 MINS	10 MINS	15 MINS
Total Population	2,382	34,839	108,662
Avg. HH Income	\$57,629	\$59,250	\$60,161
Median Age	49.6	49.5	47.6
Total Households	1,028	14,379	42,905

Tampa Bay Land Team...



D. Dewey Mitchell, CCIM
Broker Owner
727-569-2332
industrial@bhhsflpg.com



Renee' D. Dyer, CCIM, ALC
Executive Associate
727-460-4901
rdyer@bhhsflpg.com



Jill Carbonelli, CCIM
Sr. Broker Associate
727-639-5713
jcarbonelli@bhhsflpg.com



Dyer/Carbonelli Team
Awarded #1 Producing Commercial Team in the Network 2018
Awarded #2 Producing Commercial Team in the Network 2019

This information is from sources deemed to be reliable. We are not responsible for misstatements of facts, errors or omissions, prior sale, change of price, and/or terms or withdrawal from the market without notice. Buyer should verify all information with its' own representatives as well as state and local agencies. Brokers please note that a variable rate commission may exist on this offering that might result in a lower commission cost to the Seller if a Buyer's broker is not involved in the transaction. ©2021 BHH Affiliates, LLC. An independently owned and operated franchise of BHH Affiliates, LLC. Berkshire Hathaway Homeservices and the Berkshire Hathaway Homeservices symbol are registered service marks of Homeservices of America, Inc. ® Equal Housing Opportunity.