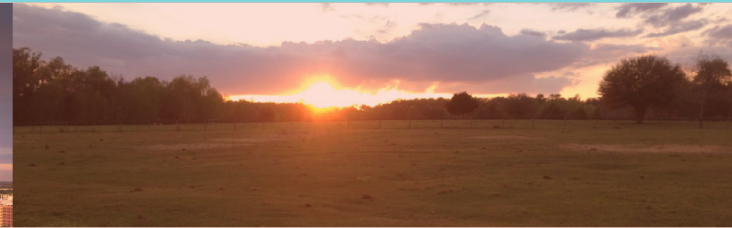
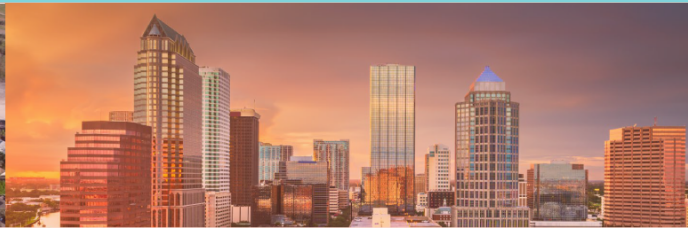


We know this land.



Eshenbaugh

LAND COMPANY



The Dirt Dog

304 S. WILLOW AVENUE

TAMPA, FL 33606

813.287.8787

www.thedirtdog.com

Property Description

PROPERTY DESCRIPTION

The opportunity is to develop a 23.34± acre commercial site at a lighted corner on SR 50 in Hernando County, Florida. The site is cleared with no wetlands and has approx. 750 feet of frontage on SR 50 and 1230 feet of frontage on Kettering Rd. Water and sewer are to the property. It is zoned PD for GC uses.

LOCATION DESCRIPTION

The parcel is located on the southeast lighted corner of Kettering Road and State Road 50 in Hernando County, FL. The eastern boundary is a conversion of rails to trails system and a significant amount of land east of the site is public forests along the Withlacoochee River and with the great Green Swamp Preserve. The site is approximately 1 mile east from Interstate 75. The southern end of the property is a 1.5 million± square feet Wal-Mart distribution center.

PROPERTY SIZE

23.34± Acres

ZONING

General Commercial

PARCEL ID

R04-423-21-0000-0010-0020

UTILITIES

Appear to be at the perimeter for electric, sewer, and water.

PROPERTY OWNER

DBSI Kettering Road LLC

PRICE

\$4,600,000

BROKER CONTACT INFO

Ryan Sampson, CCIM, ALC

Principal

813.287.8787 x4

Ryan@TheDirtDog.com

Aerial



Additional Photos



Additional Photos



Additional Photos



Demographics Map & Report

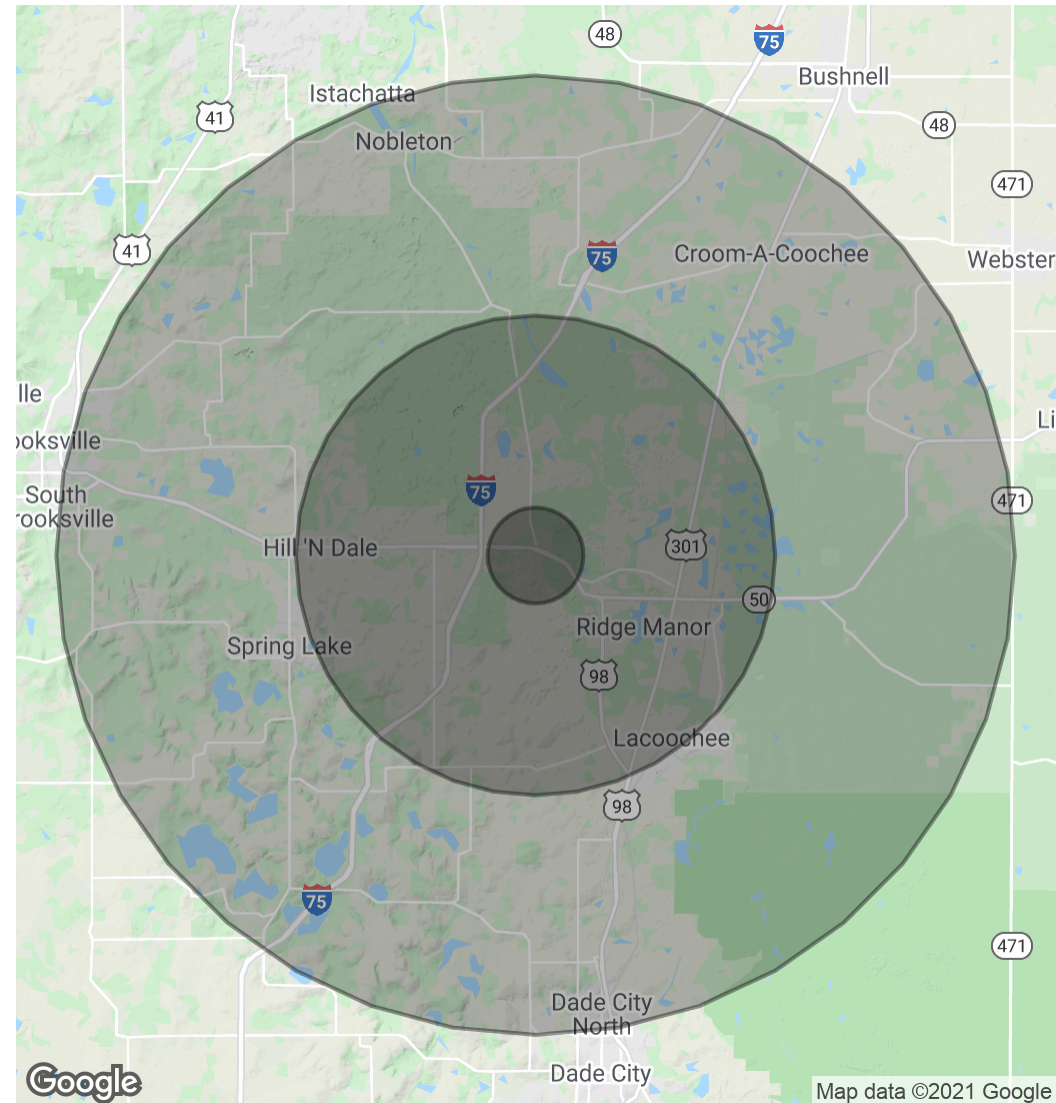
POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	431	11,261	40,555
Average age	48.1	46.2	43.4
Average age (Male)	52.5	47.6	42.6
Average age (Female)	45.7	45.3	44.6

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	166	4,445	15,144
# of persons per HH	2.6	2.5	2.7
Average HH income	\$55,471	\$57,375	\$56,477
Average house value	\$159,037	\$176,334	\$187,553

* Demographic data derived from 2010 US Census



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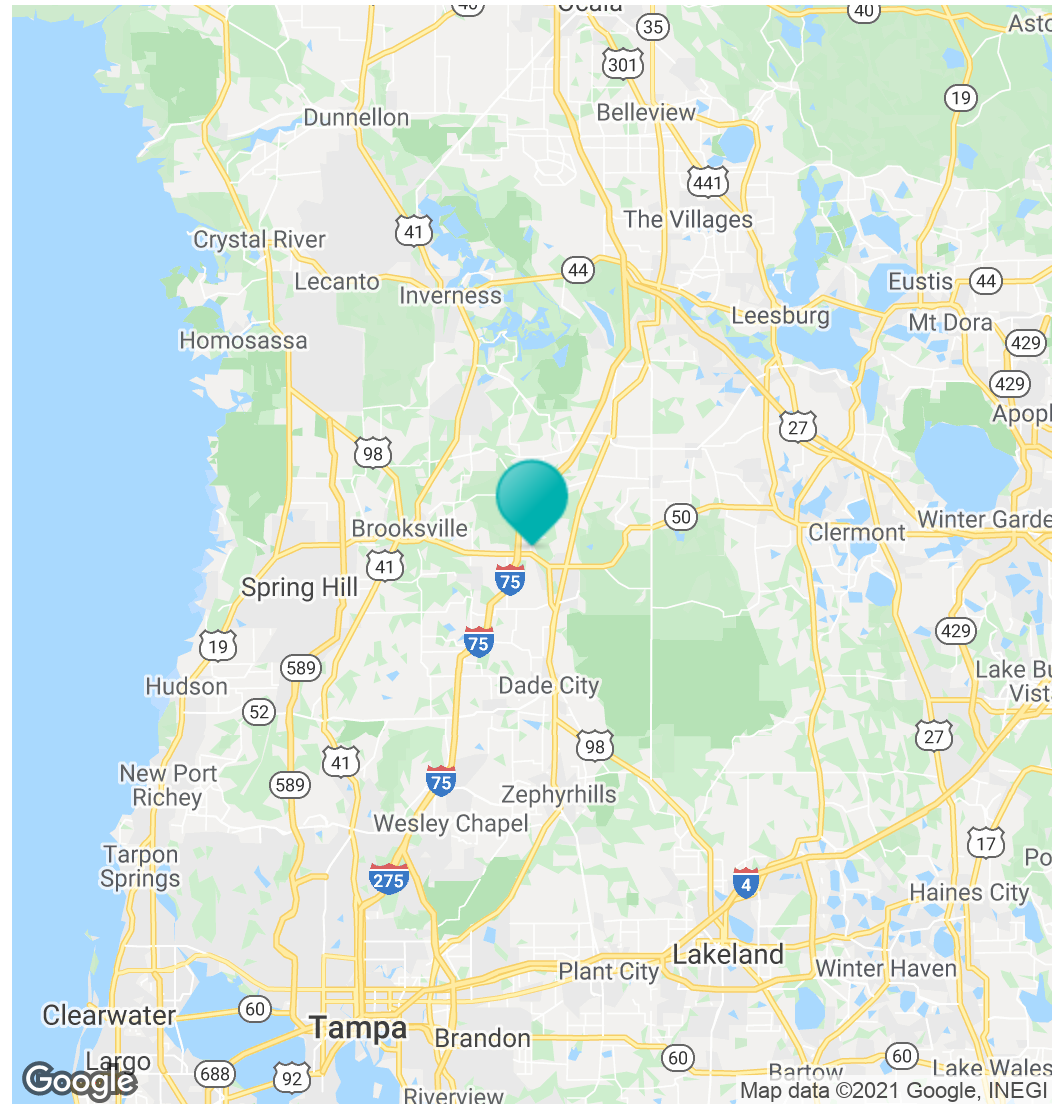
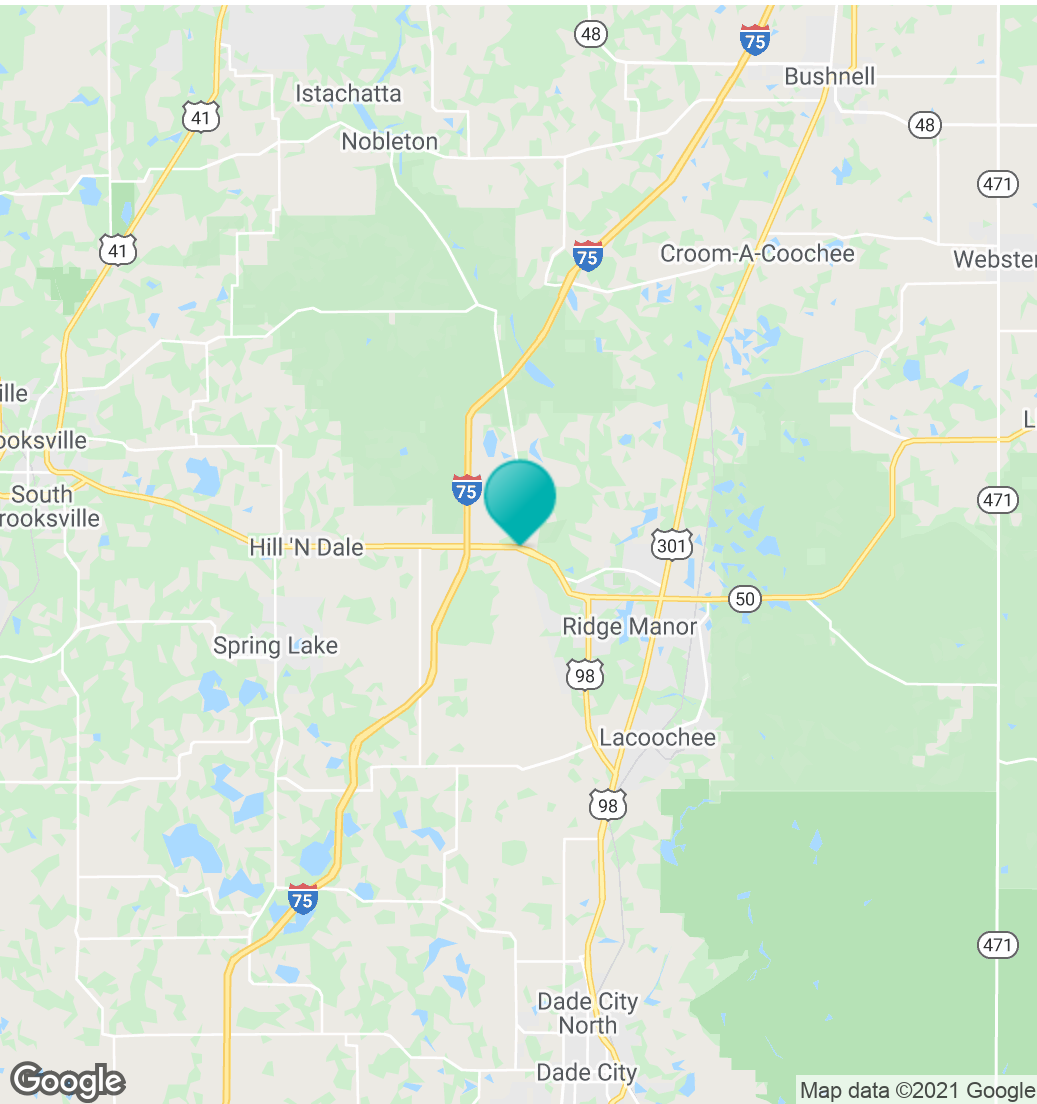


The Dirt Dog
thedirtdog.com

Regional Map



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.