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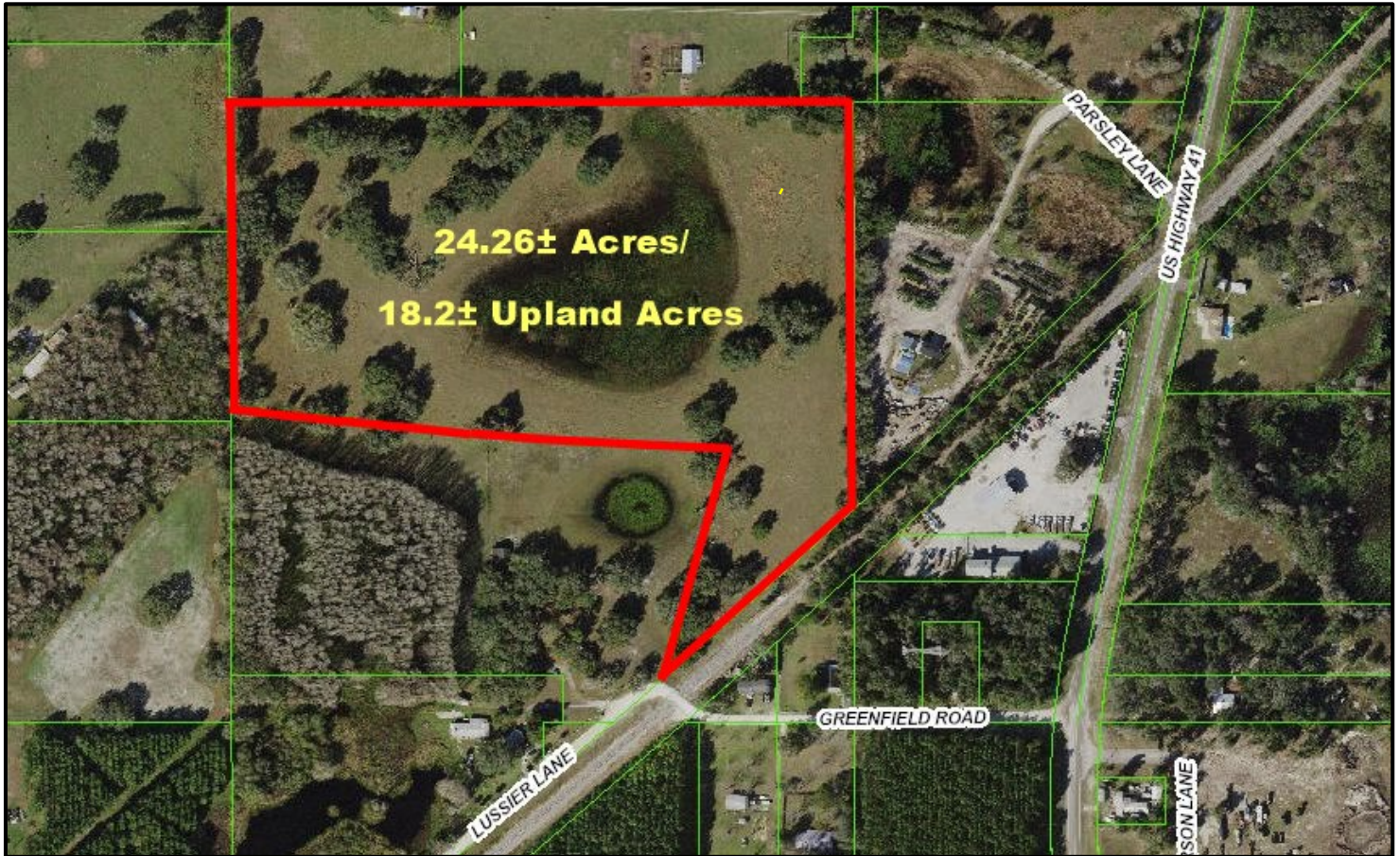
Florida Properties Group

COMMERCIAL DIVISION

Beautiful Private Residential Land For Development Spring Hill



For Sale



24.26± Acres Lussier Lane Near Us 41, Spring Hill, FL 34610

Property Information

- **Total 24.26± Acres/18.2± Upland Acres**
- **Present Zoning: AC – Minimum Lot Size of 10 Acres**
- **Future Land Use: Agricultural and Residential (1 Unit/5 Acres)**
- **Largely Surrounded by Mostly Residential Acreage**
- **Utilities: Well & Septic**
- **Access from US 41 via Greenfield Rd. over RR Tracks or Lussier Ln. to the South**
- **Priced at \$625,000**

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. ©2022 BHH Affiliates, LLC. An independently owned and operated franchisee of BHH Affiliates, LLC. Berkshire Hathaway HomeServices and the Berkshire Hathaway HomeServices symbol are registered service marks of Columbia Insurance Company, a Berkshire Hathaway affiliate. Equal Housing Opportunity.

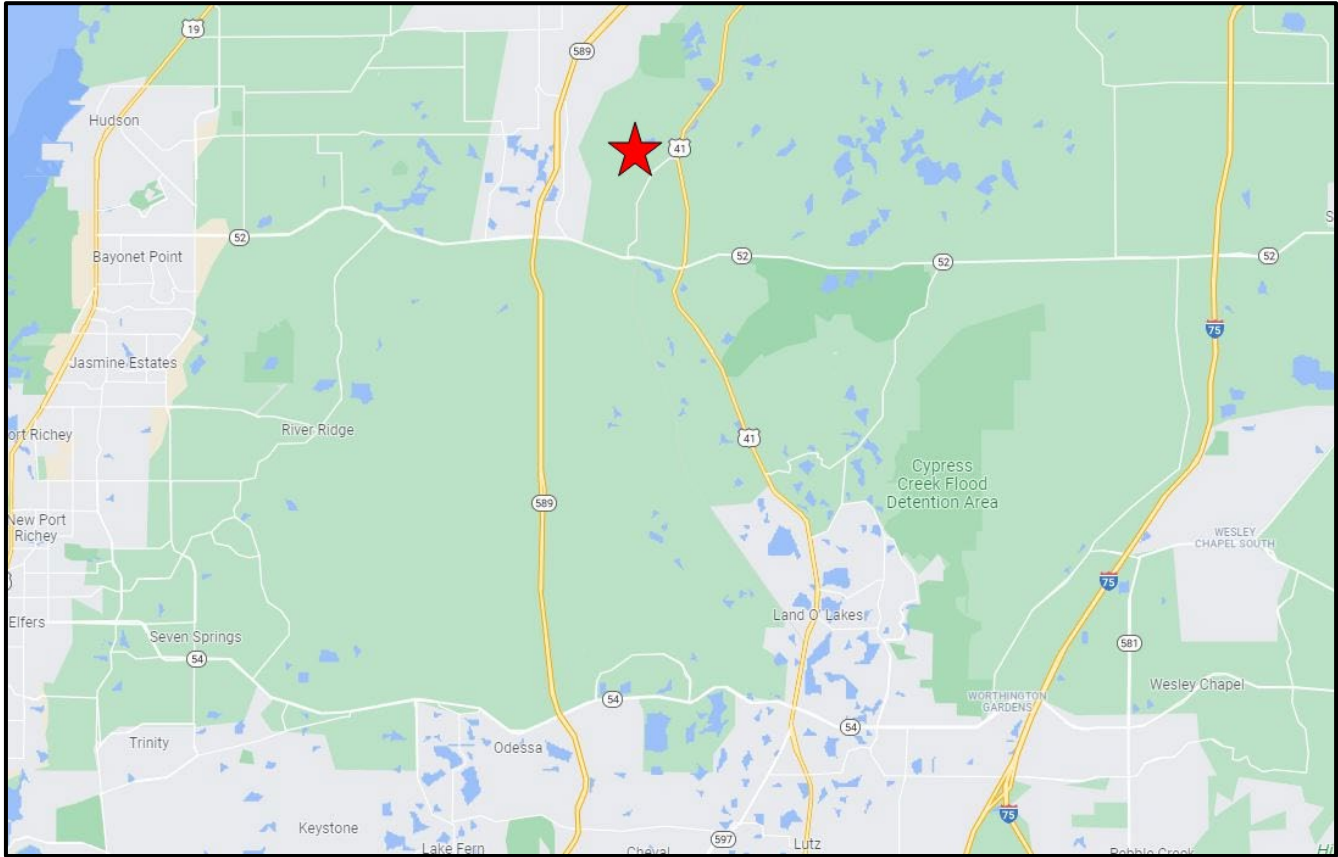


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HATHAWAY**
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COMMERCIAL DIVISION

Teamwork | Integrity | Passion | Excellence

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www.bhhsflpcommercial.com



DEMOGRAPHICS BY MILE

	1 MILE	3 MILES	5 MILES
Total Population	116	4,047	22,174
Avg. HH Income	\$76,164	\$87,092	\$83,507
Median Age	45	43.1	38.6
Total Households	48	1,539	7,212

DEMOGRAPHICS BY DRIVE TIME

	5 MINS	10 MINS	15 MINS
Total Population	1,014	7,176	28,232
Avg. HH Income	\$93,739	\$90,638	\$97,626
Median Age	48.3	35.6	38.7
Total Households	464	2,458	10,288



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*Ranked Top 3 Teams Nationwide
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2018-2020*



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