

OFFERING MEMORANDUM

GARRISON HILLS

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Eshenbaugh
LAND COMPANY
Celebrating 25 Years

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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.

PROPERTY DESCRIPTION

Three parcels of vacant land totaling 74.6± acres planned for a 106 lot residential development. Located off of Hope Hill Road, Brooksville, Hernando County, FL 34601.

LOCATION DESCRIPTION

The property is located in Brooksville, Hernando County, south of State Road 50 (Cortez Blvd.), west of U.S. Highway 41, (Broad Street). The Suncoast Parkway is to the west of the property, Interstate 75 is to the east, both provide easy access to the Tampa Bay employment centers and amenities.

PROPERTY SIZE

74.6 Acres

PARCEL ID

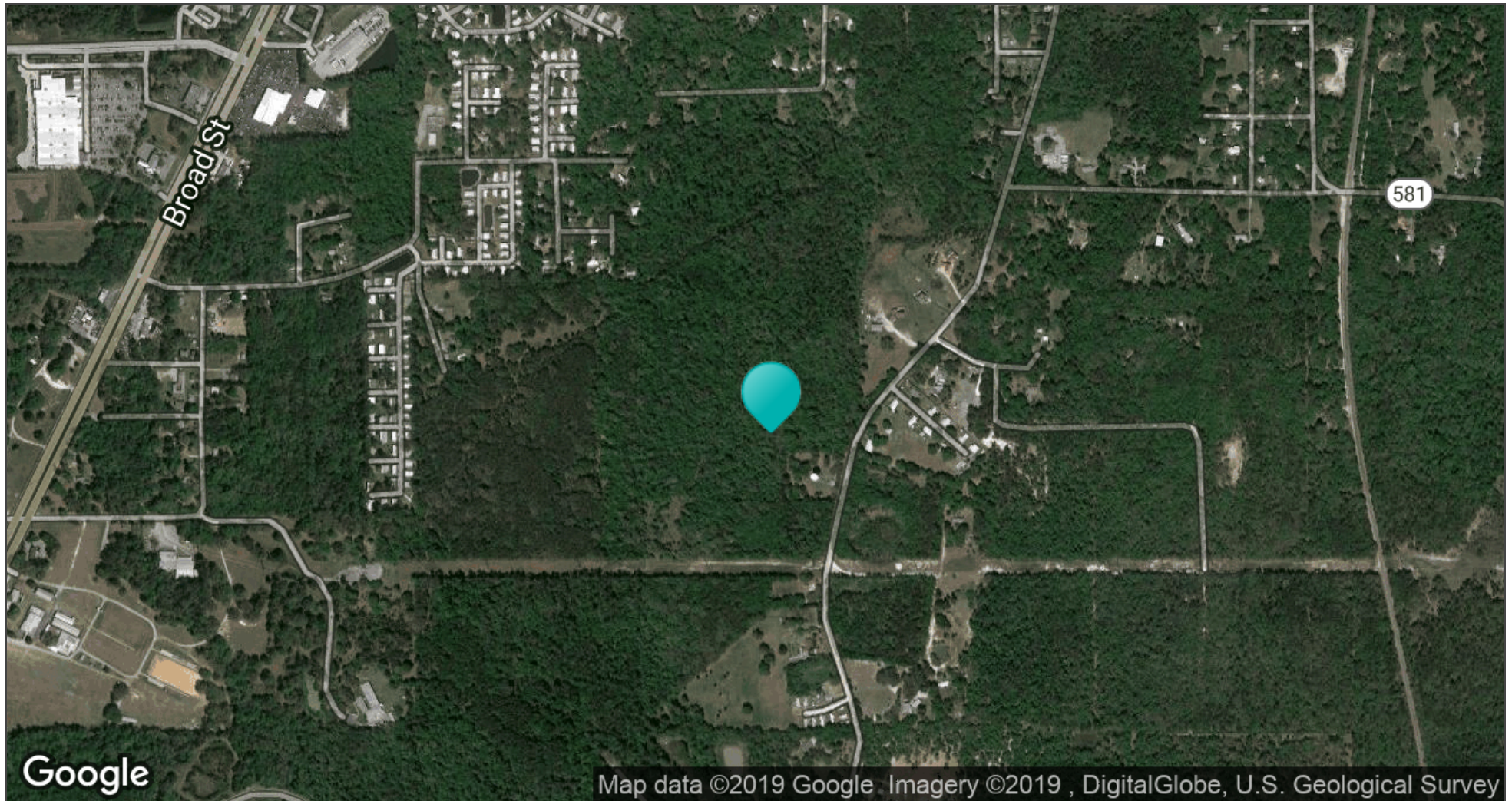
00361192 - 30.4± acres; 00361968 - 29.2± acres; 01220592 - 15± acres

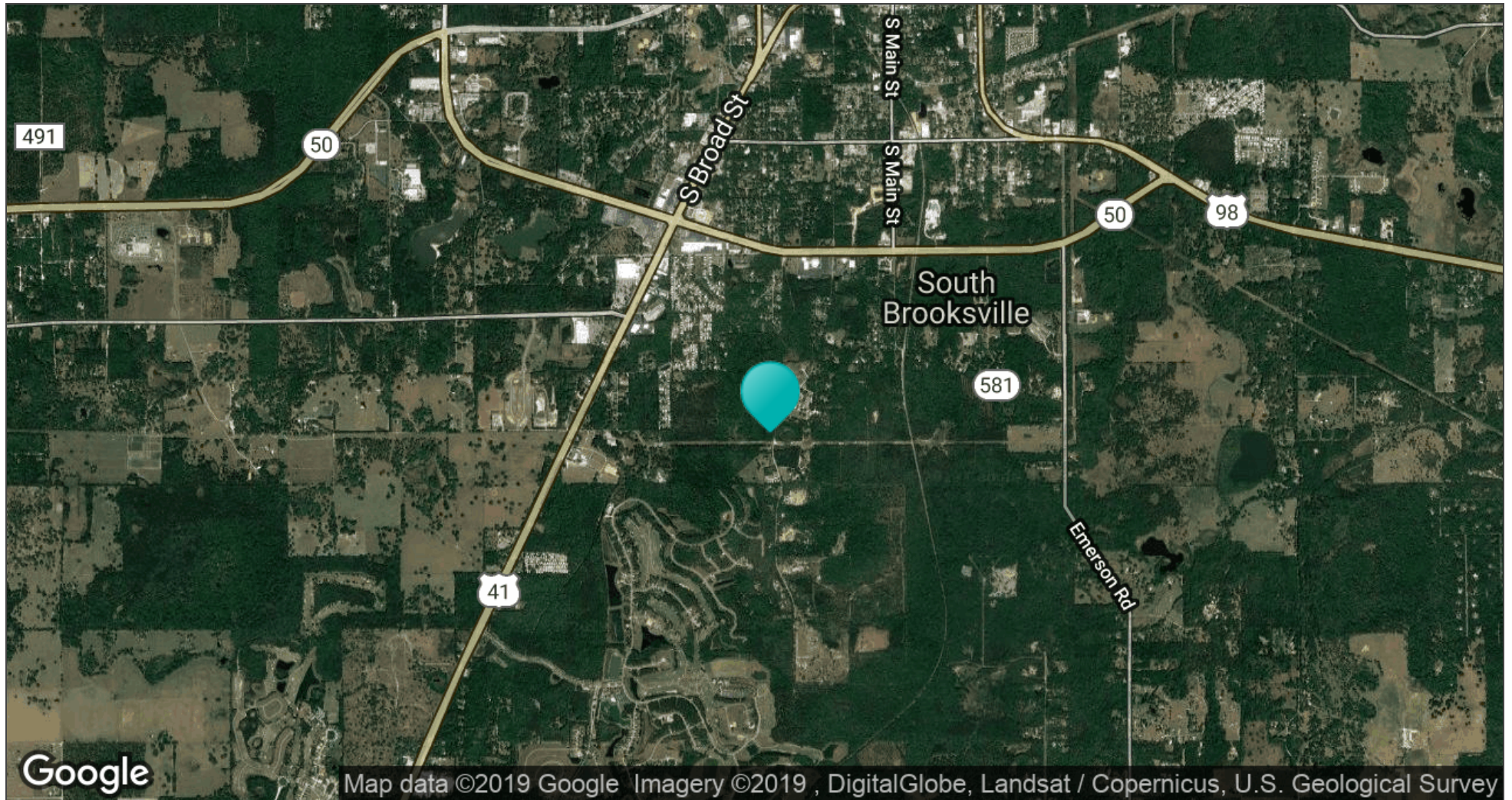
PRICE

\$750,000

BROKER CONTACT INFO

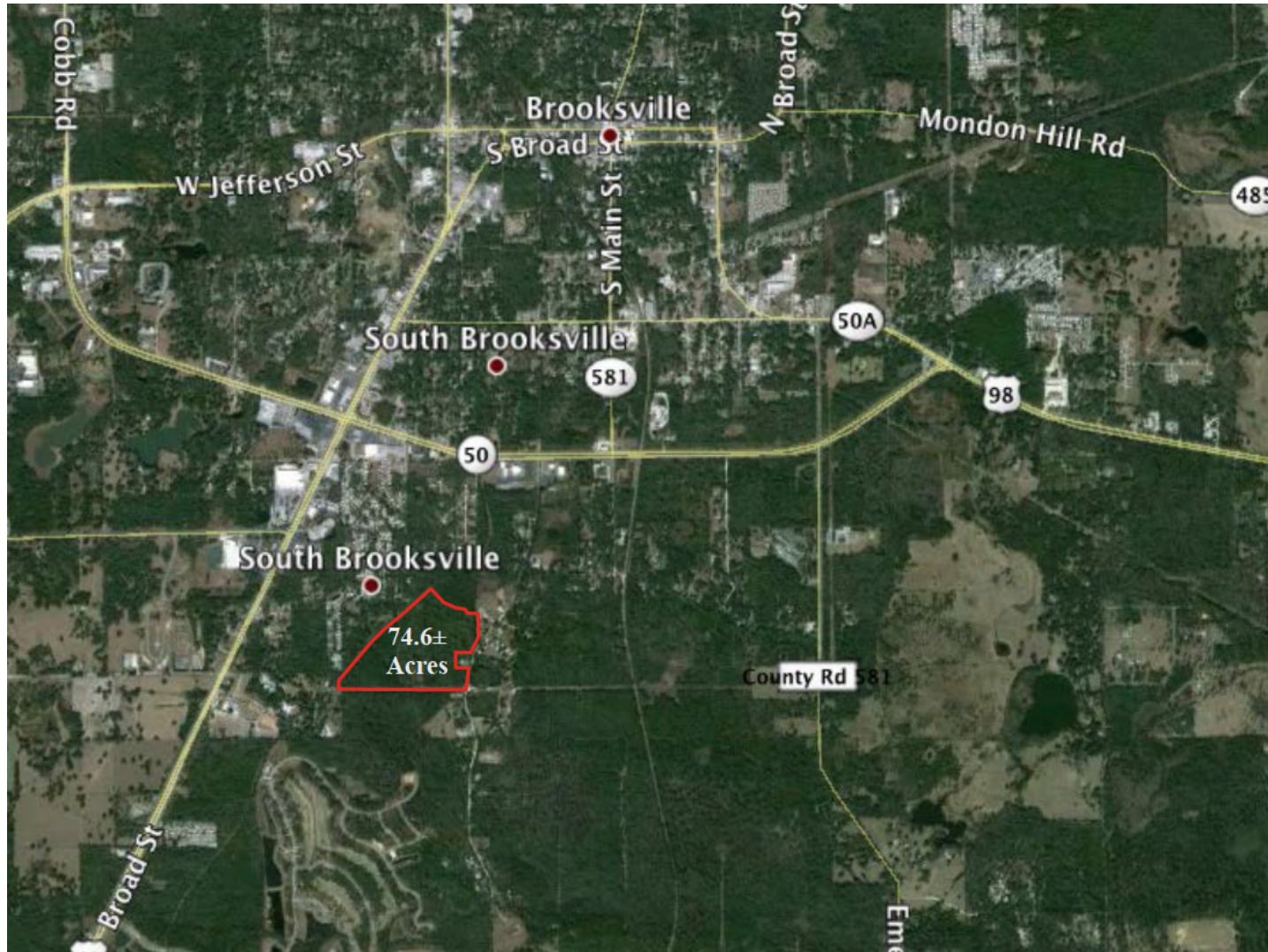
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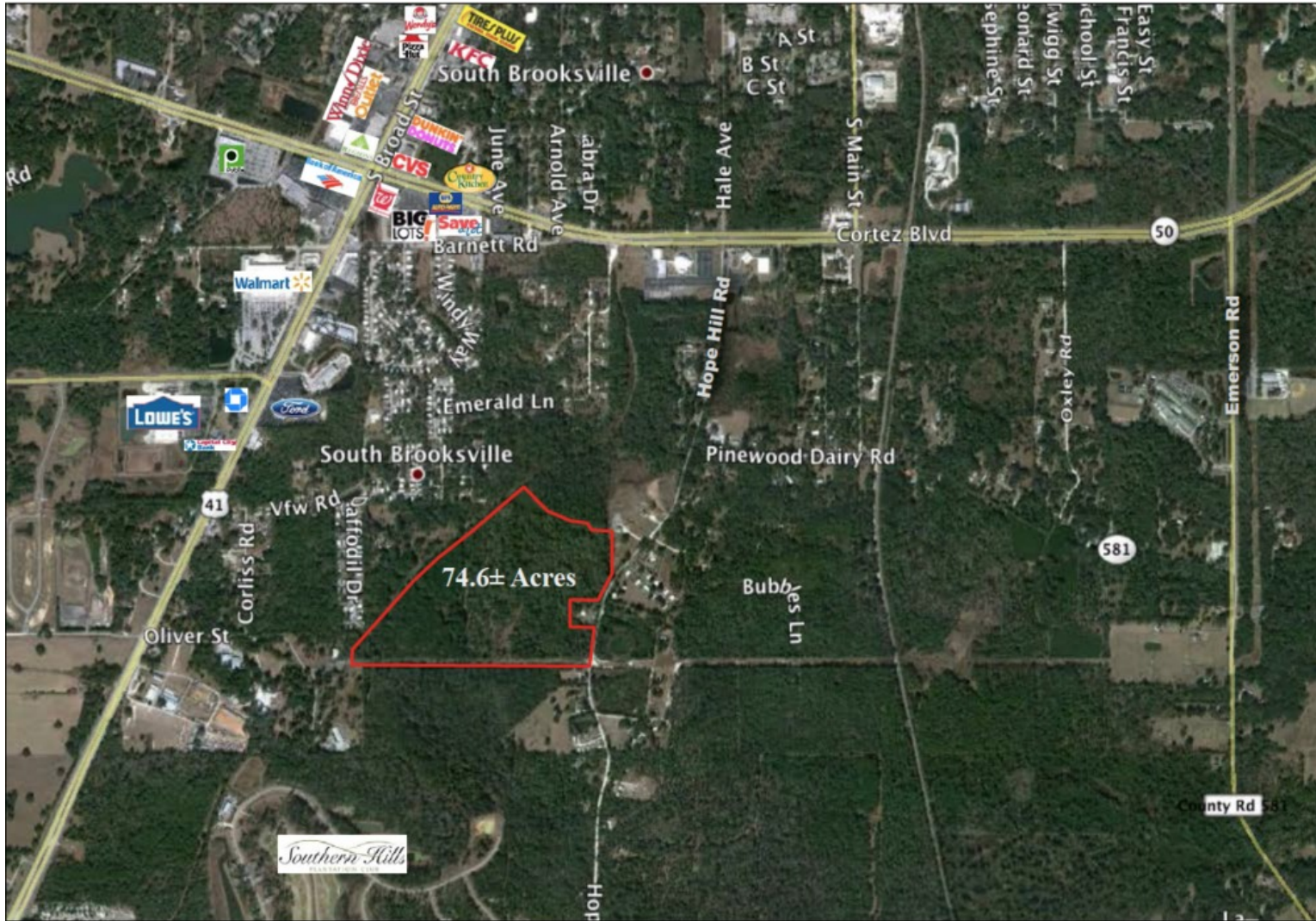




Preliminary Plat Map





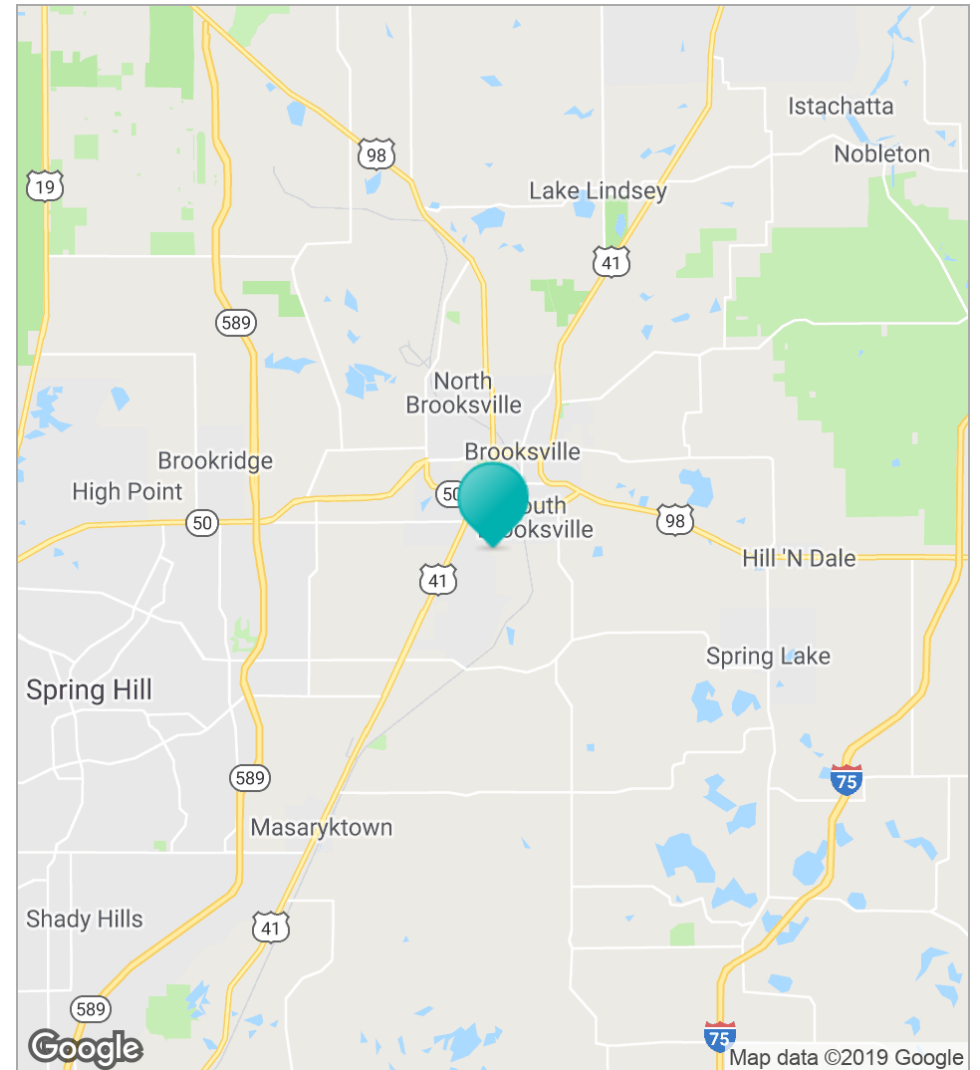
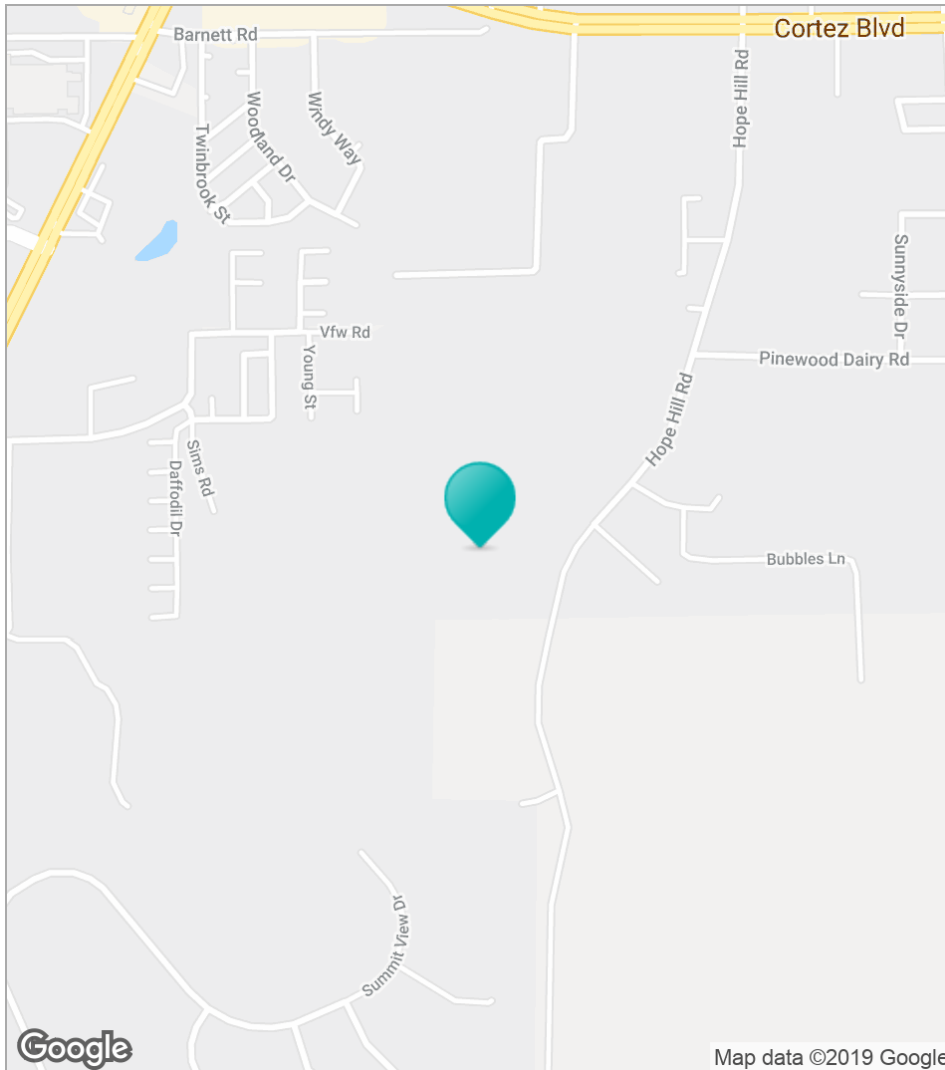




	1 Mile	5 Miles	10 Miles
Total Population	1,543	22,143	96,877
Population Density	491	282	308
Median Age	36.1	44.7	45.1
Median Age (Male)	32.7	40.6	43.8
Median Age (Female)	38.7	47.1	46.2
Total Households	689	9,256	38,600
# of Persons Per HH	2.2	2.4	2.5
Average HH Income	\$38,664	\$49,689	\$55,309
Average House Value	\$274,567	\$251,968	\$185,901

* Demographic data derived from 2010 US Census





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