±72 ACRES VACANT LAND

U.S. HIGHWAY 19/COMMERCIAL WAY & LAKE IN THE WOODS DRIVE

EXCLUSIVE LISTING | SPRING HILL, HERNANDO COUNTY, FL

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EXECUTIVE SUMMARY

Land Advisors Organization is pleased to exclusively offer ±72 acres of vacant commercial land located directly on U.S. Highway 19/Commercial Way at Lake in the Woods Drive in Spring Hill, FL.

The property features approximately 1,950 feet of highway frontage on U.S. Highway 19/ Commercial Way and on Lake in the Woods Drive. All access points and driveway cuts shall be verified by the buyer with Hernando County and FDOT.

The proximity to Spring Hill, FL makes this property a prime location for an updated mixed use development where a developer can build a brand new live, work, play project that would transform the area.

DEMOGRAPHICS

POPULATION	3 Miles	5 Miles	10 Miles
2021 Total Population	34,405	87,151	185,716
2026 Projected Population	35,995	91,392	196,665
2021 Total Daytime Population	32,941	77,830	168,434
EDUCATION (2021)			
Associates Degree/Some College	33.30%	34.40%	34.40%
Bachelors Degree	13.90%	12.60%	12.2%
Masters/Professional/Doctorate Degrees	7.30%	6.60%	6.40%
HOUSEHOLD INCOME & SIZE			
2021 Average Household Income	$59,823	$61,489	$64,178
2026 Average Projected Household Income	$67,770	$69,288	$72,513
2021 Total Households	15,311	37,216	76,550
2026 Projected Total Households	15,957	38,884	80,695
2021 Average Household Size	2.24	2.34	2.41

Source: ESRI July 2021

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LOCATION

The property wraps the SW corner of the intersection of U.S. Highway 19/Commercial Way and Lake in the Woods Drive.

SIZE

±72 Acres

HERNANDO COUNTY PARCEL KEY #

376042

ZONING

CPDP Mixed Uses (Commercial/Multifamily)

Zoning ID: H-08-12 was approved for commercial/multifamily mixed use including 11 outparcels, over 300K sq. ft. of commercial/retail development, and 225 age restricted multifamily units.

COMMUNICATION

All communication regarding any aspect of this offering shall be made directly through Nancy Surak at the Land Advisors Organization.

Nancy Surak | nsurak@landadvisors.com | ph. 813.448.1999
1646 W. Snow Avenue, Suite 33, Tampa, Florida 33606

DETAIL MAP | ±72 ACRES ON US HWY 19 AND LAKE IN THE WOODS

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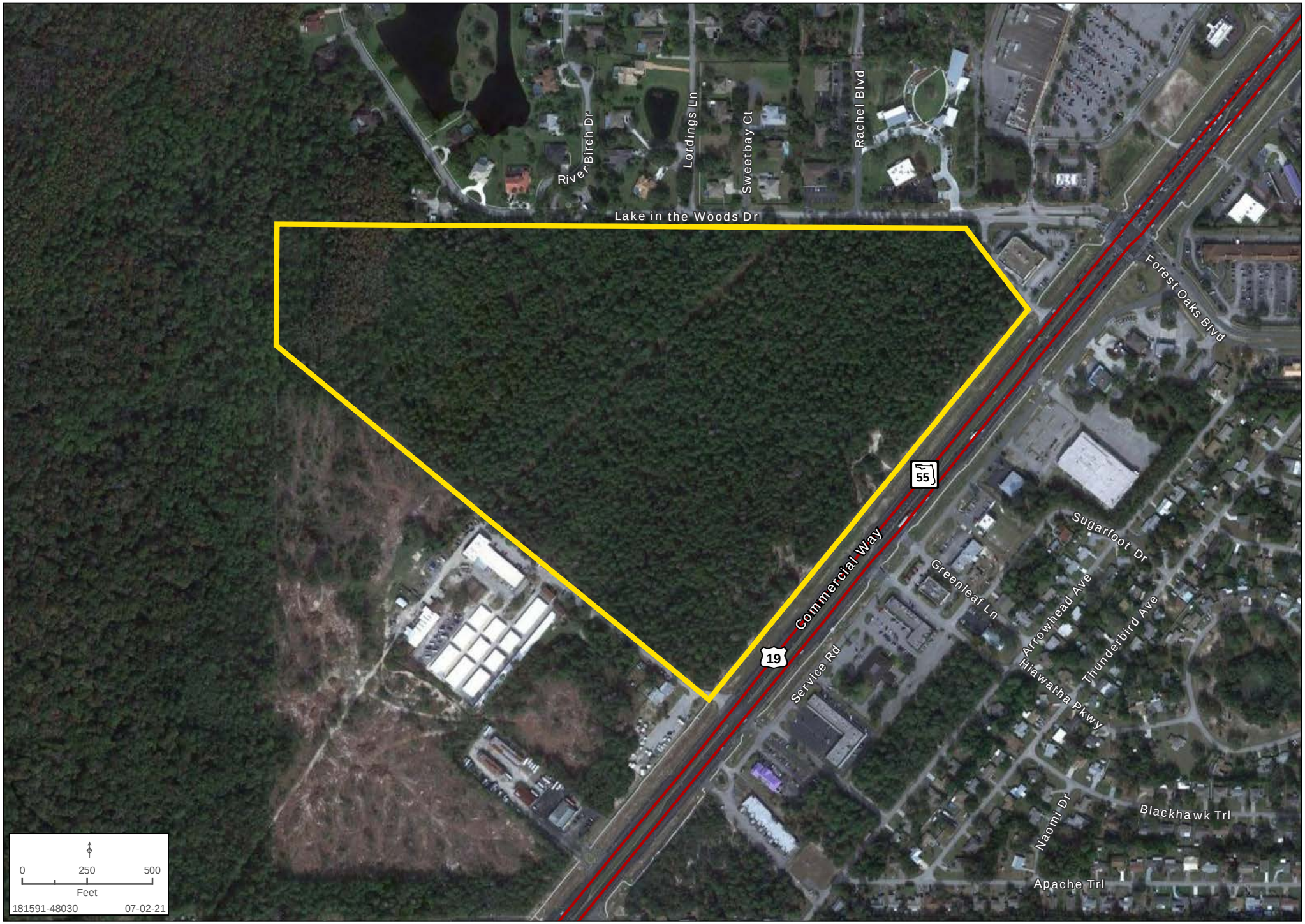

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SURROUNDING RETAIL MAP | ±72 ACRES ON US HWY 19 AND LAKE IN THE WOODS

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AREA MAP | ±72 ACRES ON US HWY 19 AND LAKE IN THE WOODS

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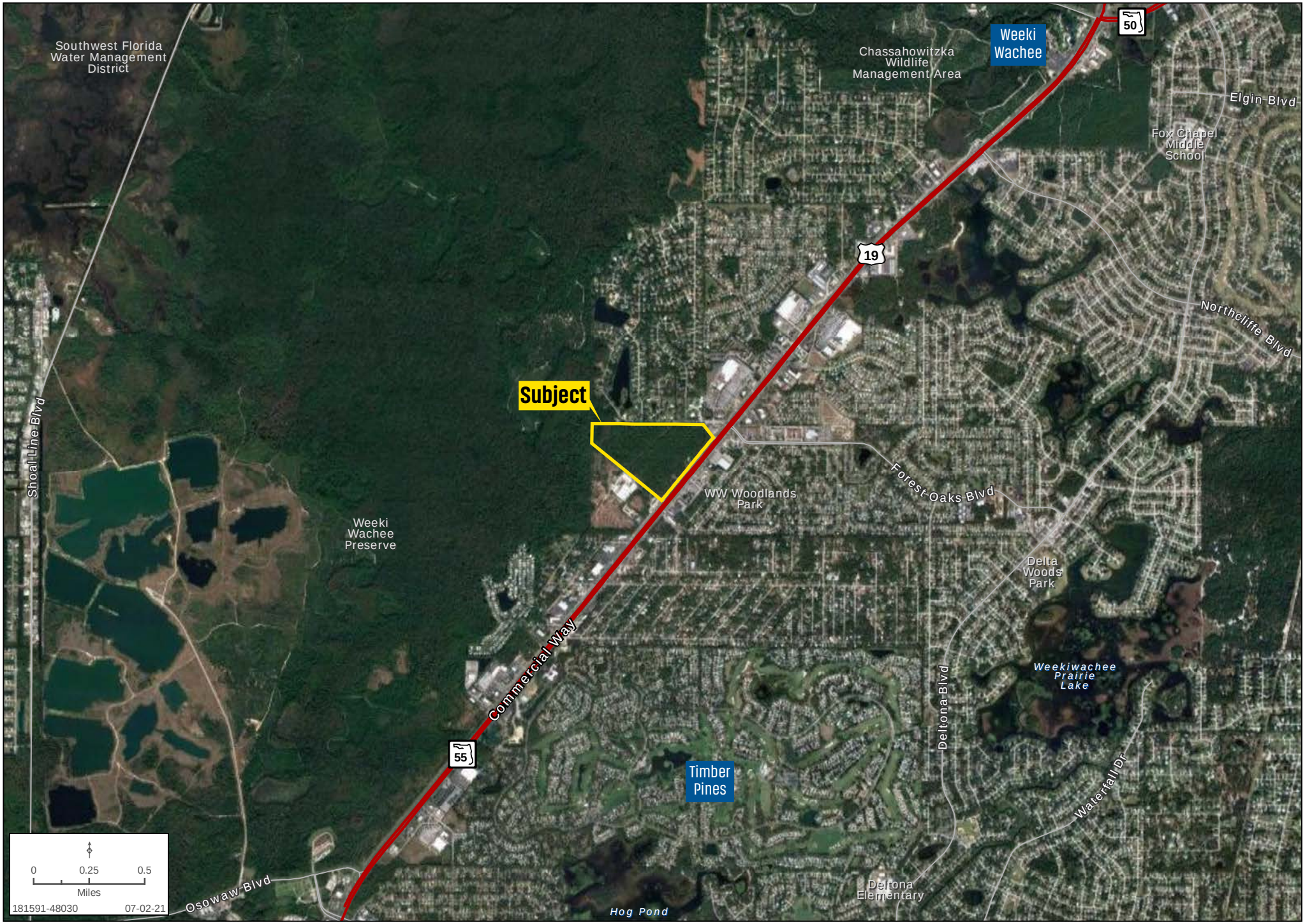

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DEVELOPMENT MAP | ±72 ACRES ON US HWY 19 AND LAKE IN THE WOODS

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REGIONAL MAP | ±72 ACRES ON US HWY 19 AND LAKE IN THE WOODS

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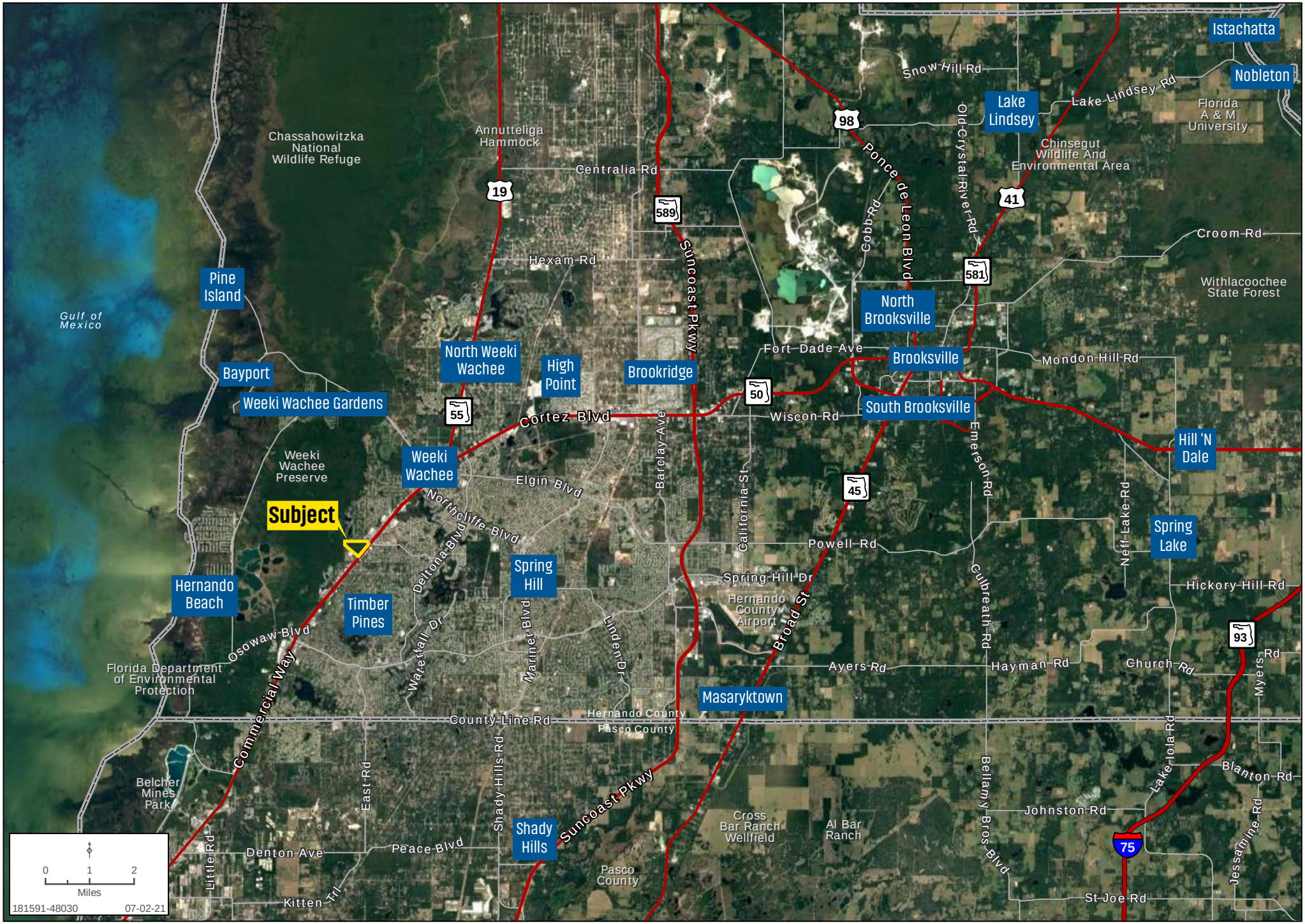

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METRO MAP | ±72 ACRES ON US HWY 19 AND LAKE IN THE WOODS

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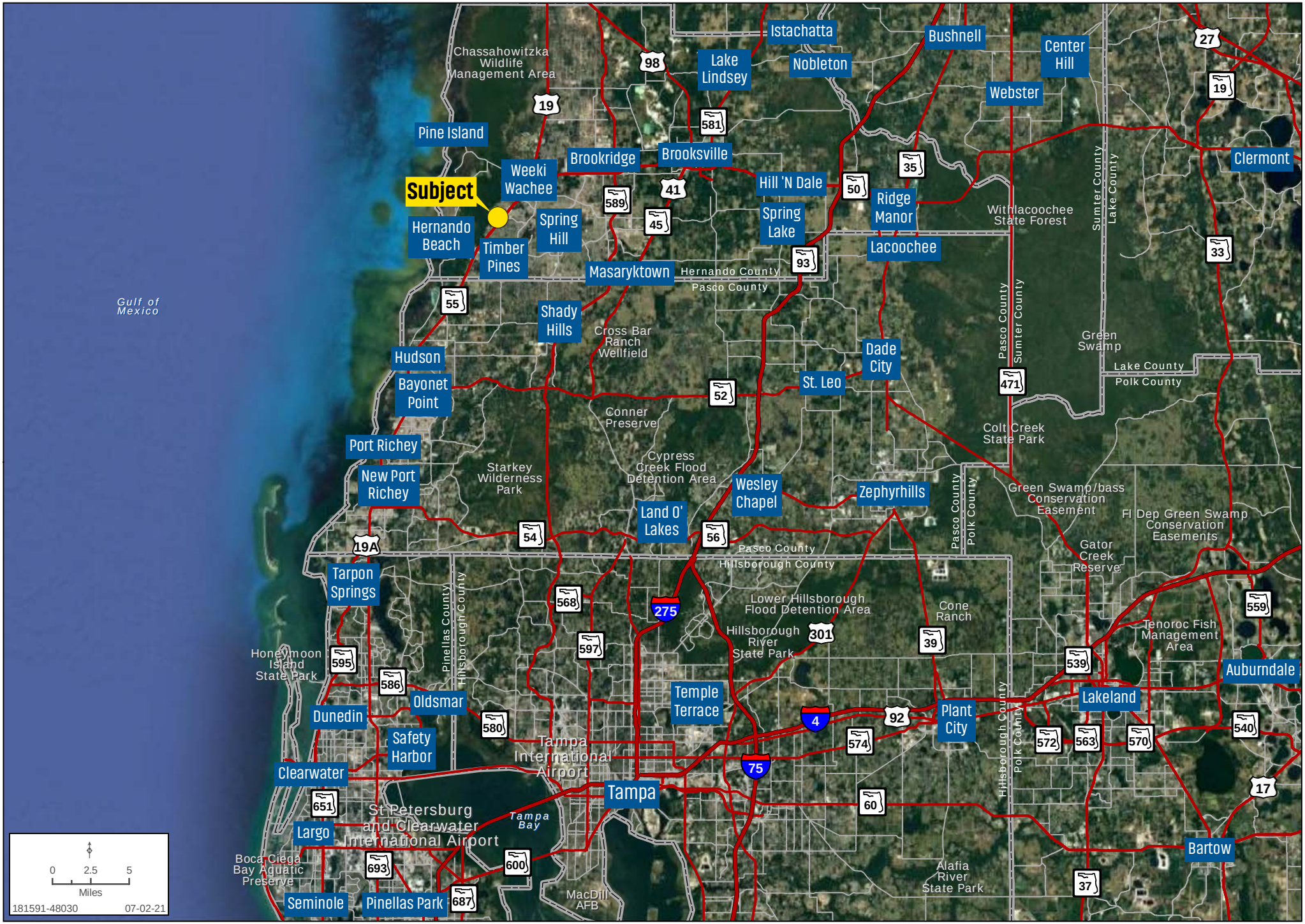

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