

Offering Memorandum



HSW - NATURE COAST

NATURE COAST BOULEVARD, BROOKSVILLE, FL 34602



www.thedirtdog.com

Property Description

PROPERTY DESCRIPTION

The ±0.85-acre site presents an opportunity for a commercial or service-oriented user seeking a presence at a high-traffic interchange. A portion of the frontage is currently utilized for drainage by FDOT, which should be considered in site planning; however, the property remains functional for the right development concept. Given its size and configuration, the site is best suited for a user who can design efficiently around existing conditions, such as a contractor yard, service use, or small-scale commercial operation. This offering provides a strategically located site within a growing corridor at an attainable scale for a variety of users.

LOCATION DESCRIPTION

The subject property is located in Hernando County at the southwest corner of State Road 50 and the Interstate 75 interchange, offering excellent regional connectivity to Tampa and Central Florida. The area is experiencing continued growth, with surrounding residential, industrial, and commercial development reinforcing this interchange as a key corridor for future expansion. The site benefits from strong visibility and proximity to this ongoing activity.

MUNICIPALITY

Hernando County

PROPERTY SIZE

0.85± Acres

ZONING

PDP(GHC) - General Highway Commercial

PARCEL ID

01374300

PRICE

\$299,000

BROKER CONTACT INFO

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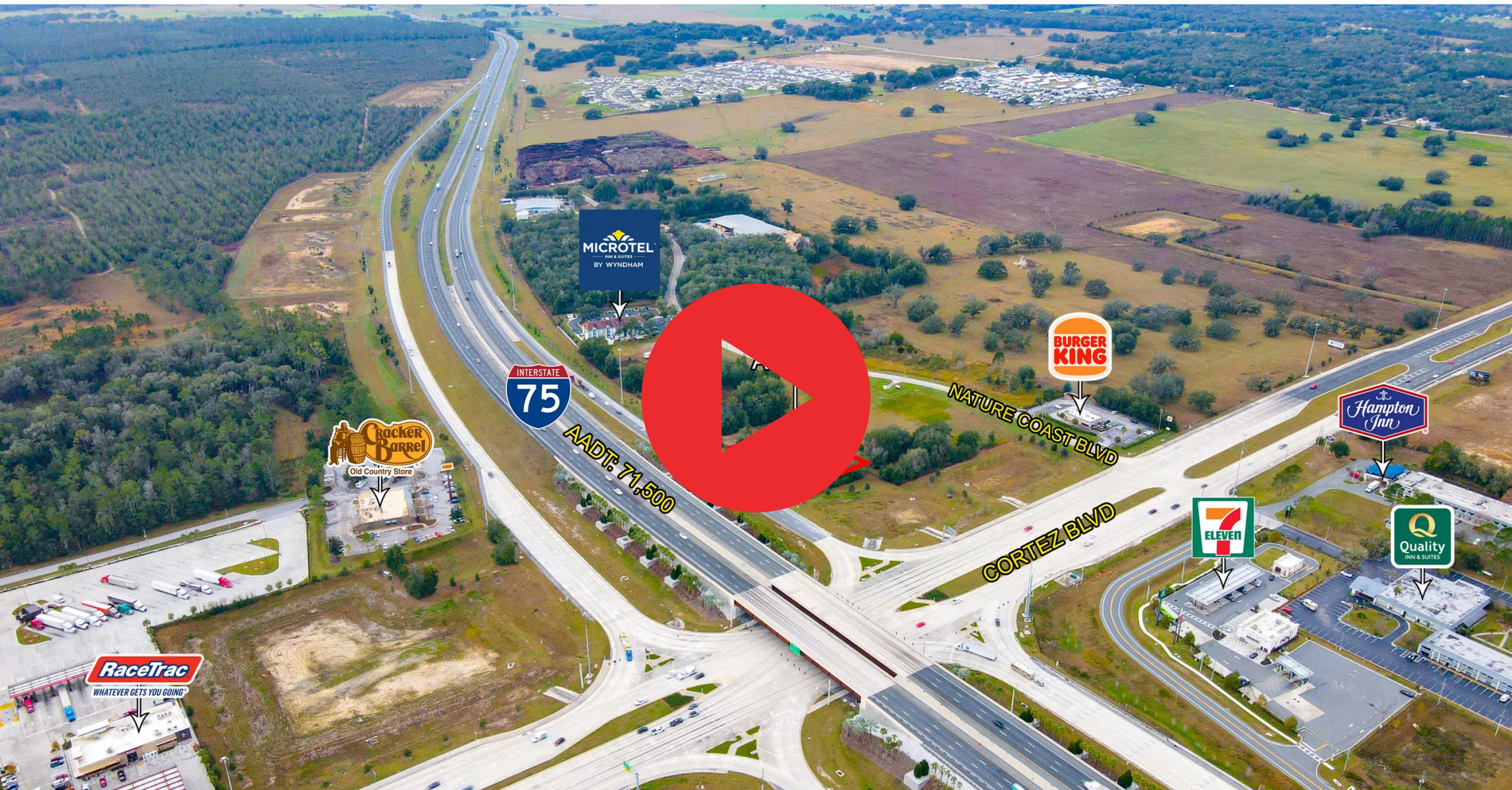
tyler@TheDirtDog.com



Surrounding Retail



Drone Video



Location Map



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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.

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Your Advisors



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Questions | Give us a call or drop us an email