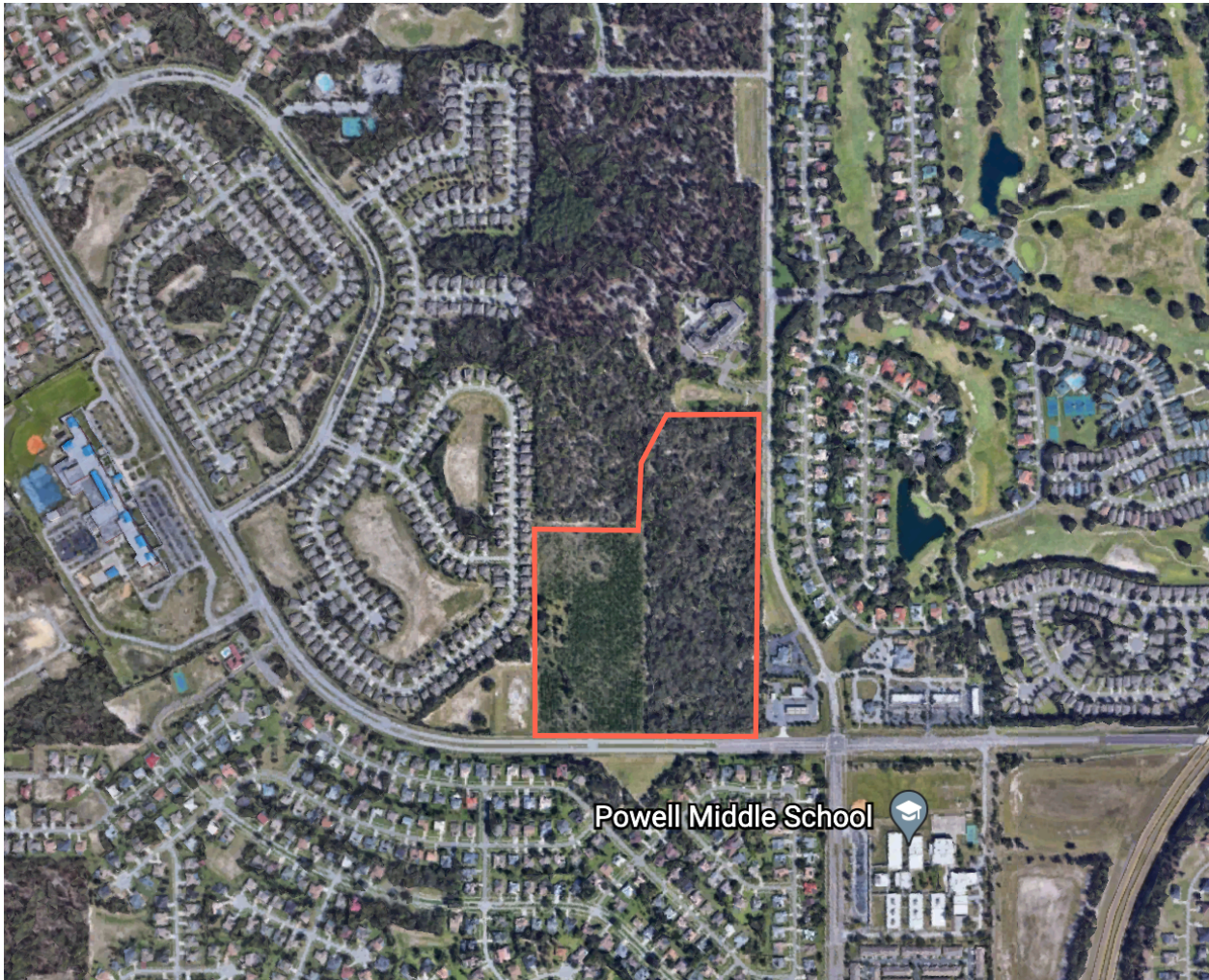


DAWSON REALTY

Spring Hill, Florida

46.4 acre Mixed Use Development Site



Asking Price: \$12,000,000

Land Size: 46.4 acres - (Seller will divide)

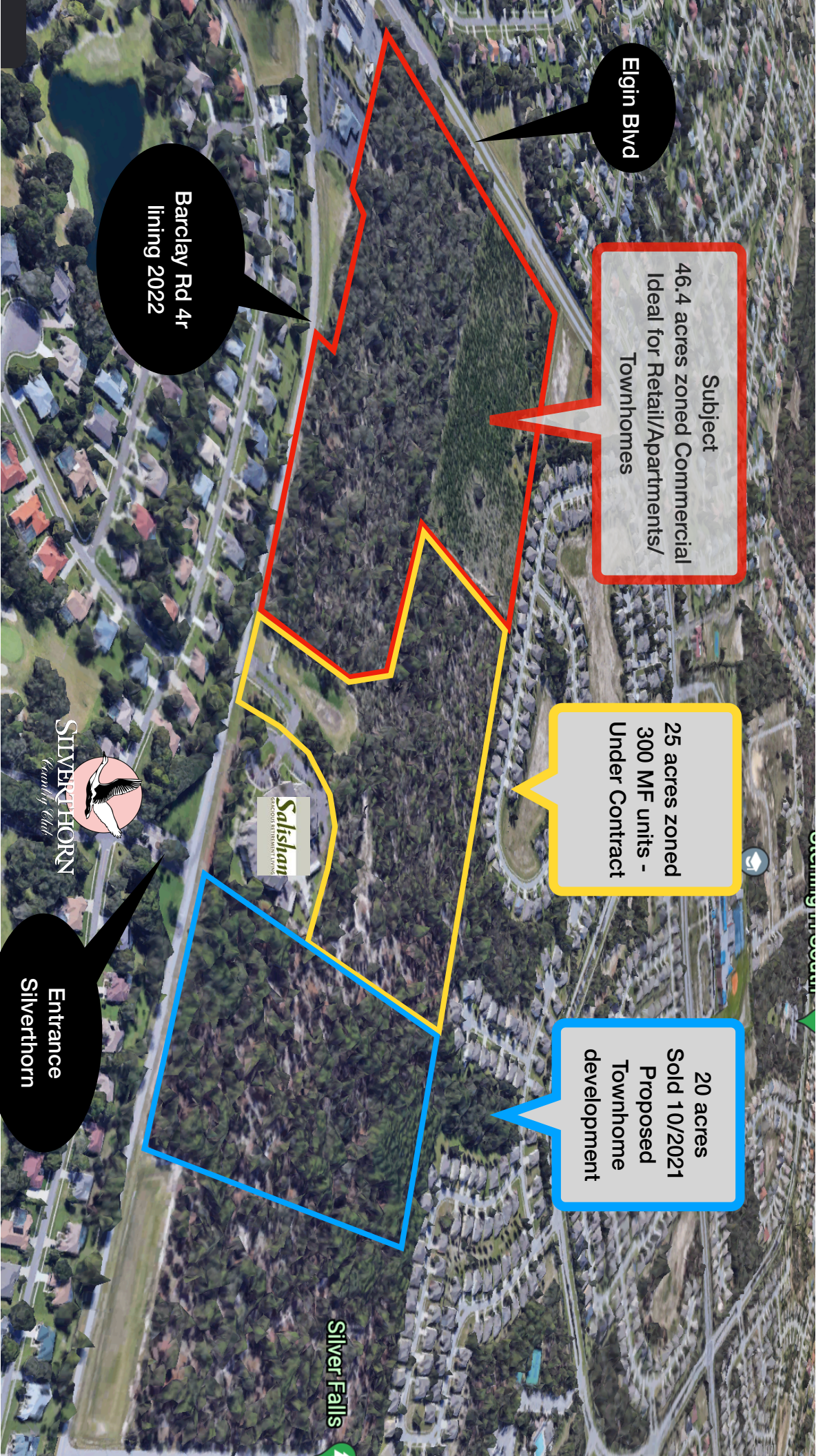
**Road Frontage: Elgin Blvd 1325 FF (4 lane - full median cut)
Barclay Rd 825 FF (to be 4 lane starting 2022)**

Utilities: Hernando County water & sewer. All utilities to the site

**Zoning: PDP-GHC-OP, Commercial Planned Development General Highway
Commercial & Office /Professional. Seller will cooperate with zoning to allow
Townhome/Apartments.**

Real Estate Taxes: \$445 - 2021 (greenbelt tax exemption)

DAWSON REALTY



Elgin Blvd

Subject
46.4 acres zoned Commercial
Ideal for Retail/Apartments/
Townhomes

25 acres zoned
300 MF units -
Under Contract

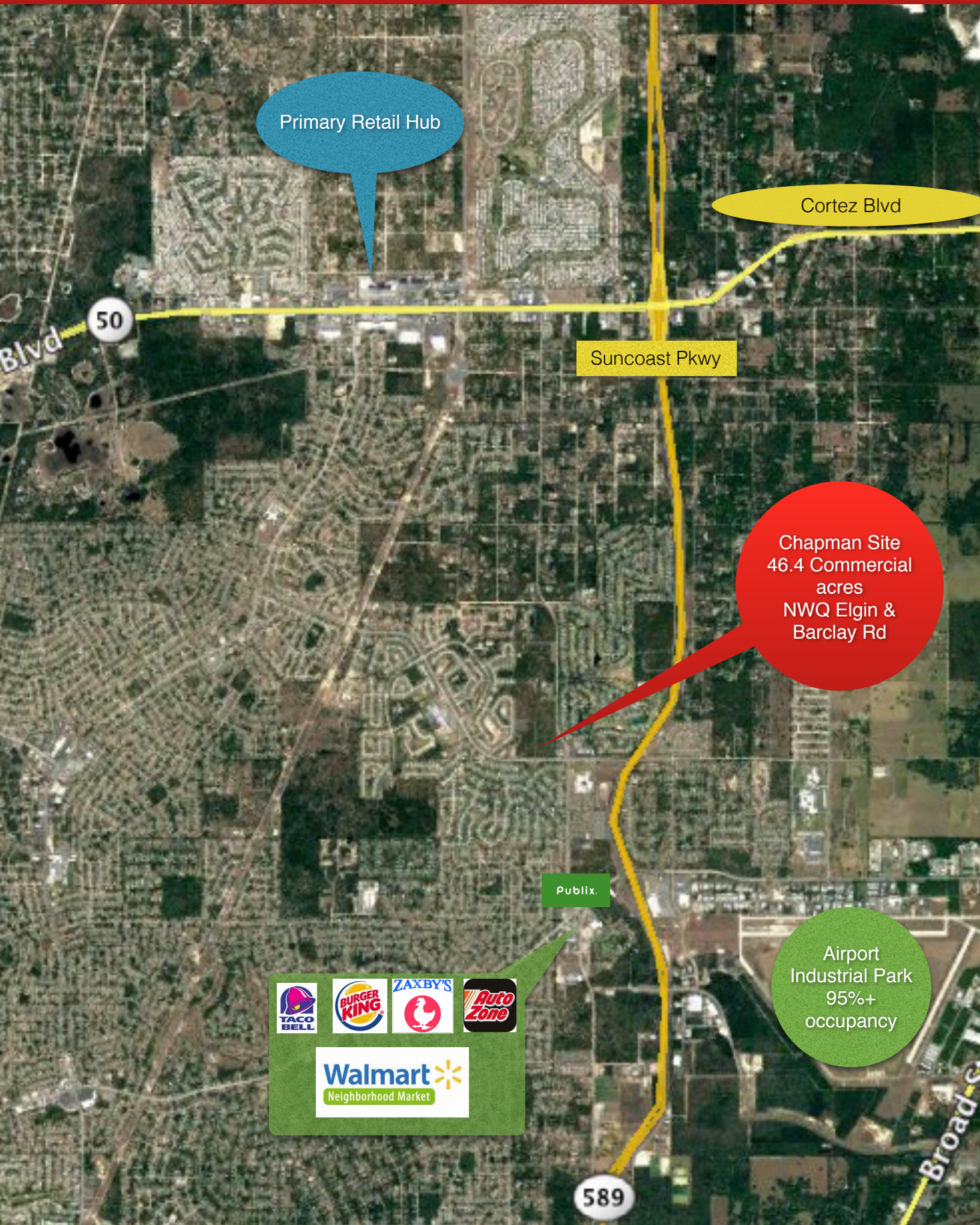
20 acres
Sold 10/2021
Proposed
Townhome
development

Barclay Rd 4r
lining 2022

Entrance
Silverthorn

Silver Falls





Primary Retail Hub

Cortez Blvd

Suncoast Pkwy

Chapman Site
46.4 Commercial
acres
NWQ Elgin &
Barclay Rd

Publix

Airport
Industrial Park
95%+
occupancy

TACO BELL BURGER KING ZAXBY'S Auto Zone Walmart Neighborhood Market

589

Broad St