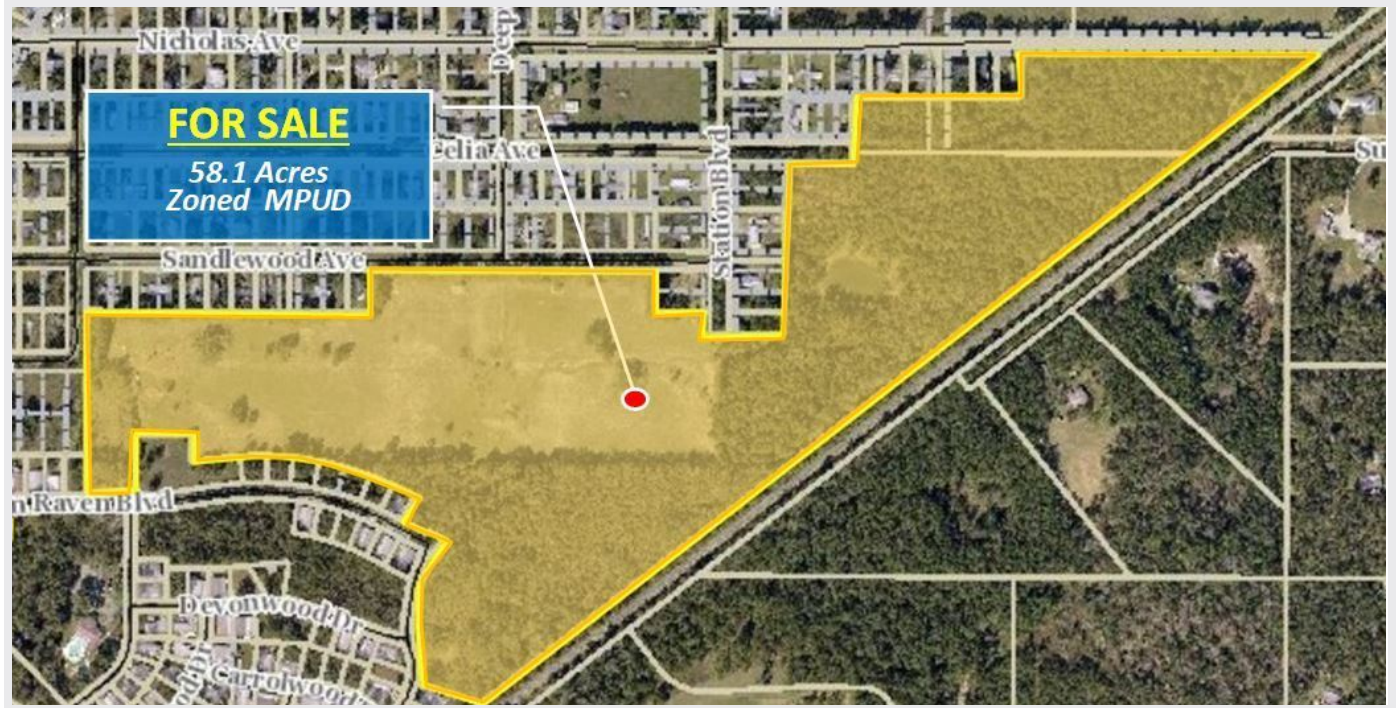


FOR SALE

SYLVAN GROVE PHASE II

2490 Broad St Brooksville, FL 34604



Sale Price **\$6,500,000**

PROPERTY OVERVIEW

58.1 Acres Total zoned for Single Family Residential Development
Parcel 1 - 7.7 Acre PD
Parcel 2 - 50.4 Acre PD
Located in Hernando County just South of the City of Brooksville

OFFERING SUMMARY

Lot Size:	58.1 Acres
Price / Acre:	\$111,876
Zoning:	MPUD

PROPERTY HIGHLIGHTS

- Preliminary Engineering done for 206 Dwellings on Property
- Shared Entrance with Sylvan Grove Phase 1
- Water and Sewer stubbed to site.
- Located Off US Highway 41 across from the Brooksville Airport

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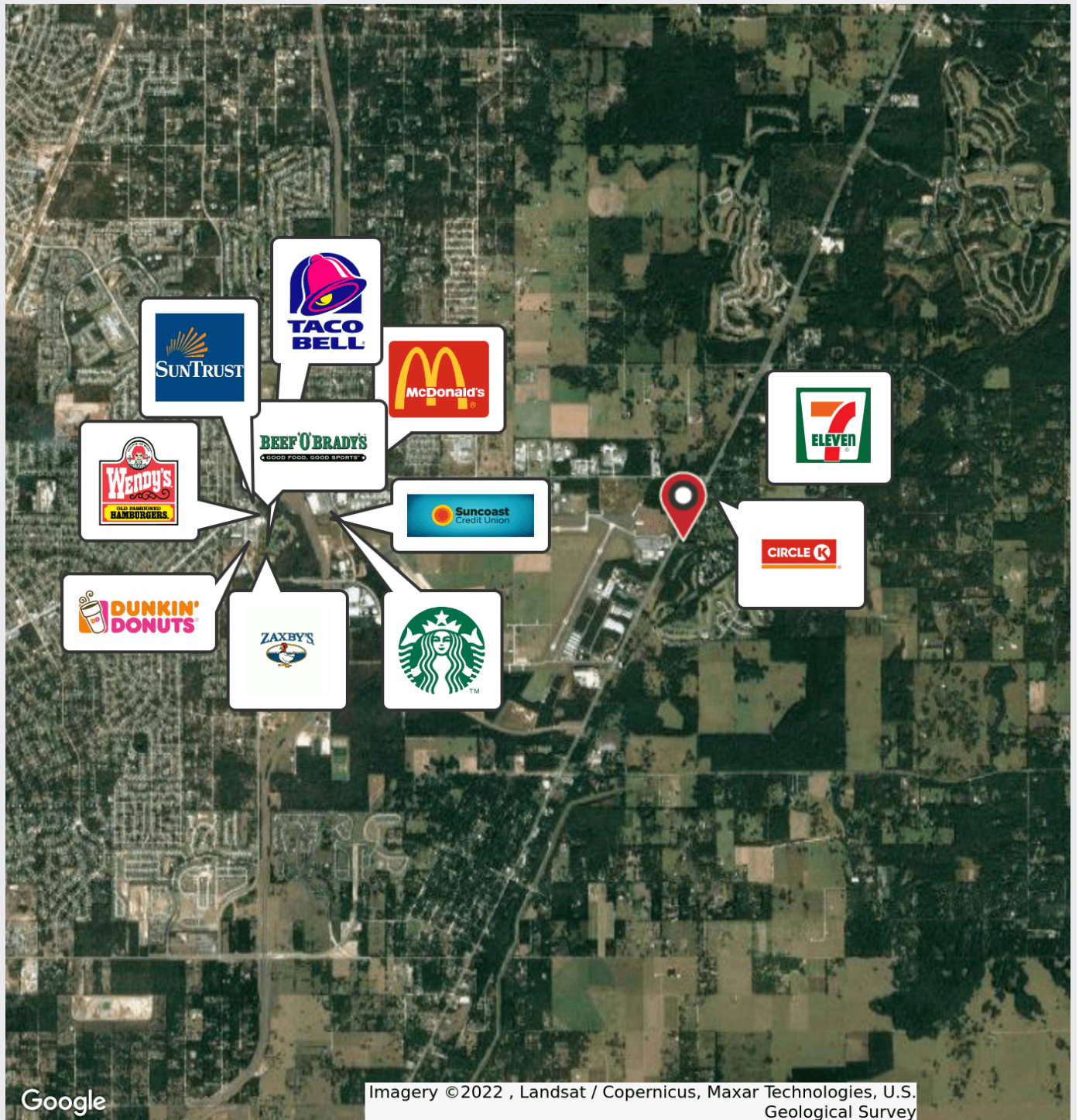


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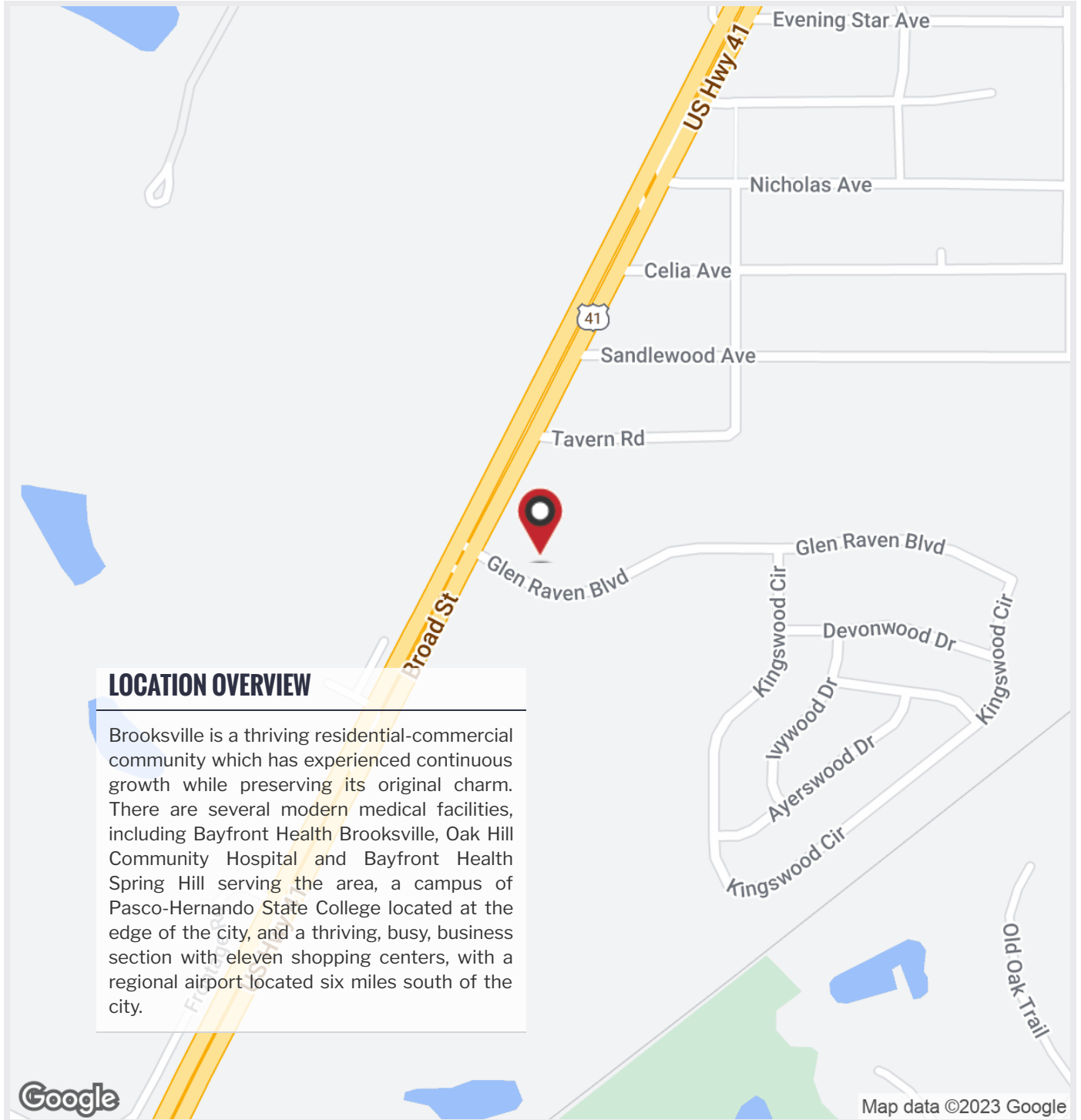


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LOCATION OVERVIEW

Brooksville is a thriving residential-commercial community which has experienced continuous growth while preserving its original charm. There are several modern medical facilities, including Bayfront Health Brooksville, Oak Hill Community Hospital and Bayfront Health Spring Hill serving the area, a campus of Pasco-Hernando State College located at the edge of the city, and a thriving, busy, business section with eleven shopping centers, with a regional airport located six miles south of the city.

Google

Map data ©2023 Google

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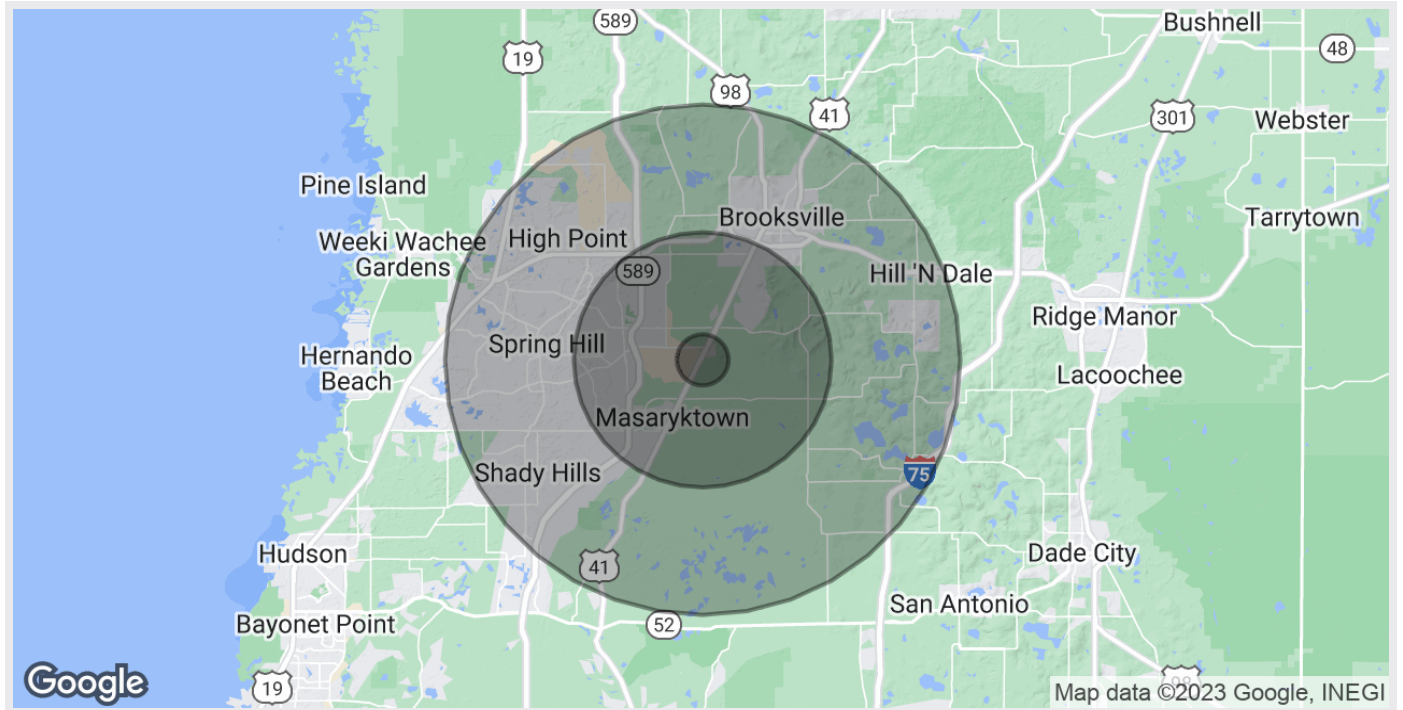


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POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	856	28,228	140,131
Average age	38.2	41.0	45.5
Average age (Male)	37.4	40.9	44.3
Average age (Female)	38.6	41.5	46.8

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	268	10,412	56,041
# of persons per HH	3.2	2.7	2.5
Average HH income	\$66,015	\$65,701	\$53,616
Average house value	\$206,201	\$225,164	\$183,910

* Demographic data derived from 2020 ACS - US Census

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