

HERNANDO COUNTY 275 ± ACRES

U.S. 301
DADE CITY, FL 33523

Zeb Griffin, ALC
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Highway 301
Frontage

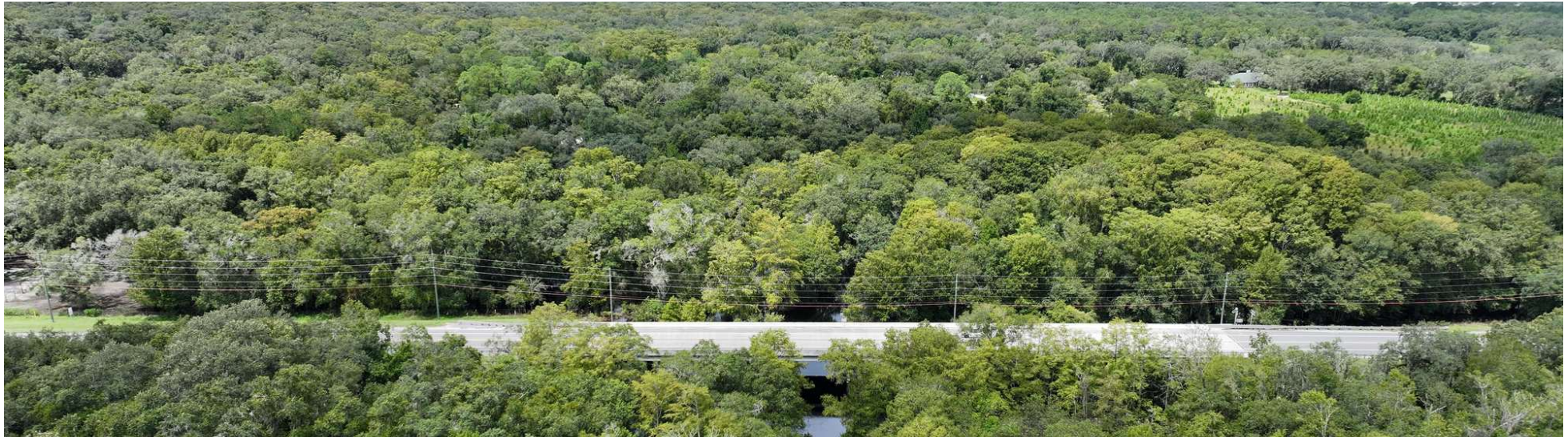


Treiman Blvd

Cortez Blvd 50



Property Overview



Sale Price **\$4,242,000**

OFFERING SUMMARY

Acreage: **275 Acres**
Price / Acre: **\$15,425**
City: Dade City
County: Hernando
Property Type: Land Investment,
Transitional

PROPERTY OVERVIEW

Hernando County 275 ± acres is an opportunity to purchase a large contiguous tract of land in a growing area. The subject property has multiple access points and 1,000 ± feet of frontage on Highway 301. The property is mostly wooded with some internal lakes and clearings scattered throughout. The south end of the property has frontage on the Withlacoochee River. The property is zoned PDP Residential (Planned Development Project Residential) with the exception of the southern most 20 ± acres being zoned Ag.

With proximity to other developments, good road frontage, and multiple access points the subject property could serve as a nice single family development. It could also double nicely as a land investment opportunity for someone who is looking to land bank. The property is only 5.3 miles to I-75 and less than a mile from SR 50. For more information or to set up a time to view the property contact Zeb Griffin at [352] 630 7547.

Specifications & Features



SPECIFICATIONS & FEATURES

Land Types:	<ul style="list-style-type: none">• Land Investment• Transitional
Uplands / Wetlands:	60% uplands 40% wetlands
Taxes & Tax Year:	2023 - \$1,969.09
Lake Frontage / Water Features:	Multiple internal lakes and 430+/- feet of Withlacochee River Frontage
Water Source & Utilities:	Water and Sewer at property on Highway 301
Road Frontage:	1,000 +/- feet on Highway 301 and additional access point on West Lake Blvd
Nearest Point of Interest:	Highway 50, I-75, Highway 301
Current Use:	Agricultural/Recreational

Location



LOCATION & DRIVING DIRECTIONS

Parcel:

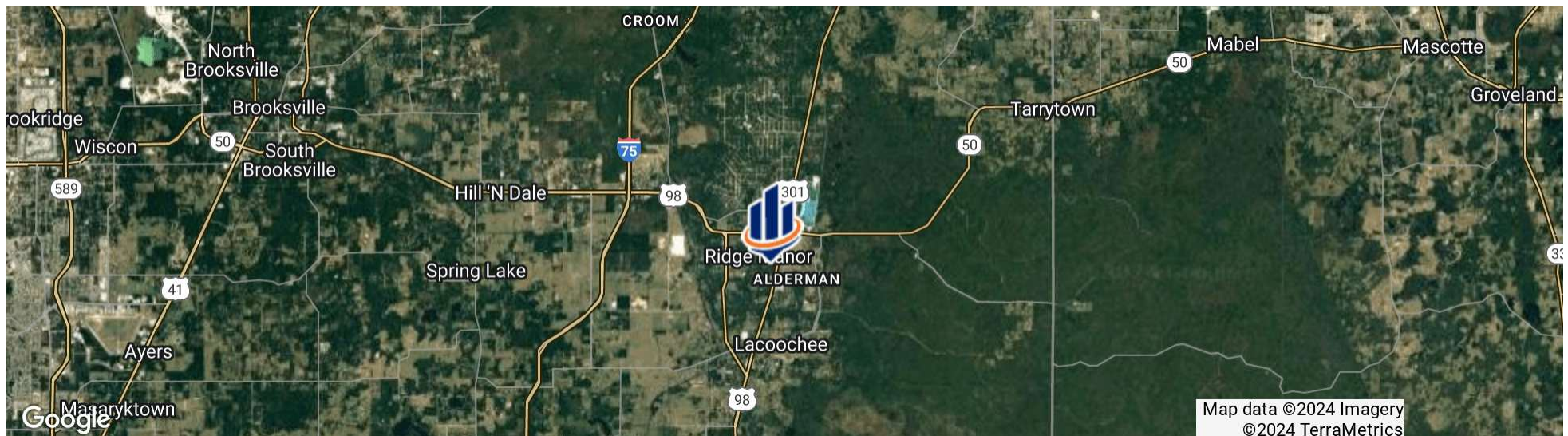
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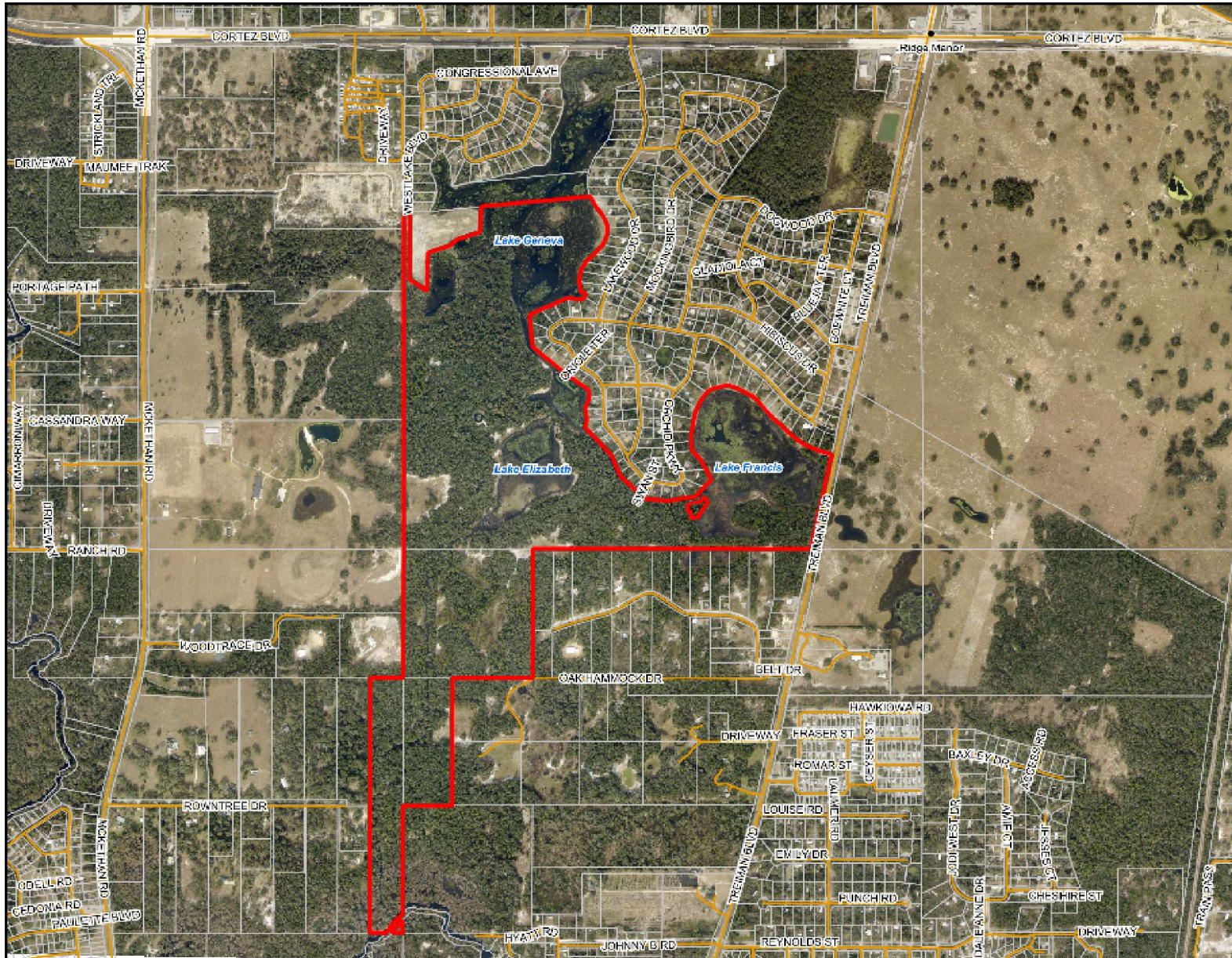
Driving Directions:

- From I-75 take Highway 50 West for 4.7 miles
- Take Highway 301 South for roughly a mile and the subject property will be on the west side of the road

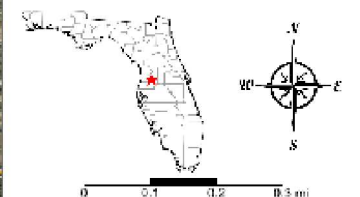
Showing Instructions:

Contact Zeb Griffin at
[352] 630 7547

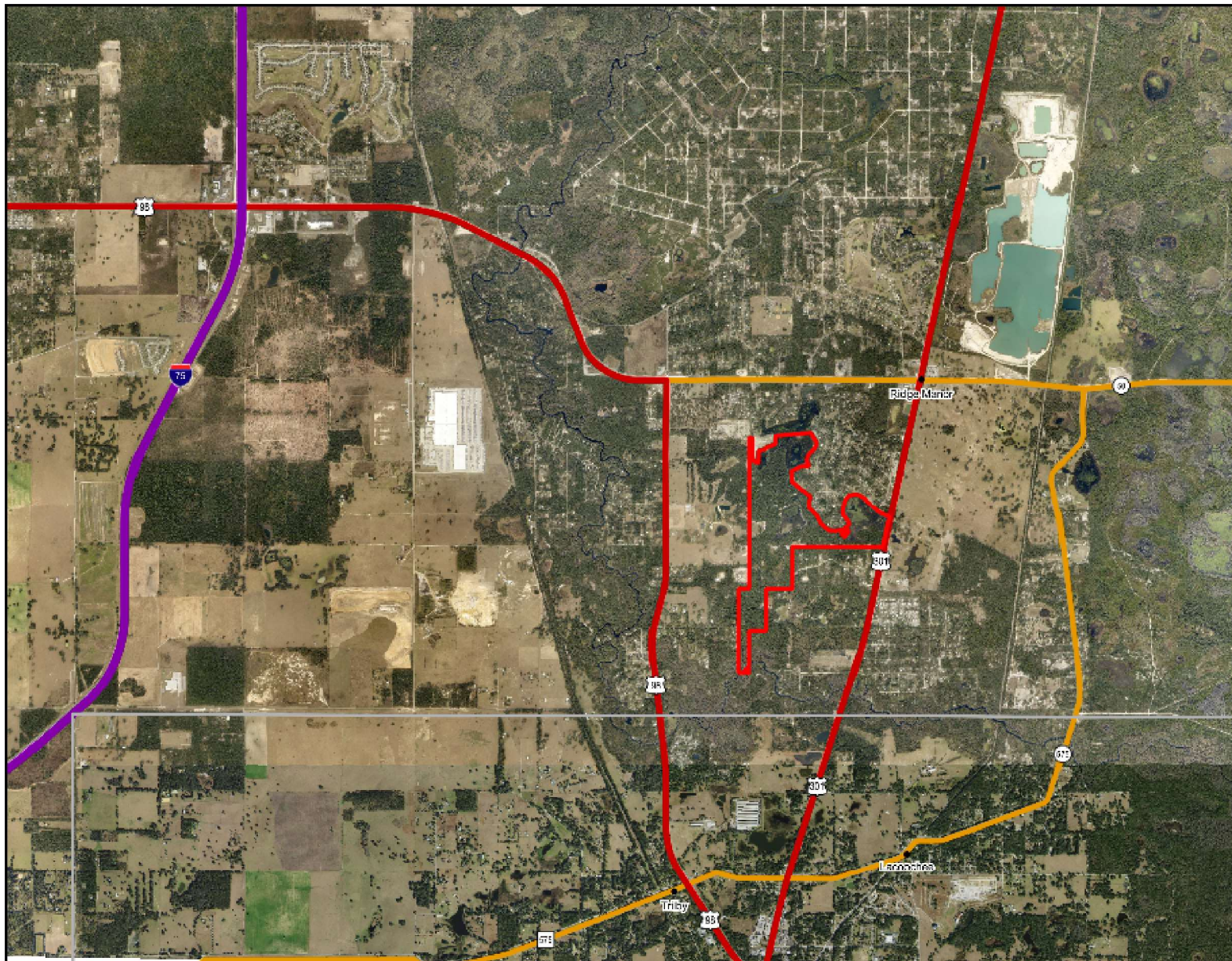




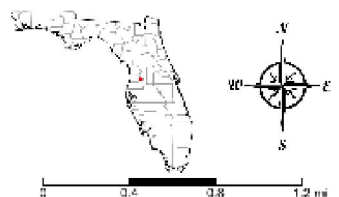
- County Boundaries
- Polygons Drawing
- Lines Drawing
- Labels Drawing
- Points Drawing
- Streets MapWise
- Parcel Outlines
- Water Labels
- Water Labels
- Water Labels



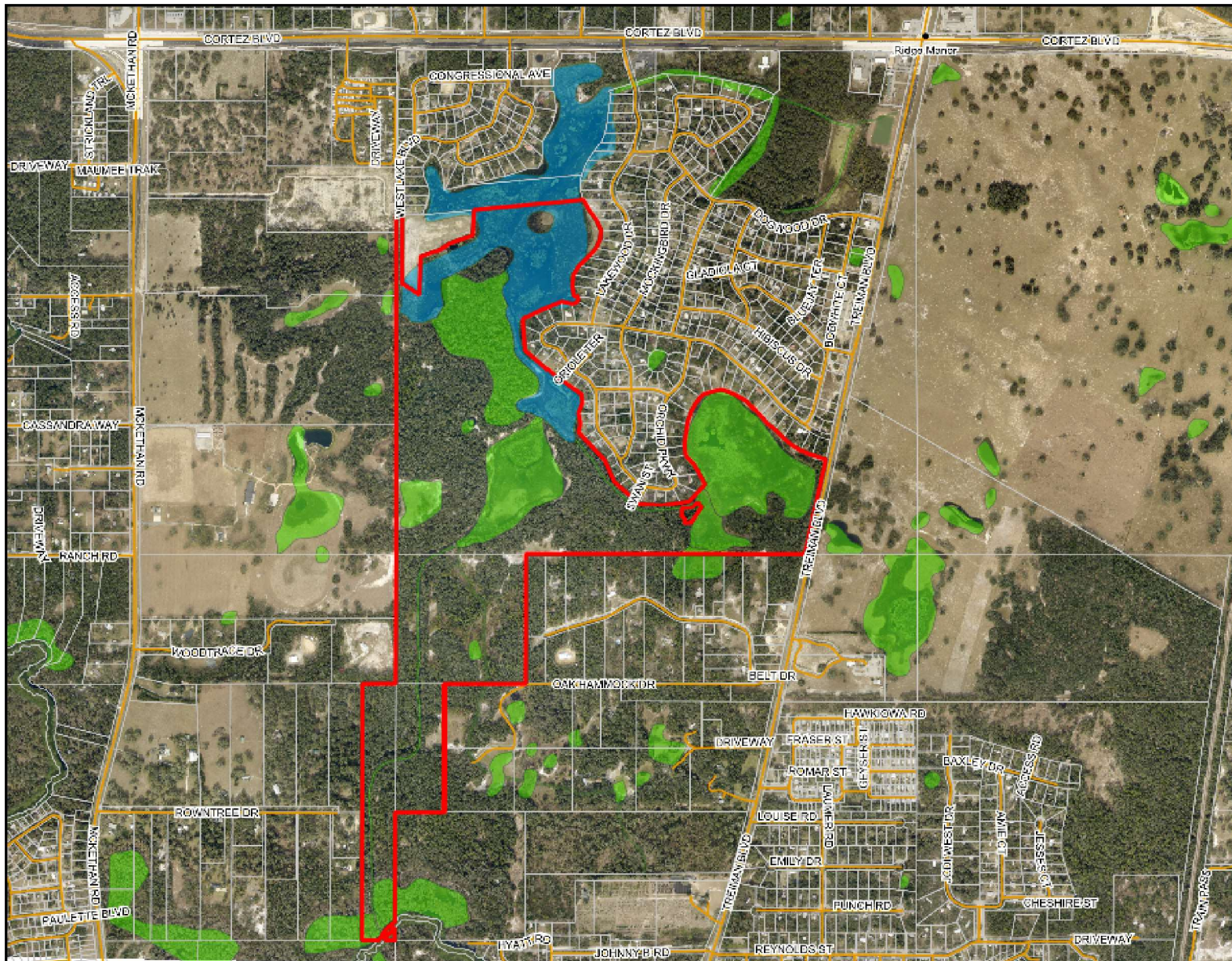
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- County Boundaries
- Polygon: Drawing
- Lines: Drawing
- Labels: Drawing
- Points: Drawing
- Toll Roads
- Interstates
- US Roads
- State Roads
- County Roads
- Interstates
- Toll Roads
- US Roads
- State Roads
- County Roads

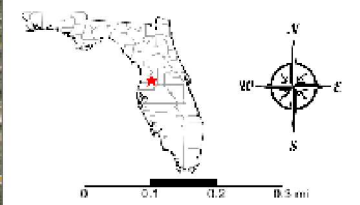


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- County Boundaries
- Polygon Drawing
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- Labels Drawing
- Points Drawing
- Streets MapWise
- Parcel Outlines
- Estuarine
- Lacustrine
- Marine
- Palustrine
- Riverine

CODE	DESC	ACRES
LLUBH	Lake	34.6
PEM1F	Freshwater Emergent Wetland	27.3
PAB3H	Freshwater Pond	24.7
PF04/LC	Freshwater Forested/Shrub Wetland	19.7
PF06F	Freshwater Forested/Shrub Wetland	3.2
R5UBH	Riverine	.9
PEM1C	Freshwater Emergent Wetland	.5
PUBH	Freshwater Pond	.5
R2UBH	Riverine	.3
TOTAL WETLANDS		111.9
TOTAL UPLANDS		163.4
TOTAL ACRES		275.3



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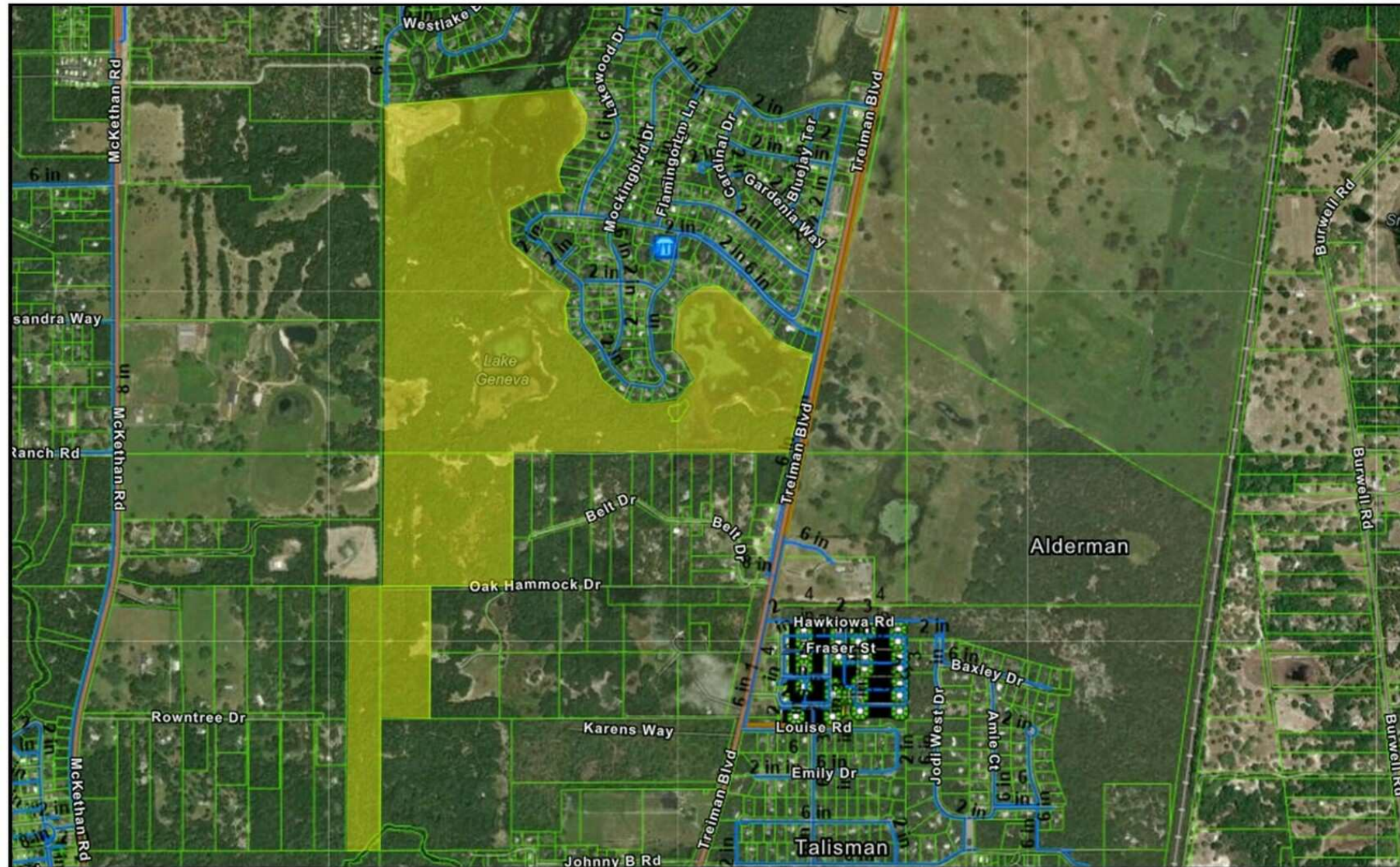
Parcel Key #s
1075393, 395619
395995, 396084

Treiman Blvd.
Ridge Manor, FL



UTILITY LEGEND

- Water**
- Water main
 - Service lateral
 - Reclaimed Water
 - Meter box
 - Fire hydrant
 - Ground Storage Tank
 - Hydro Tank
 - Elevated Storage Tank
- Utility Easement**
- Sewer**
- Force main
 - Gravity main
 - Manhole
 - Lift station



The information shown for visual reference only and is subject to field verification. The Developer/Owner is responsible for verifying the size, location, depth, material type, and any other pertinent utility data. Utility location does not guarantee capacity. All land parcel lines and right-of-way widths are subject to field survey or other appropriate verification. The map reflects parcel and utility information as it was shown in the GIS system on the print date of this map: 8/27/2024

Website: <http://www.hernandocounty.us/departments/departments-n-z/utilities>

HCUD Customer Service 352.754.4037





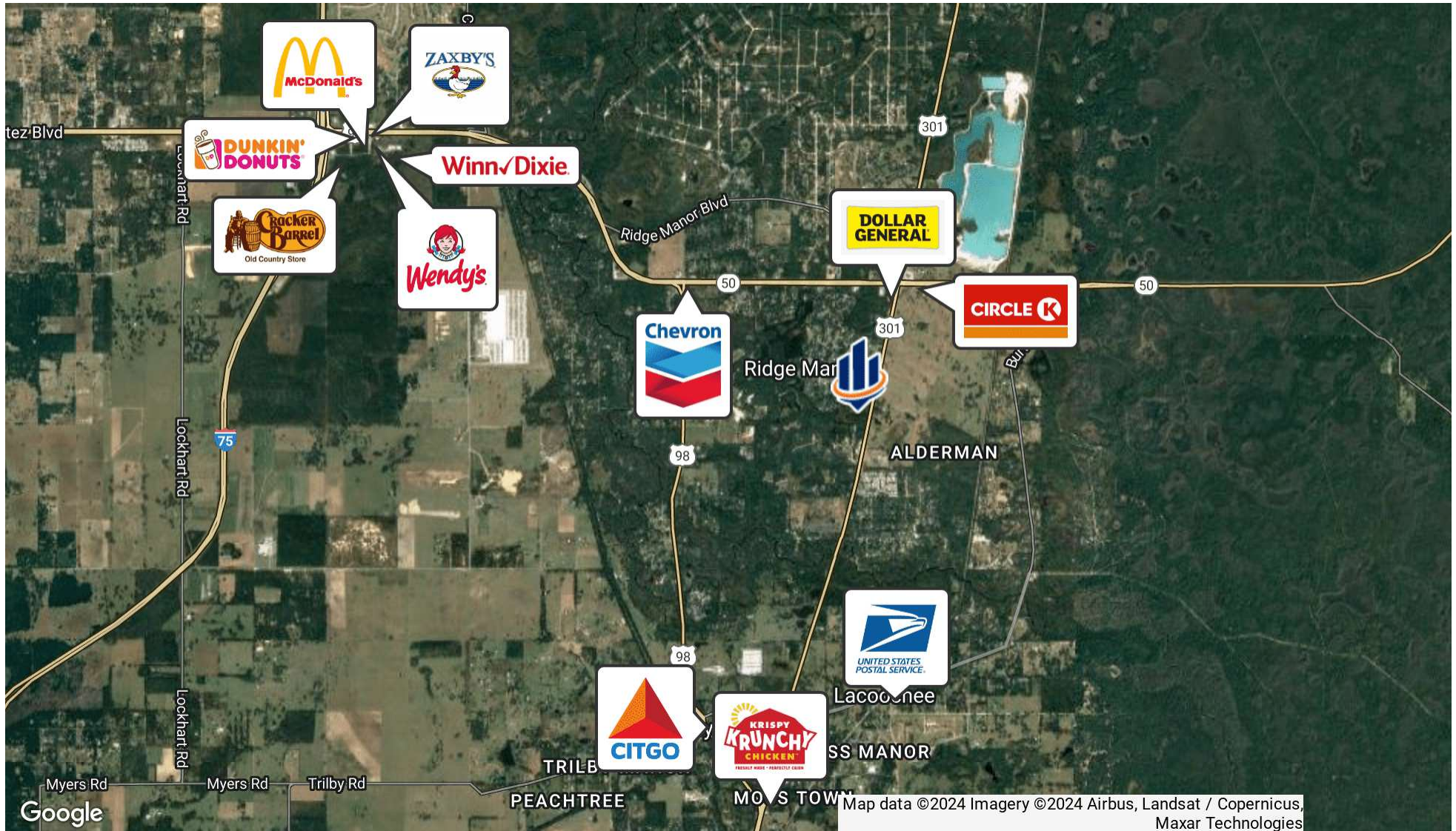




The Subject Property Has Withlacoochee River Frontage



Retailer Map





For more information visit www.SVNsaunders.com

HEADQUARTERS

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