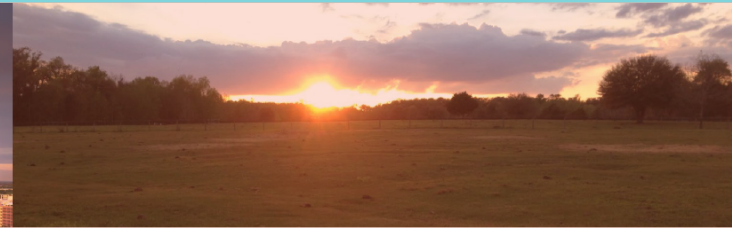
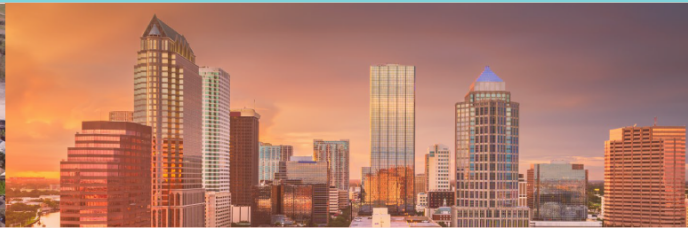


We know this land.



Eshenbaugh
LAND COMPANY

The Dirt Dog



304 S. WILLOW AVENUE

TAMPA, FL 33606

813.287.8787

www.thedirtdog.com

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Eshenbaugh Land Company is a licensed real estate brokerage firm in Florida and William A. Eshenbaugh is the broker of record.

Property Description

PROPERTY DESCRIPTION

The opportunity is to purchase 132.68± acres located on U.S. 19 (Suncoast Blvd.) in Homosassa, Florida. It features 0.5 miles of frontage on U.S. 19.

This property is native Florida containing longleaf pine and turkey oak. It also consists of pine flatwoods, cypress ponds, marshes and wetland forests. The site is an estimated 83% uplands and 17% wetlands. This listing has a Dual Variable Commission rate.

LOCATION DESCRIPTION

The property is located at 11274 Mary Ellen Terrace in Homosassa in southwest Citrus County, just north of the Hernando County line.

It's only 1.5 miles south of the Shoppes of Sugarmill Woods, 2 miles from public boat access to the Chassahowitzka River, and less than 6 miles from the Suncoast Parkway. It's also close to protected properties owned by SWFWMD, the Chassahowitzka National Wildlife Refuge, Withlatchoochee State Forest, and Chassahowitzka Wildlife Management Area.

PROPERTY SIZE

132.68 Acres

ZONING

CL - Coastal/Lakes

FUTURE LAND USE

81± acres CL - Coastal/Lakes with a density of 1 unit per 20 acres.

52± acres RUR - Rural Residential District with a density of 1 unit per 10 acres.

PRICE

\$528,000

BROKER CONTACT INFO

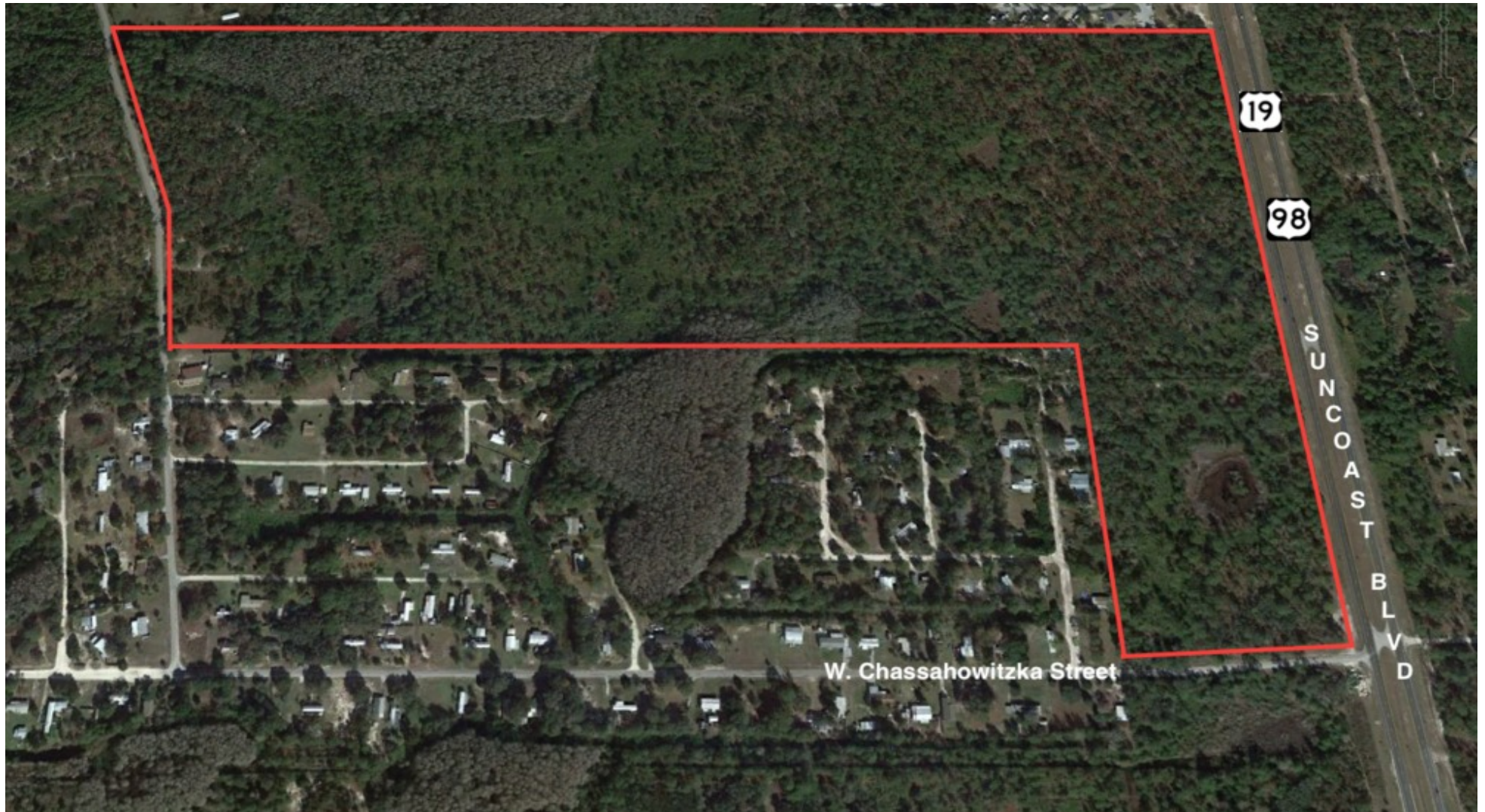
J. Michael Strahan, ALC, CCIM, MAB

Senior Broker

813.287.8787 x5

michael@thedirt dog.com

Aerial Overlay



Retailer Map



Aerial Looking NW



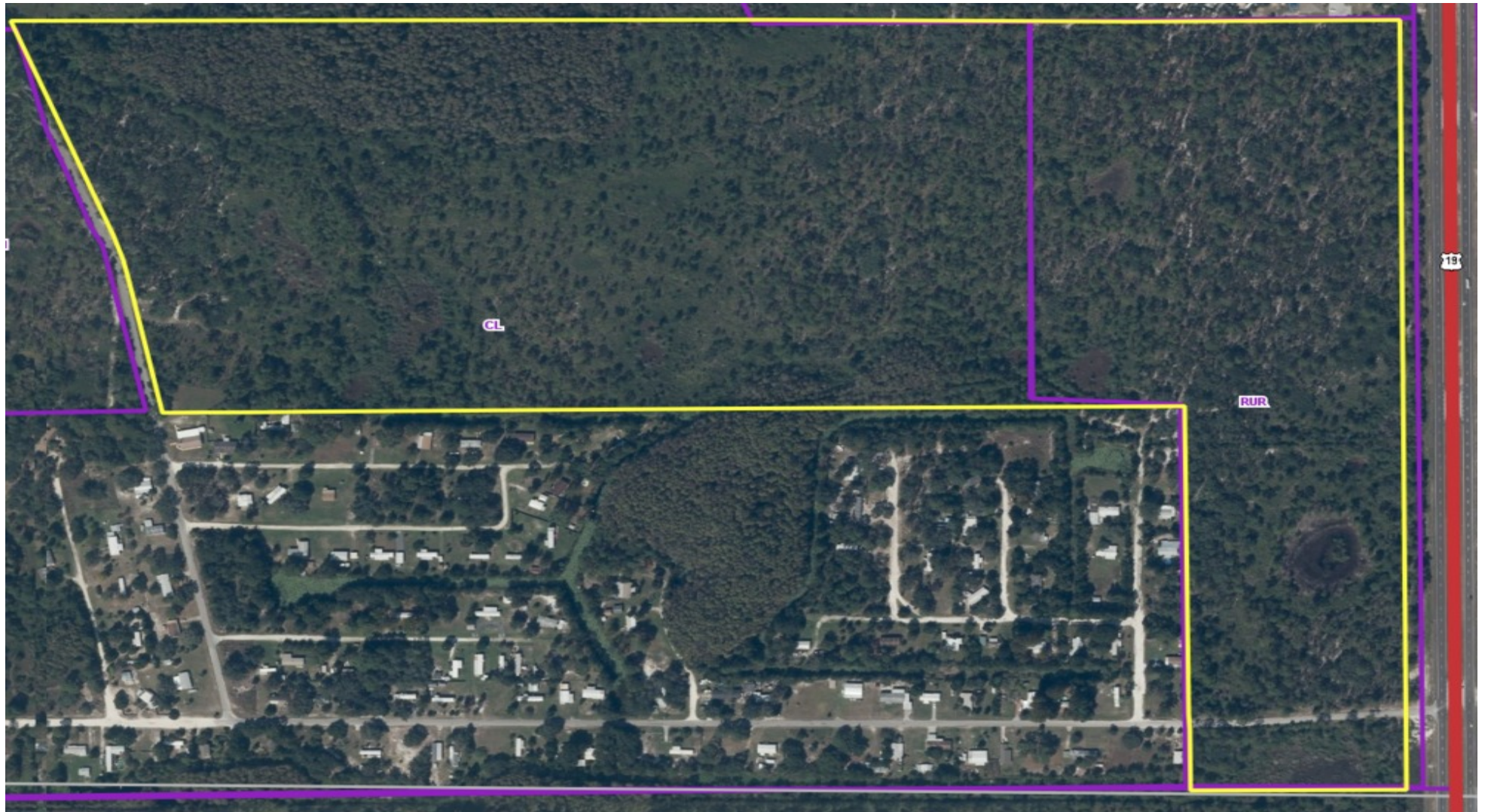
Aerial Looking East



Property Photos



Future Land Use Map



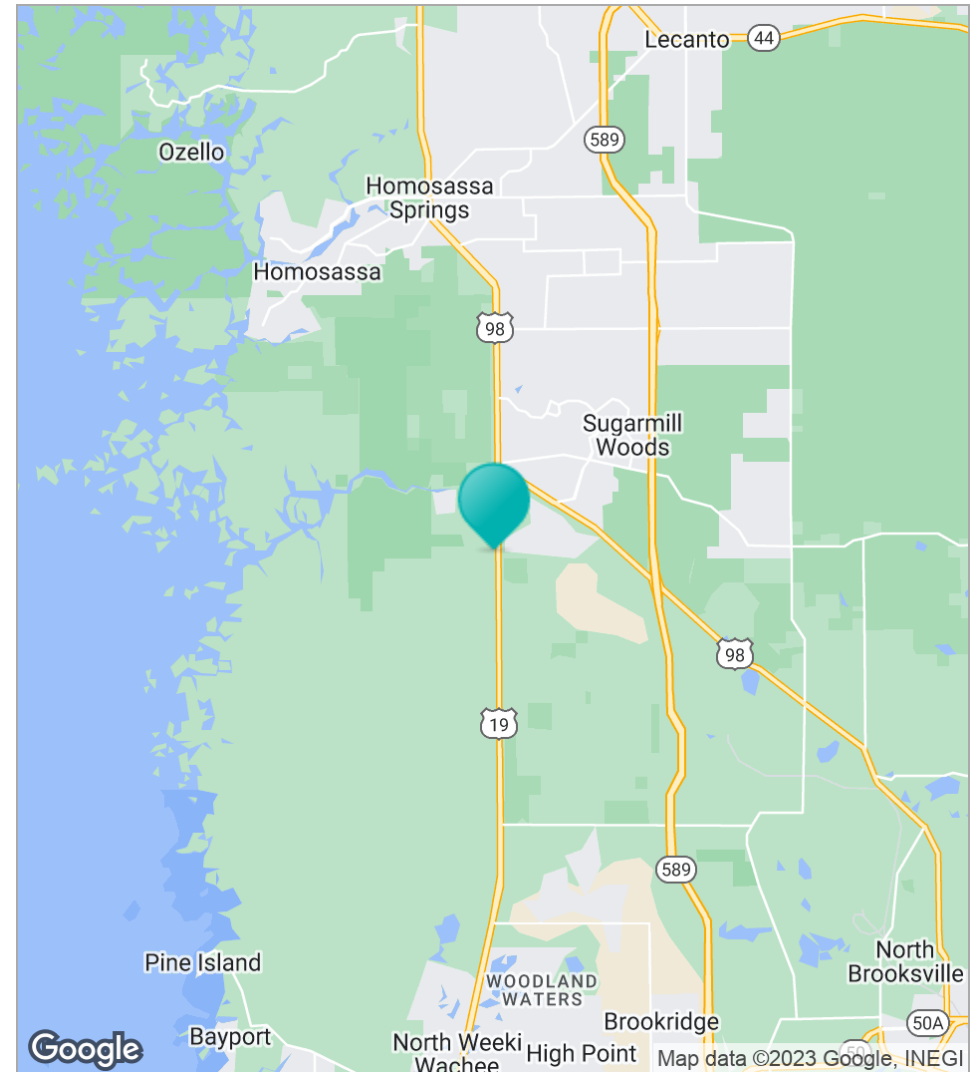
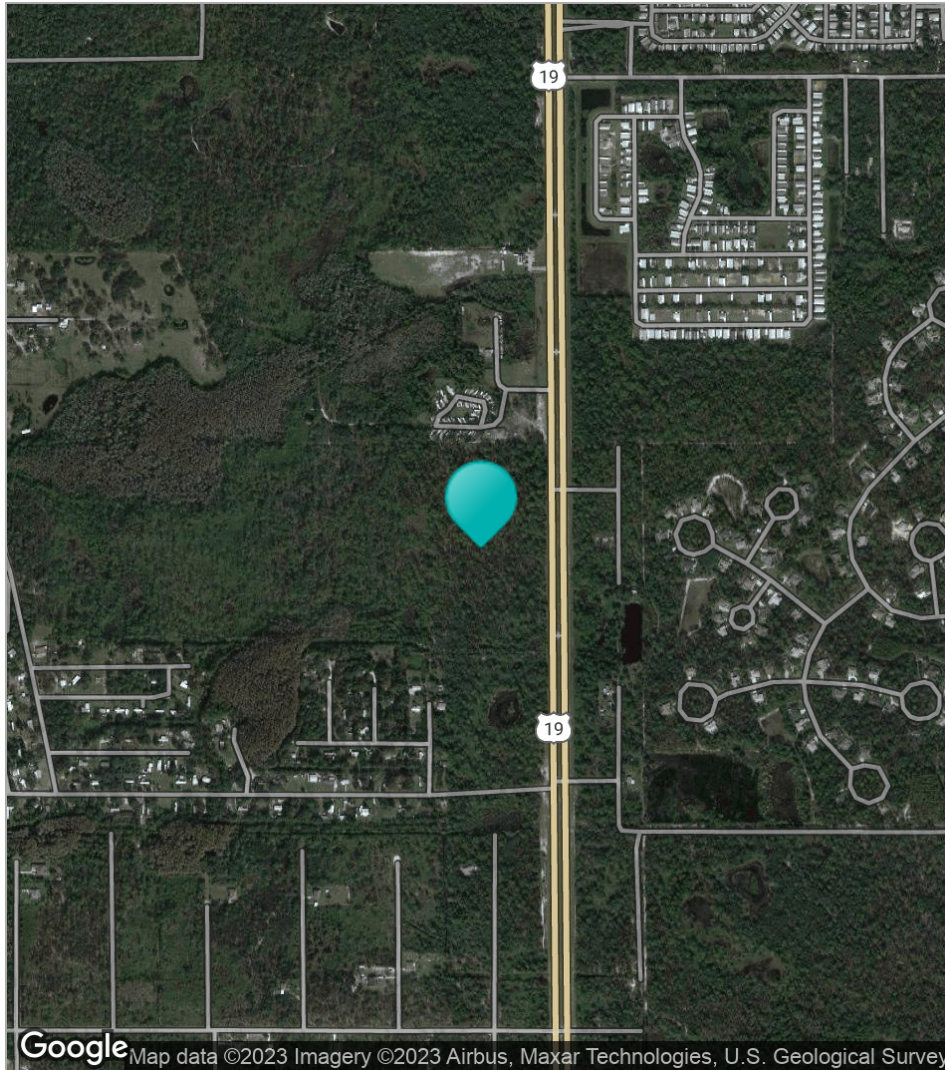
Wetlands Map



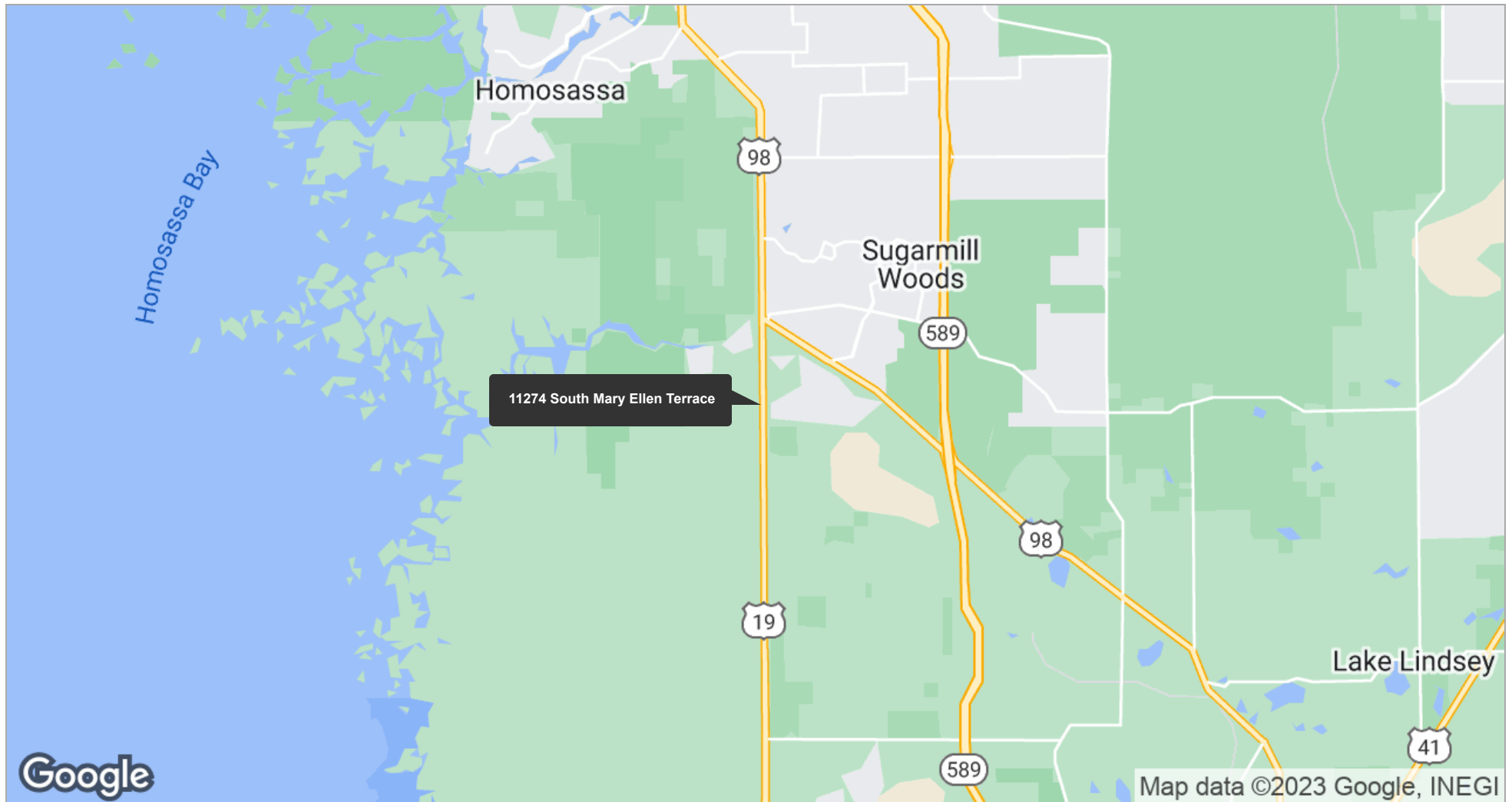
Soils Map



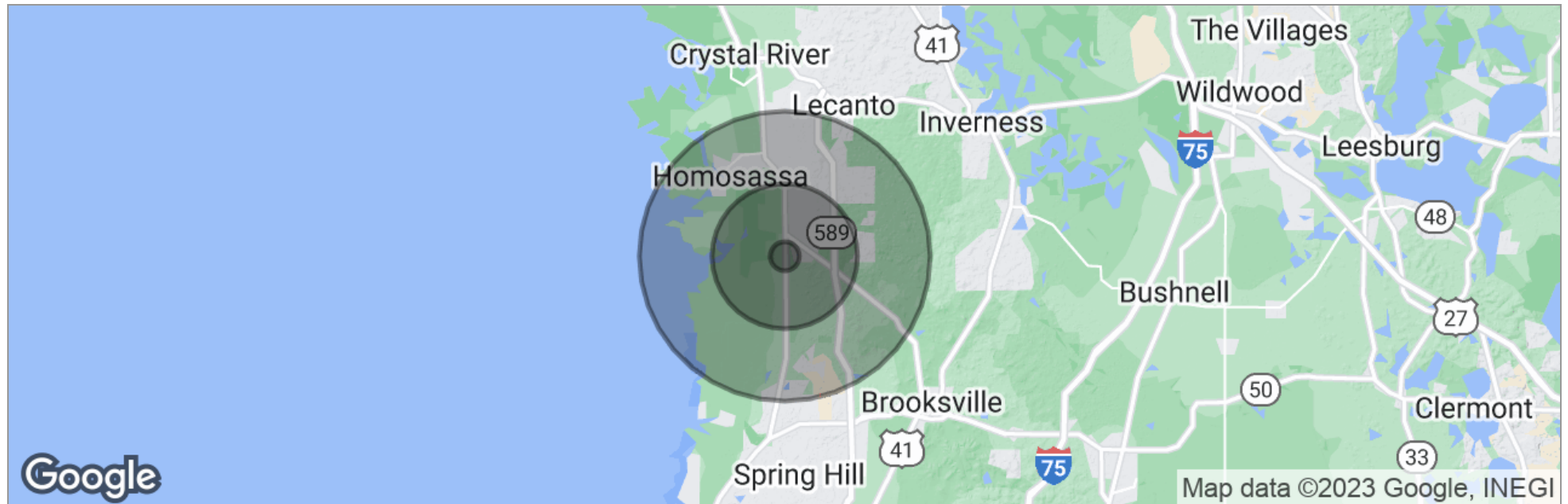
Location Maps



Regional Map



Demographics Map



	1 Mile	5 Miles	10 Miles
Total Population	361	13,567	48,780
Population Density	115	173	155
Median Age	58.7	58.3	52.6
Median Age (Male)	59.6	59.4	52.8
Median Age (Female)	58.5	57.9	52.8
Total Households	159	6,148	21,011
# of Persons Per HH	2.3	2.2	2.3
Average HH Income	\$54,119	\$52,956	\$50,215
Average House Value	\$224,283	\$223,515	\$223,486

* Demographic data derived from 2020 ACS - US Census