

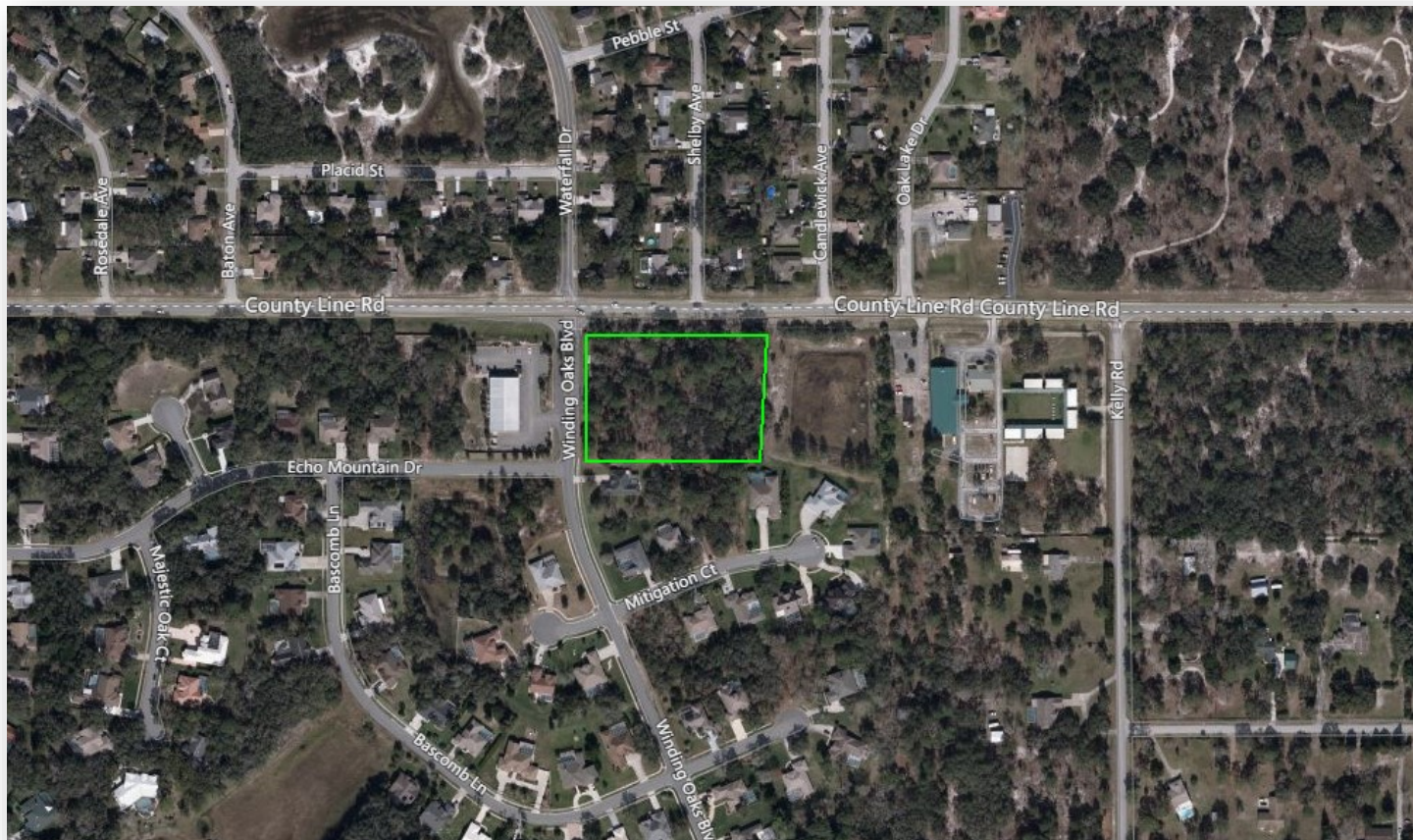


**BERKSHIRE
HATHAWAY**
HomeServices

Florida Properties Group

COMMERCIAL DIVISION

3+ Acres on Pasco/Hernando County Line
Corner parcel in path of development
18948 Winding Oaks Boulevard, Hudson, FL 34667



For Sale

- 3.02± acres on Pasco/Hernando County Line
- Area of growth and significant planned roadway widening and improvements
- Located at an intersection planned for signalization
- Excellent visibility; 442± ft of frontage on County Line
- Land Plan: COM, Zoning: C-2 Commercial
- Connects directly to Spring Hill Drive via Waterfall Drive
- Sale Price: \$695,000



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AREA DEMOGRAPHICS (5 MILE RADIUS)

KEY FACTS

89,228
Population

53.2

Median Age

2.4

Average Household Size

\$46,923

Median Household
Income

ANNUAL HOUSEHOLD SPENDING



\$1,416
Apparel &
Services



\$107
Computers



\$2,558
Eating Out



\$3,821
Groceries



\$4,416
Health Care

INCOME



\$46,923

Median Household
Income



\$25,806

Per Capita Income



\$121,027

Median Net Worth

EMPLOYMENT



61%

White Collar



23%

Blue Collar



16%

Services

9.2%

Unemployment Rate

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