



OFFERING MEMORANDUM

# MASARYKTOWN

BROAD STREET, MASARYKTOWN, MASARYKTOWN, FL 34604

**RYAN SAMPSON, CCIM, ALC**

Principal  
D. 813.287.8787 x4  
M. 813.417.5928  
Ryan@TheDirtDog.com

**JACK KOEHLER, CCIM**

Broker Associate  
D. 813.287.8787 x9  
M. 813.541.4156  
jack@thedirtdog.com



Celebrating 25 Years

## PROPERTY DESCRIPTION

3.12 acre commercial parcel directly on US Highway 41 in Masaryktown, Hernando County. With approximately 345' of frontage along Broad Street (US 41), the property has potential for commercial and industrial uses. US 41 is a four lane highway averaging 12,100 vehicles per day.

## LOCATION DESCRIPTION

The parcel located on the southwest corner of U.S. Highway 41 and Martha Road, just south of Brooksville-Tampa Bay Regional Airport. Brooksville, the county seat for Hernando County, is just over six miles to the north via US 41. The Suncoast Parkway is approximately two miles to the west providing access to Tampa and St. Petersburg.

## PROPERTY SIZE

3.12 Acres

## ZONING

C-4 Heavy Highway Commercial District: This district is designed to permit the development of heavy commercial areas at appropriate locations on major highways to minimize land use conflicts by providing desirable clusters or groupings of heavy commercial uses in appropriate areas rather than scattered in a strip or linear fashion along highways.

## PRICE

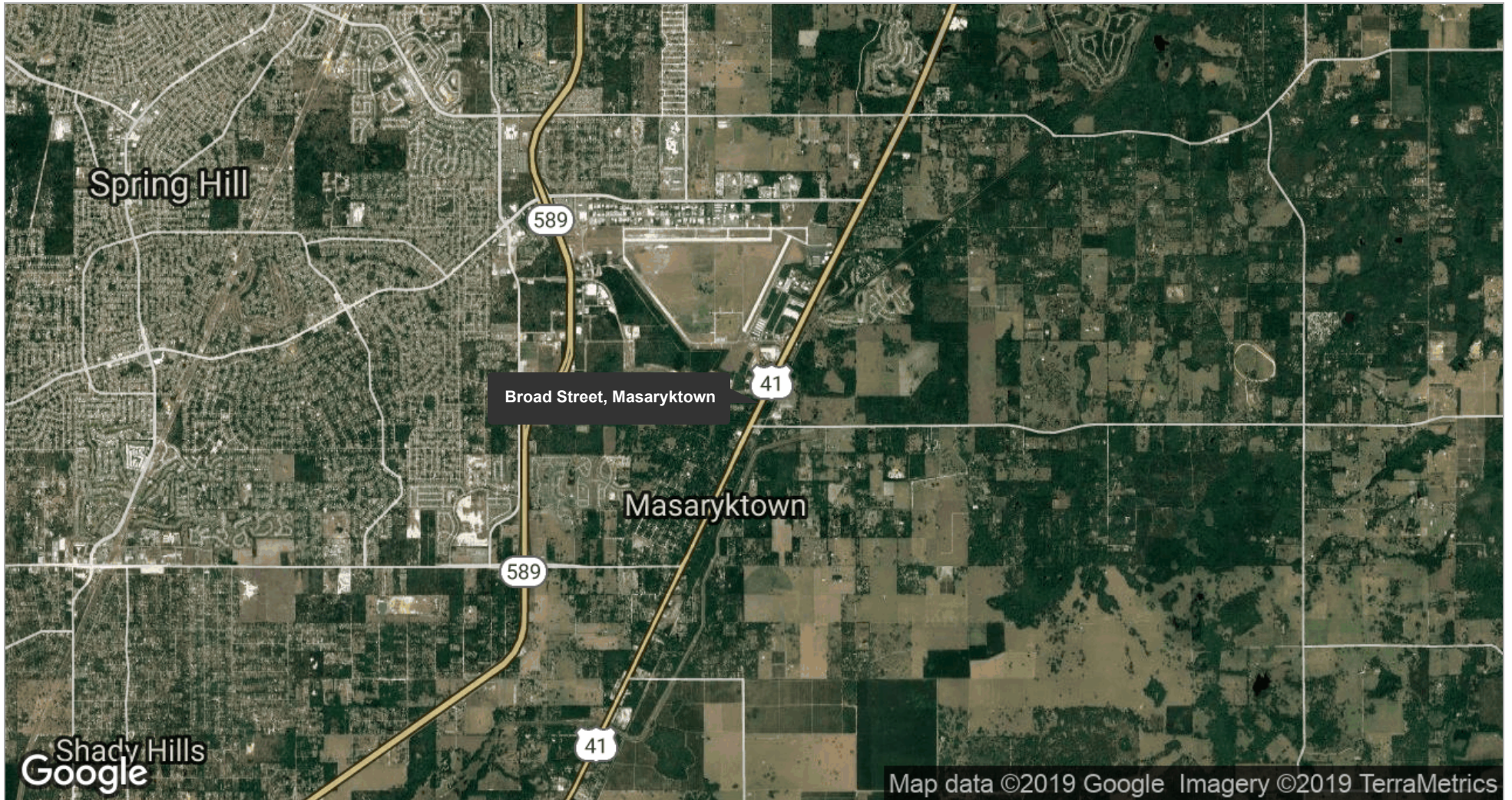
\$300,000

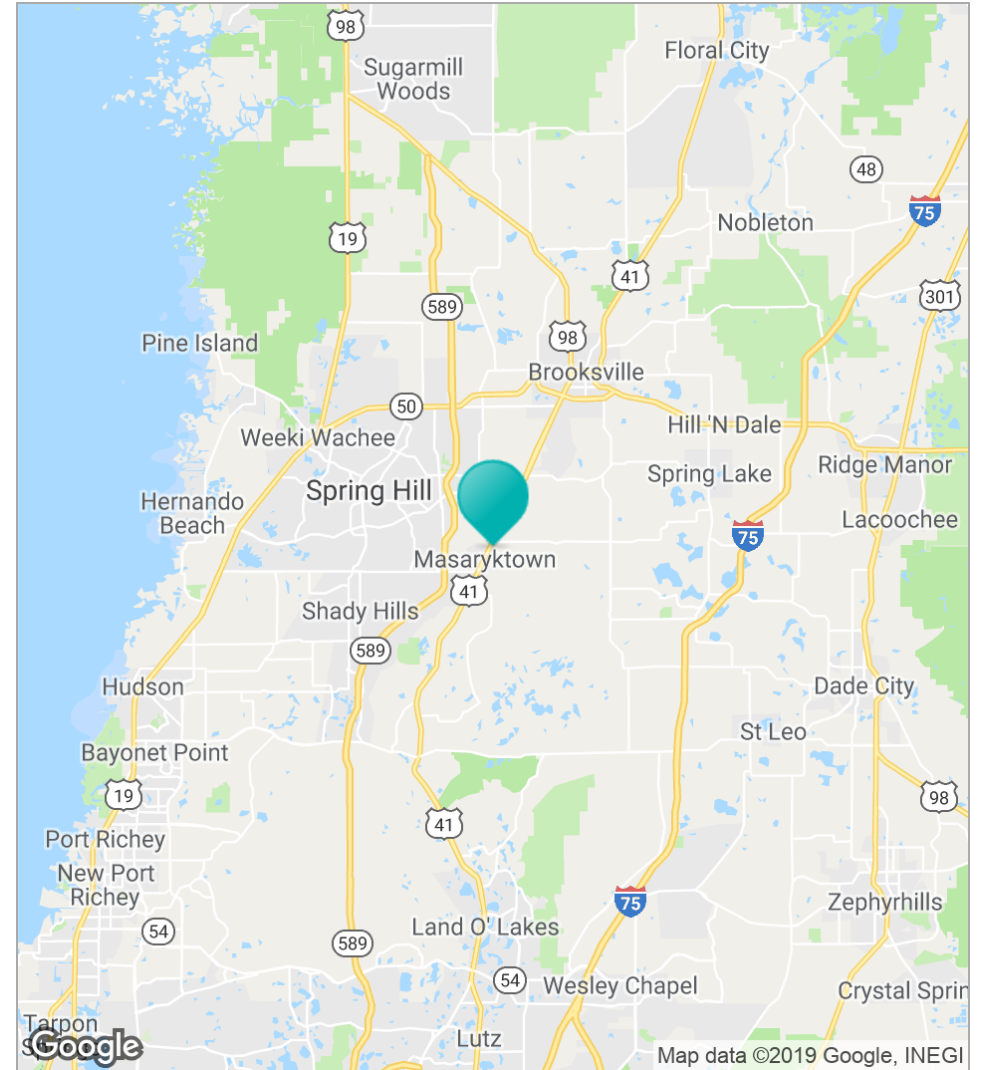
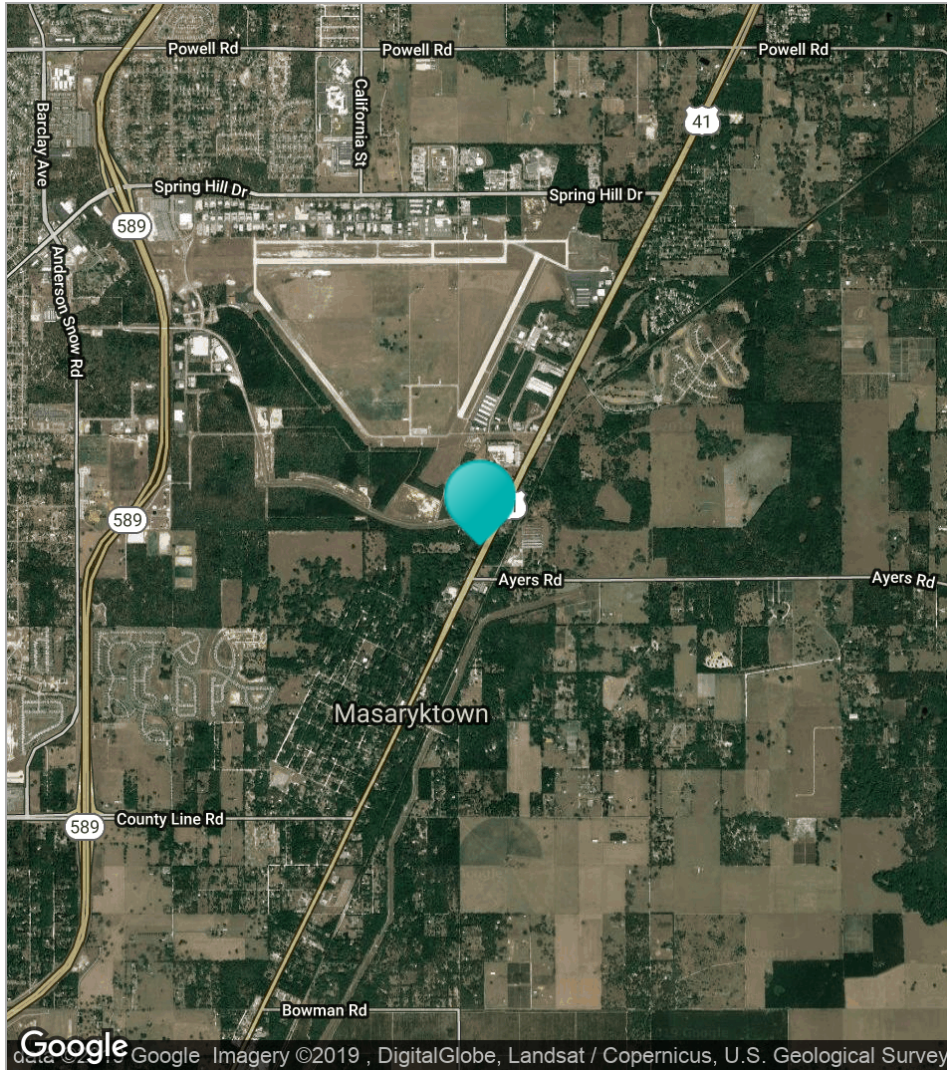
## BROKER CONTACT INFO

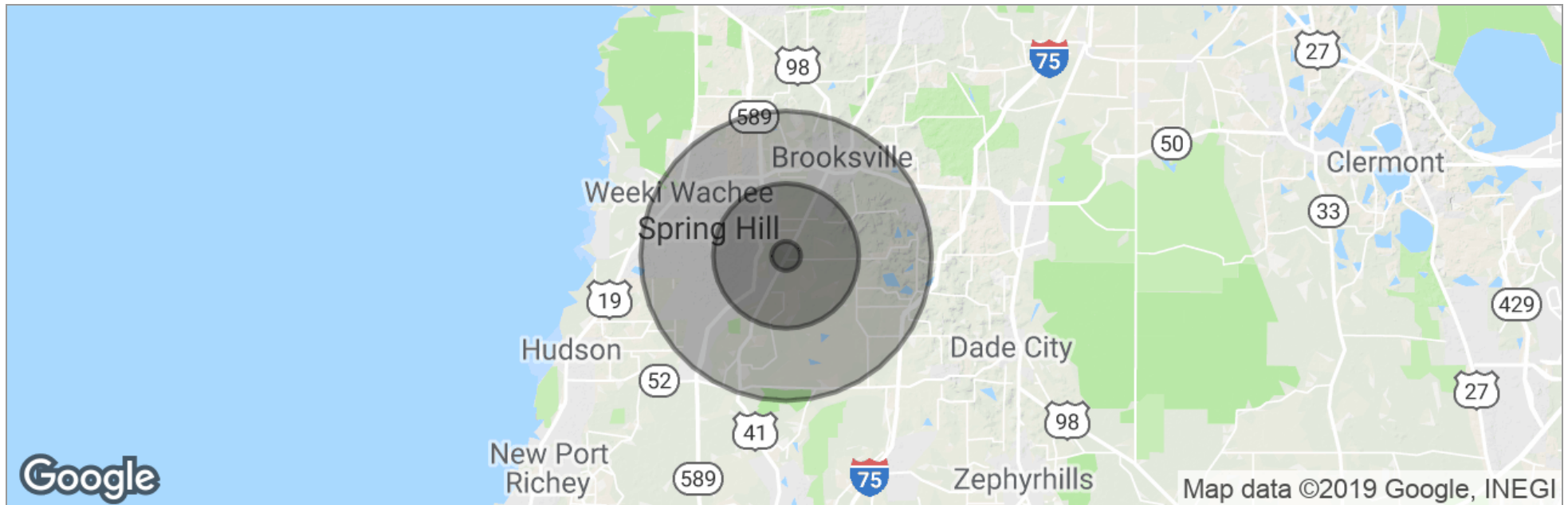
**Ryan Sampson, CCIM, ALC**  
Principal  
813.287.8787 x4  
[Ryan@TheDirtDog.com](mailto:Ryan@TheDirtDog.com)

**Jack Koehler, CCIM**  
Broker Associate  
813.287.8787 x9  
[jack@thedirtdog.com](mailto:jack@thedirtdog.com)









	<b>1 Mile</b>	<b>5 Miles</b>	<b>10 Miles</b>
Total Population	937	32,224	150,507
Population Density	298	410	479
Median Age	37.8	43.3	46.0
Median Age (Male)	37.4	43.7	44.8
Median Age (Female)	37.8	43.5	47.4
Total Households	290	12,043	60,681
# of Persons Per HH	3.2	2.7	2.5
Average HH Income	\$66,208	\$65,148	\$53,394
Average House Value	\$202,338	\$217,030	\$181,008

\* Demographic data derived from 2010 US Census

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Eshenbaugh Land Company, LLC in compliance with all applicable fair housing and equal opportunity laws.

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