



**BERKSHIRE
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HomeServices

Florida Properties Group

COMMERCIAL DIVISION

Acreage on US Highway 41

16350 US Highway 41, Spring Hill, FL 34610



For Sale

- ⊕ 9.99± acres vacant land zoned MF
- ⊕ 216'+ frontage on US41
- ⊕ Mostly cleared with mature trees
- ⊕ Water and electric to site
- ⊕ Opportunity Zone designated
- ⊕ 11,800 daily traffic count on US41
- ⊕ Sale Price: \$495,000



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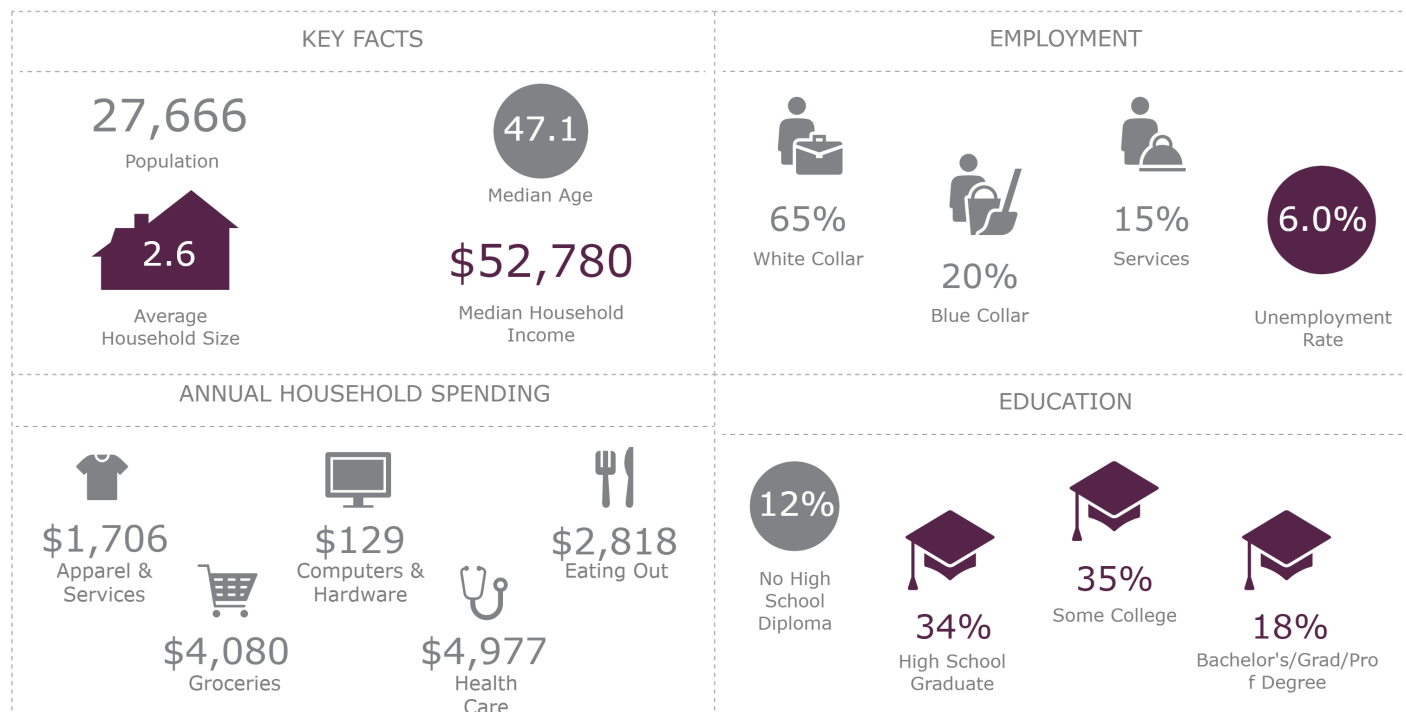
Acreage on US Highway 41

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Nearly 10 acres vacant land on busy US Highway 41 in Spring Hill. Located in Pasco County, just south of the Hernando County line. Currently zoned for a mobile home park. The site is accessible via Stevens Oak Trail, a gravel road. Excellent rural character. Nature, family fun and many other attractions nearby. Minutes to Jumping Gully Preserve, Crews Lake Wilderness Park, Sweetfields Farm, Harvest Moon Fun Farm and Strong Tower Vineyard and Winery.

AREA DEMOGRAPHICS (5 MILE RADIUS)



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