



OFFERING MEMORANDUM

HERNANDO OAKS COMMUNITY

98 LOTS

4907 DIANTHA WAY, BROOKSVILLE, FL 33604

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Eshenbaugh
LAND COMPANY

PROPERTY DESCRIPTION

Hernando Oaks is a gated Golf Community containing an 18-hole golf course, 949 single family residential lots and 20 acres of commercial property. 324 lots have been sold to six builders.

The current offering is for 98 combined seventy-six 70 foot lots and twenty-two 90 foot lots. The 18-hole golf course and 494 homesites are also available for purchase, but are not outlined in this offering. Based on the 2015 budget, assessment for single family homes/lots is \$416 per quarter. Utilities will be stubbed to each lot including water and sewer. This listing has a Dual Variable Commission rate.

LOCATION DESCRIPTION

Hernando Oaks is located on U.S. Highway 41, just north of Powell Road in Brooksville, FL. The community is on the west side of U.S. Highway 41. Phase 3 lots are located in the north western portion of the community just past the roundabout.

MUNICIPALITY

Brooksville

PROPERTY SIZE

(76) Available 70' Lots
(22) Available 90' Lots

Additionally there are 494 planned residential homesites and an 18-Hole Golf Course available.

ZONING

PUD

FUTURE LAND USE

Residential Development

PARCEL ID

R08-223-19-2434-0000-000Q

PRICE

\$2,940,000 for 98 Lots (\$30,000/Lot)

BROKER CONTACT INFO

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Hernando Oaks Golf Course

The golf course was designed and built by Seaside Golf, Inc. (Scott Pate) and was opened in 2003. The golf course is laden with majestic oaks covered with Spanish moss, the tree-lined fairways and rolling greens paint a picture of old-world Florida charm.

The golf course is semi private and available to fee players. Golf memberships are optional.

Area Description

Hernando Oaks is located in Brooksville, Florida, which is in Hernando County in the north central-west coast of Florida. The County covers 745 square miles and is considered to be part of the Tampa-St. Petersburg-Clearwater MSA. Known as the **“Business Gateway to Tampa Bay”** Hernando County is 45 miles north of downtown Tampa, 50 miles west of Orlando, 100 miles south of the Ocala/Gainesville areas. With this geographic location, Hernando County is strategically positioned in the middle of three major growth areas in the State of Florida.

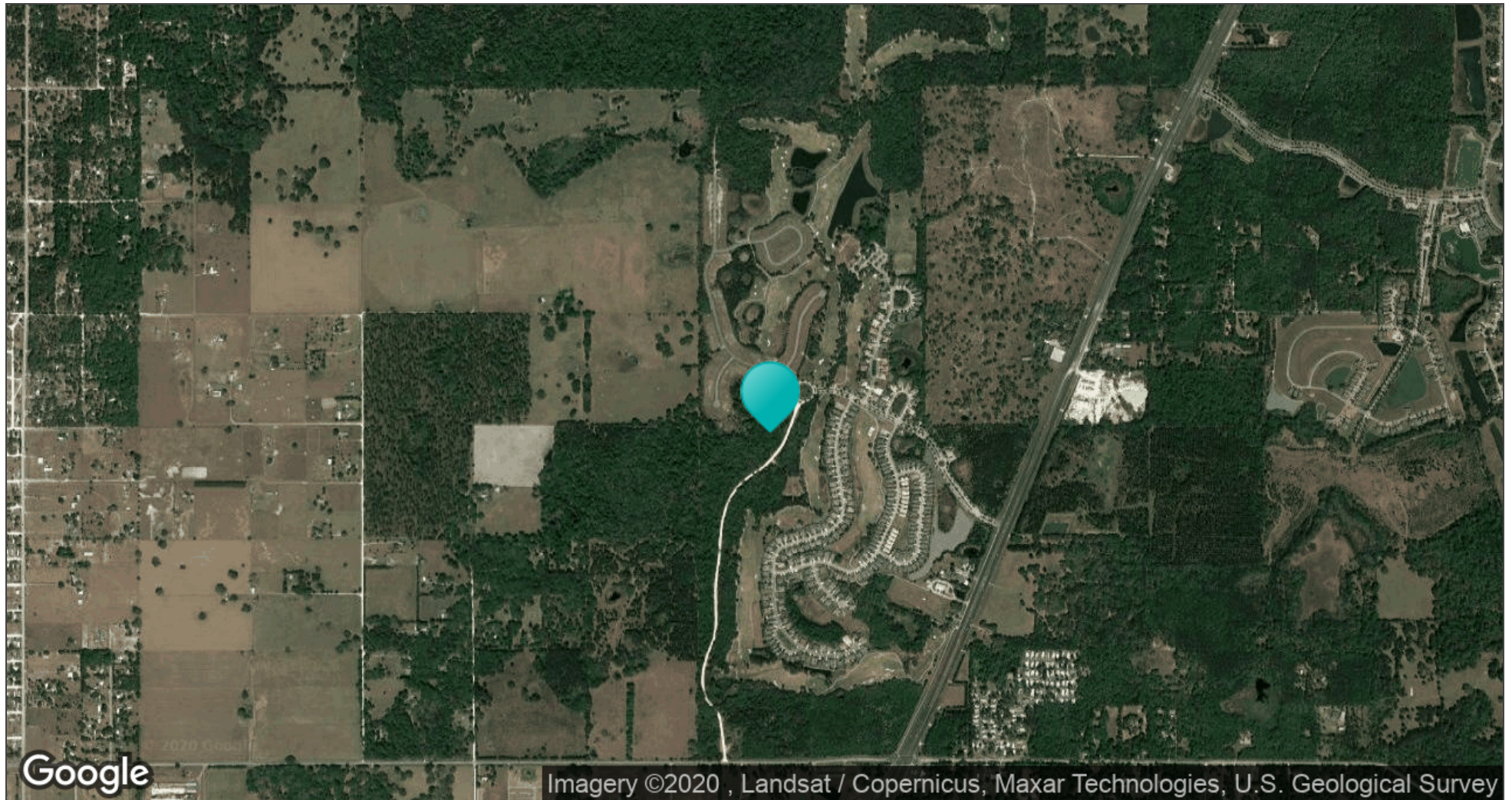
The major industries in Hernando County are distribution, Healthcare, cement production, manufacturing, mining, tourism, dairy/cattle production, citrus production, forest resources and construction. Significant employers include Oak Hill and Brooksville/Spring Hill Regional Hospitals, Sparton electronics, Florida Crushed Stone, Sims Machine & Controls, Cemex, Accuform Signs and Joni Industries. The largest private employer in the County is the Wal-Mart Distribution center, which is also one of the largest buildings in the State, encompassing 1.5 million square feet of warehouse space.

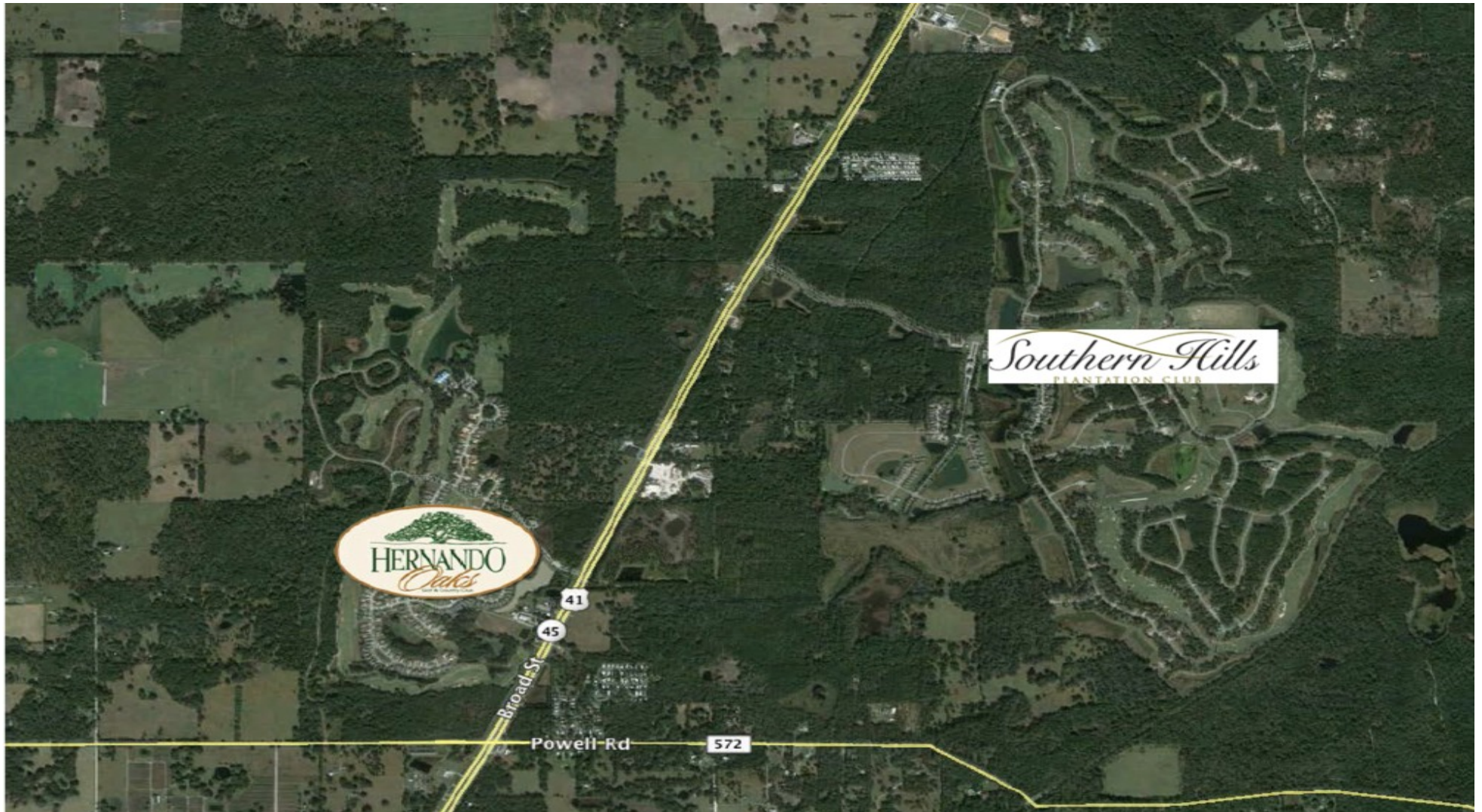
The County has four high schools, including a new state of the art technical high school, four middle schools and nine elementary schools. Additionally, conveniently located in and near Hernando County are several higher education institutions offering a variety of business programs and business recruitment opportunities, including University of South Florida, University of Tampa, University of Florida, St. Petersburg College, Pasco Hernando Community College, St. Leo's College and Eckerd College.

Hernando County is known as the “Nature Coast”, offering a variety of activities year round including golfing, fishing, boating, diving, swimming, hiking, horseback riding, and bird watching. The County's close proximity to downtown Tampa provides easy access to concerts, museums, and professional sporting events.

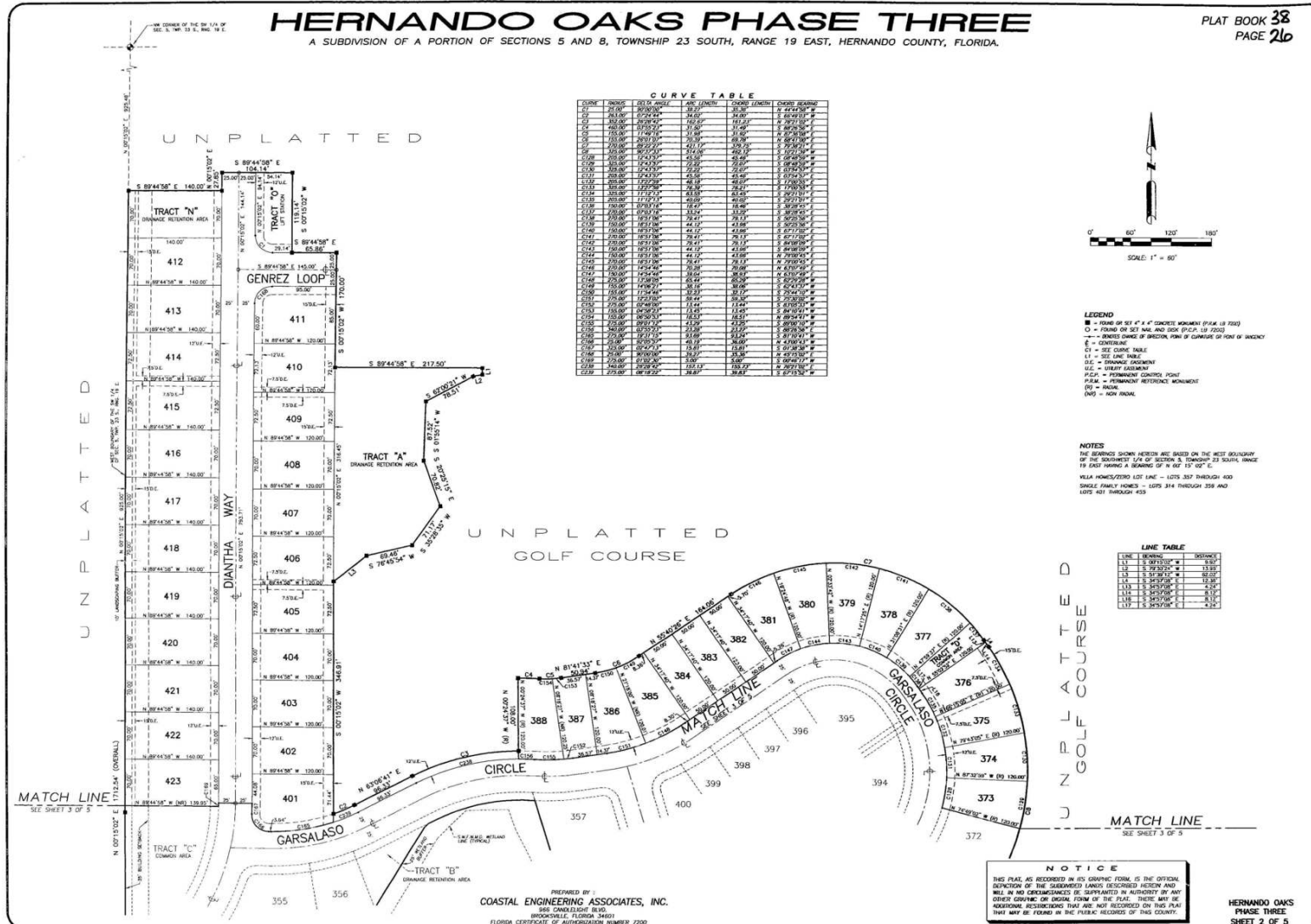
Hernando County Residential Activity

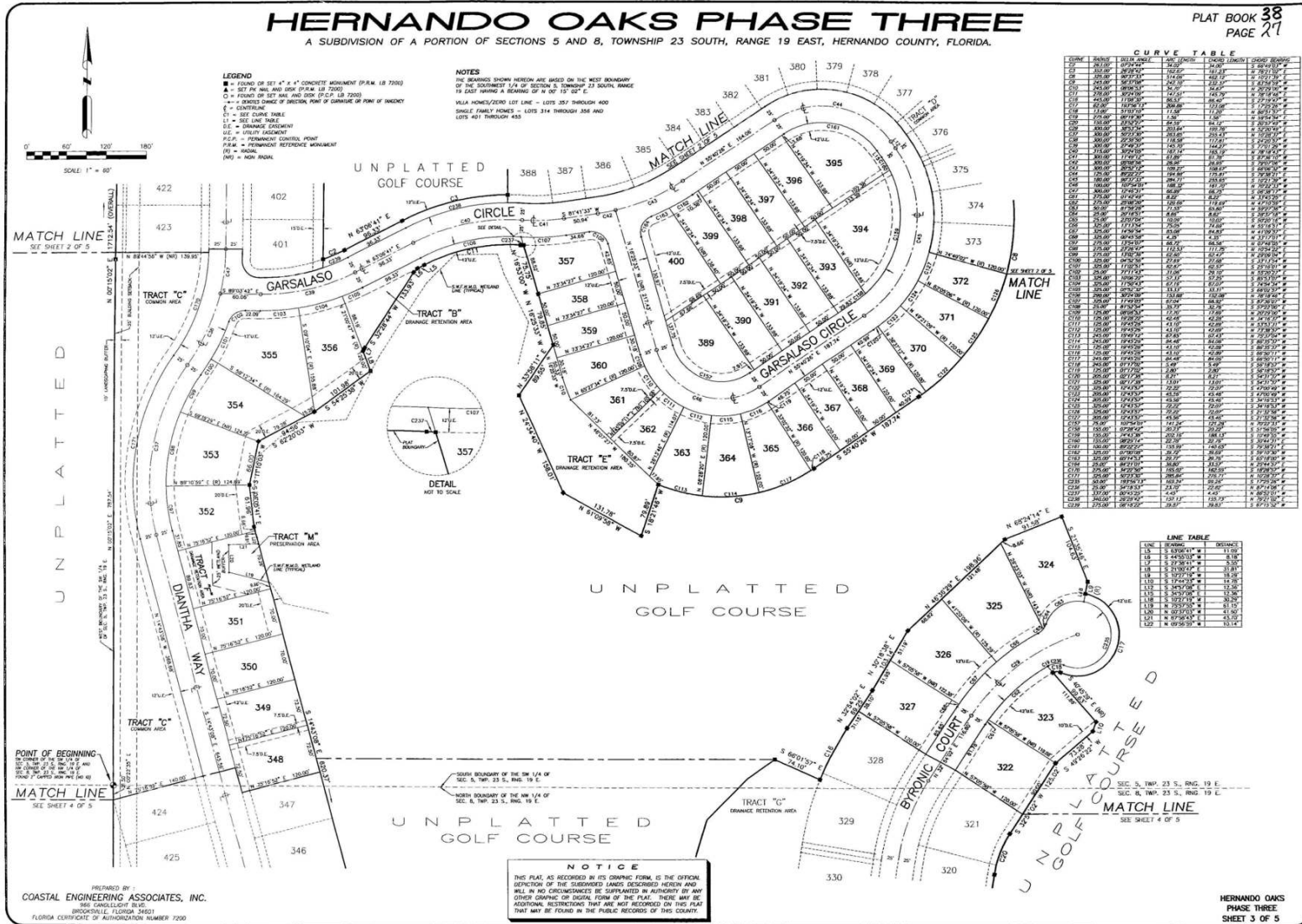
Growth of residential starts has caught up to Hernando County. Permits were as low as 150 units in 2011, jumped to 615 in 2016, and 965 in 2017. The County reports that for fiscal year 2018 that started in October has the first month at 103 single-family permits. County officials are thinking that 100-150 single family permits a month is sustainable pace.

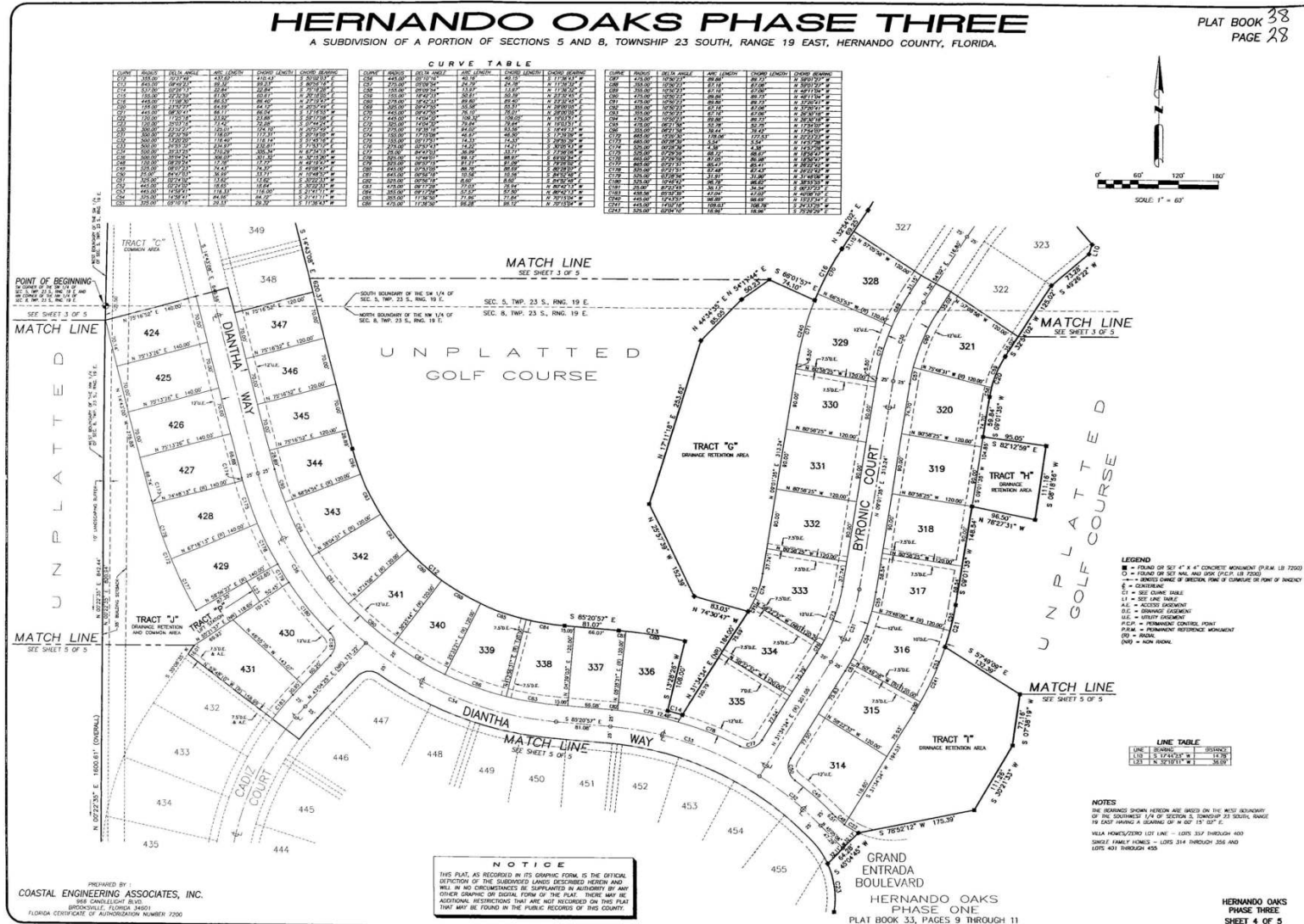


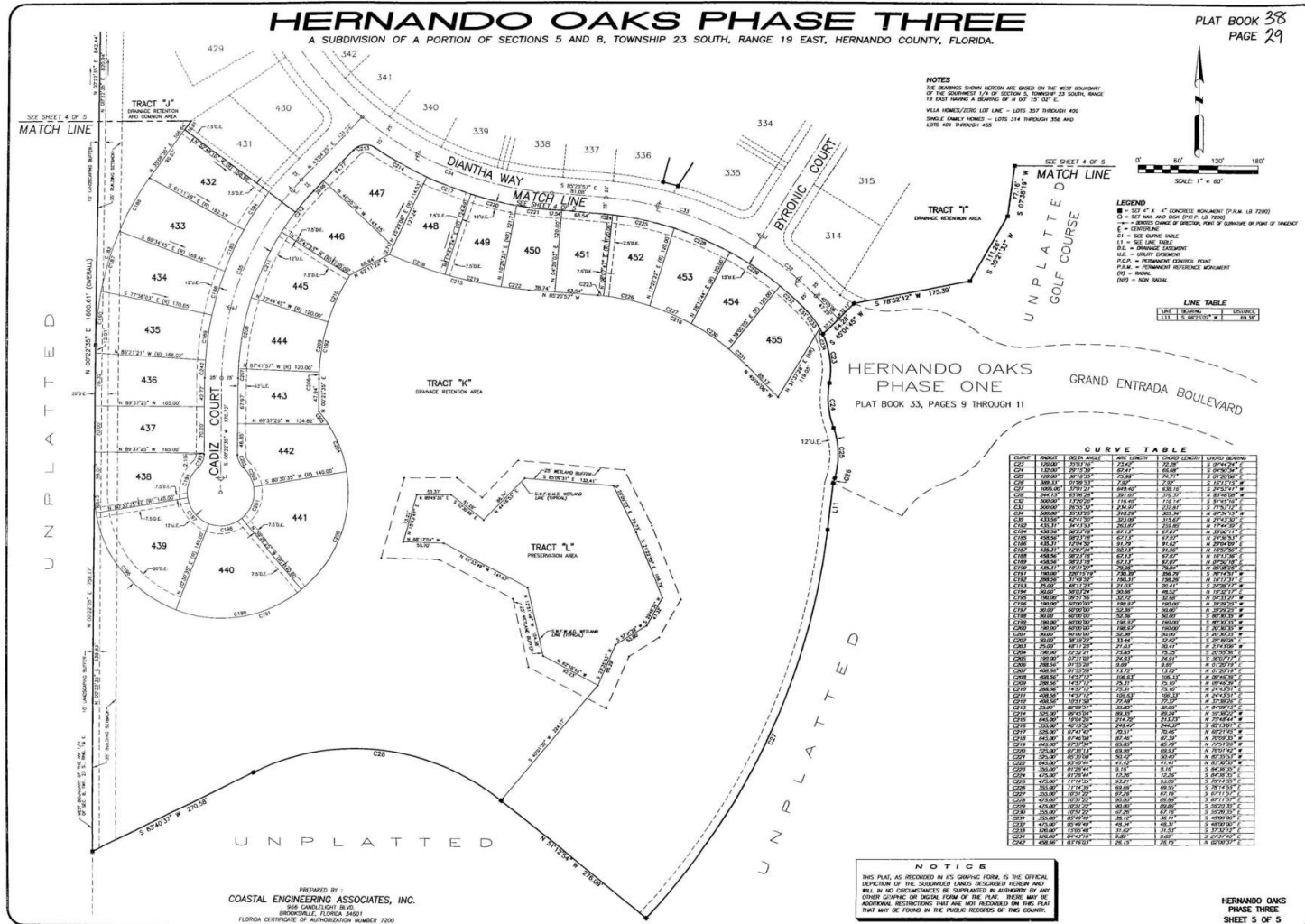


















Golf Course

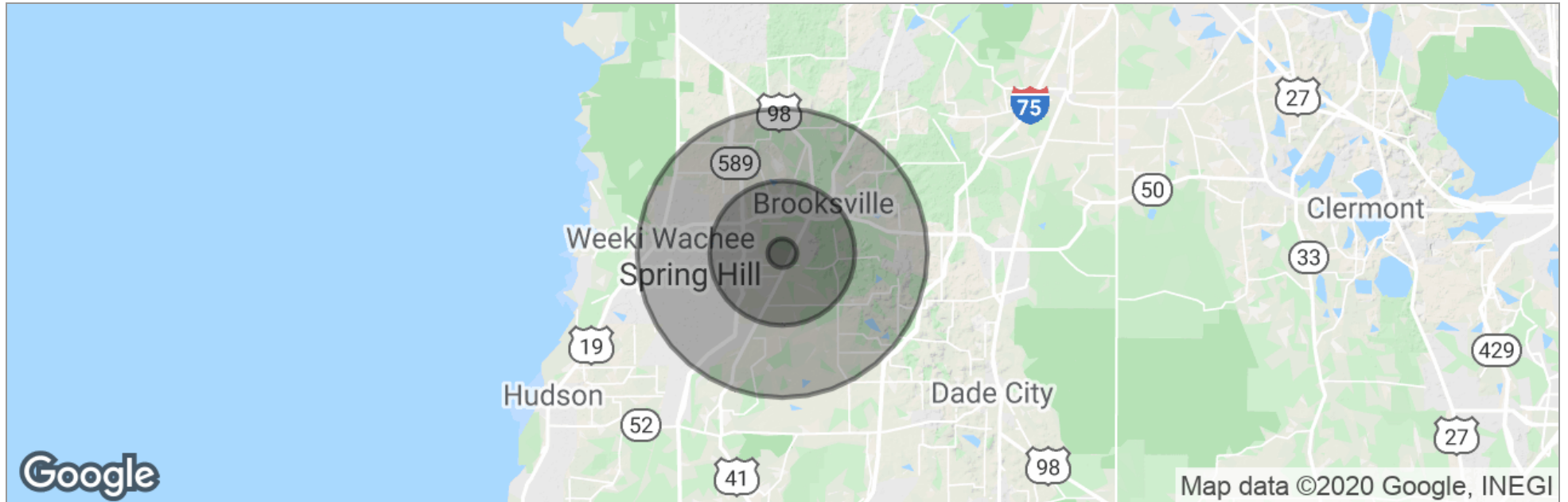


Site Photographs



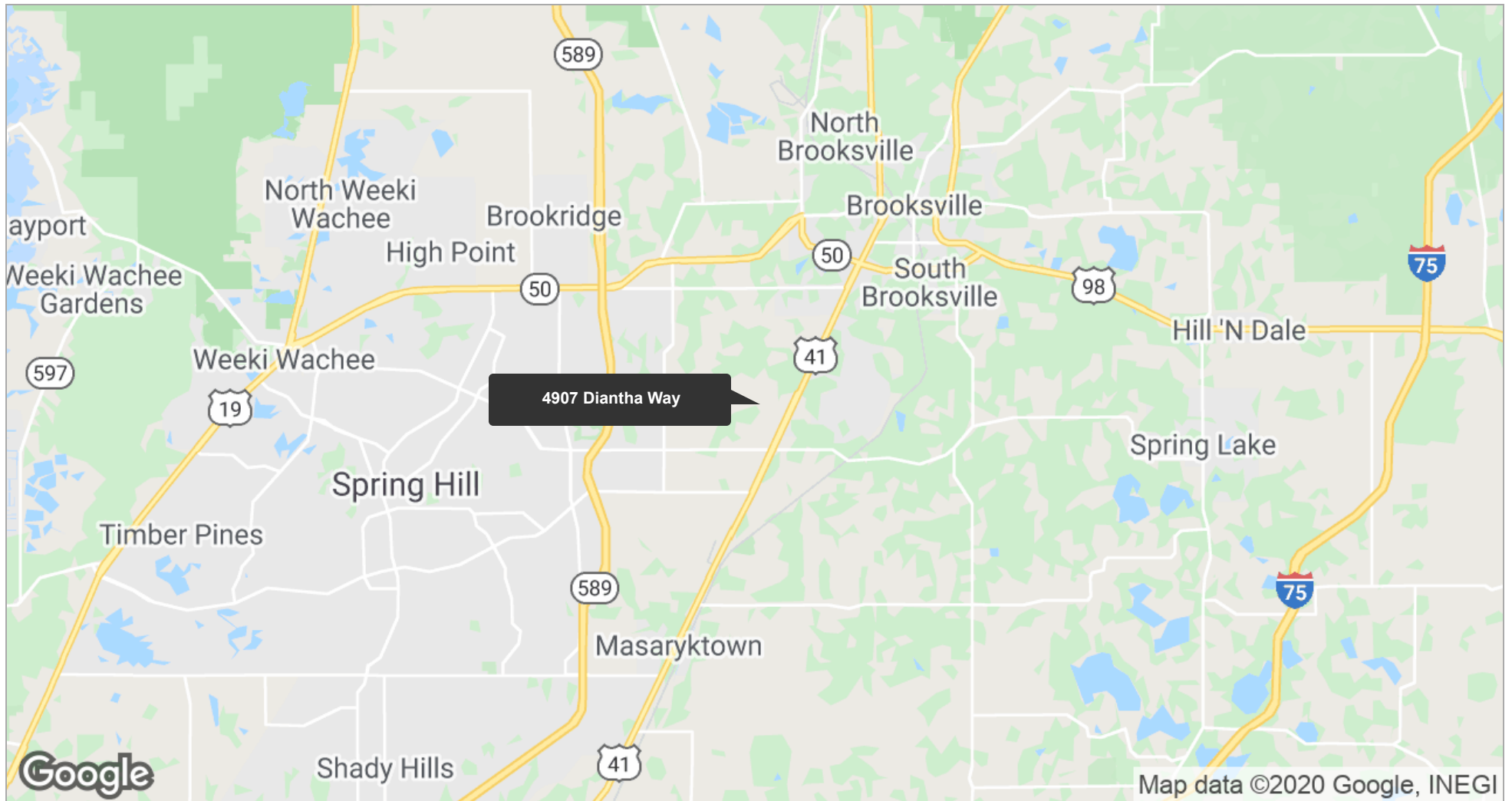
Existing Homes

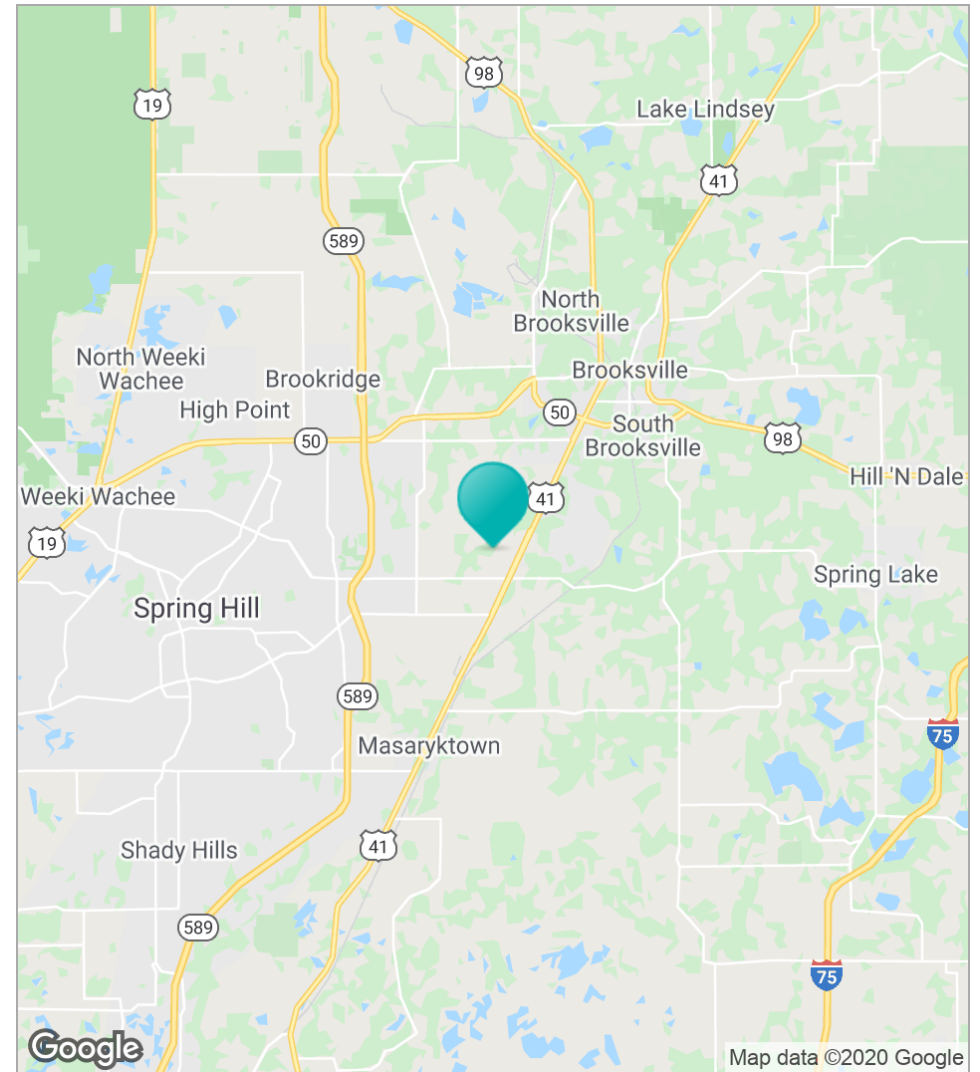
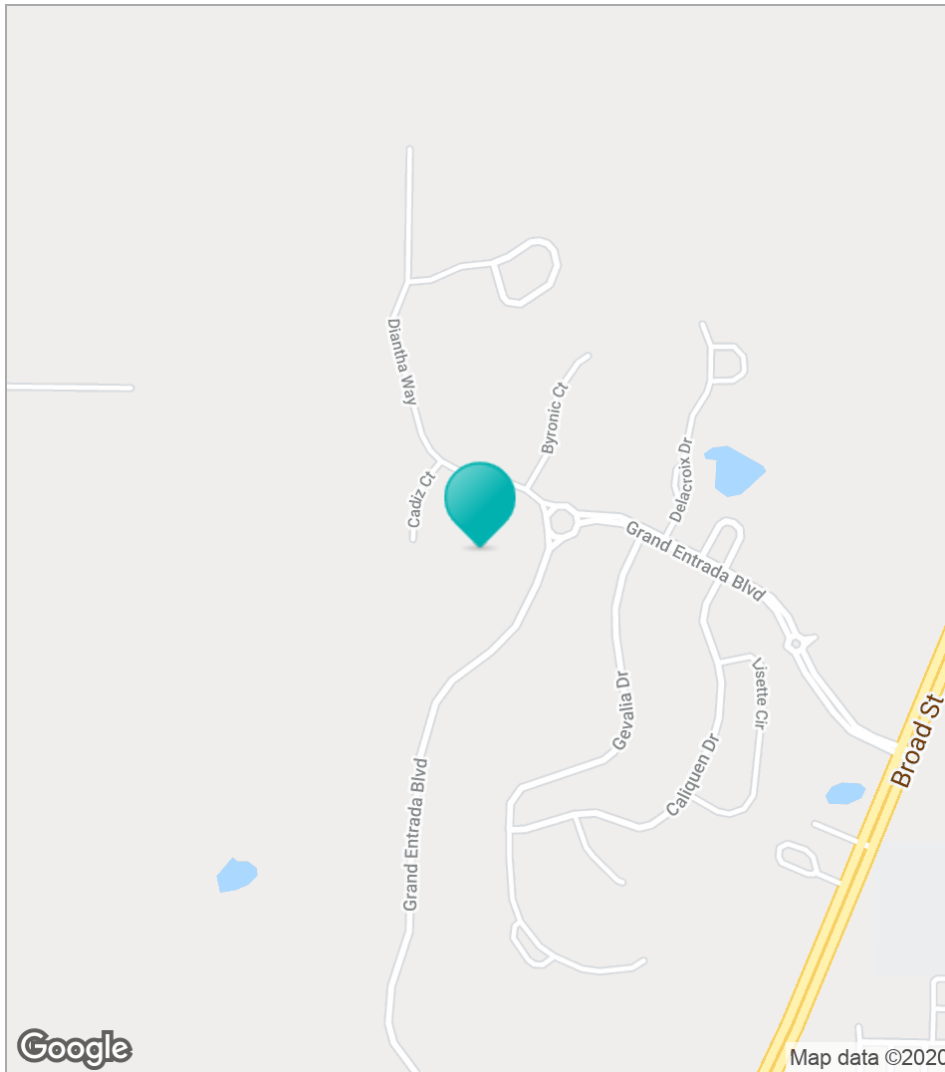




	1 Mile	5 Miles	10 Miles
Total Population	599	18,582	64,848
Population Density	191	237	206
Median Age	43.0	44.4	46.1
Median Age (Male)	41.2	40.8	44.0
Median Age (Female)	44.0	46.4	47.4
Total Households	237	7,997	26,107
# of Persons Per HH	2.5	2.3	2.5
Average HH Income	\$58,106	\$46,970	\$54,642
Average House Value	\$226,877	\$235,069	\$186,813

* Demographic data derived from 2010 US Census





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