

Spring Hill Land

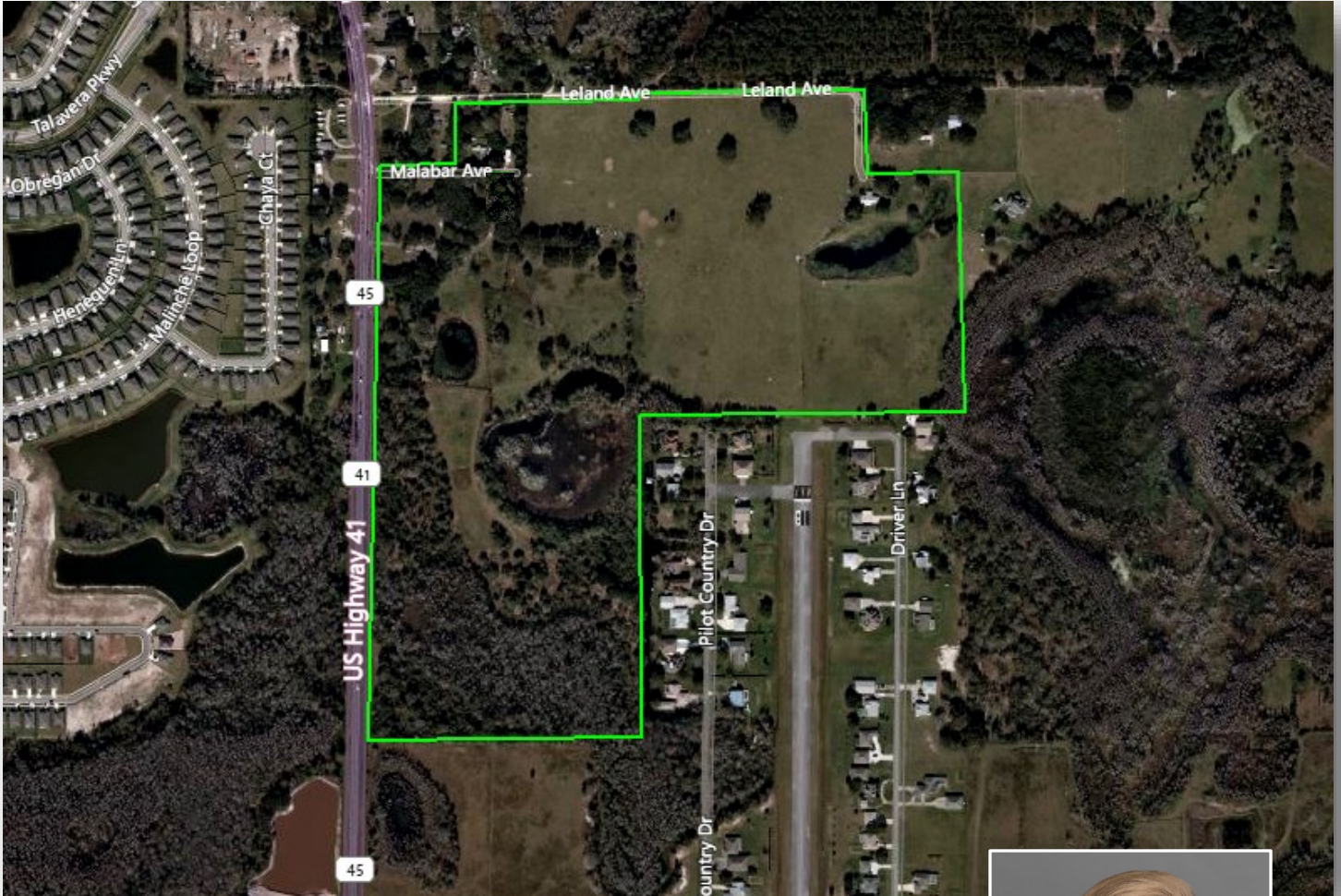
99+ Acres with 1/2 mile Frontage on US 41
12350 US Highway 41, Spring Hill, FL 34610



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For Sale

- 99.88 acres MOL vacant residential land
- Residential-3 Future Land Use
- Half a mile frontage on US Hwy 41
- Strong demographics in a growing area
- Located 3/4 miles north of State Road 52
- Road improvements and developments underway
- Contact Agent for pricing



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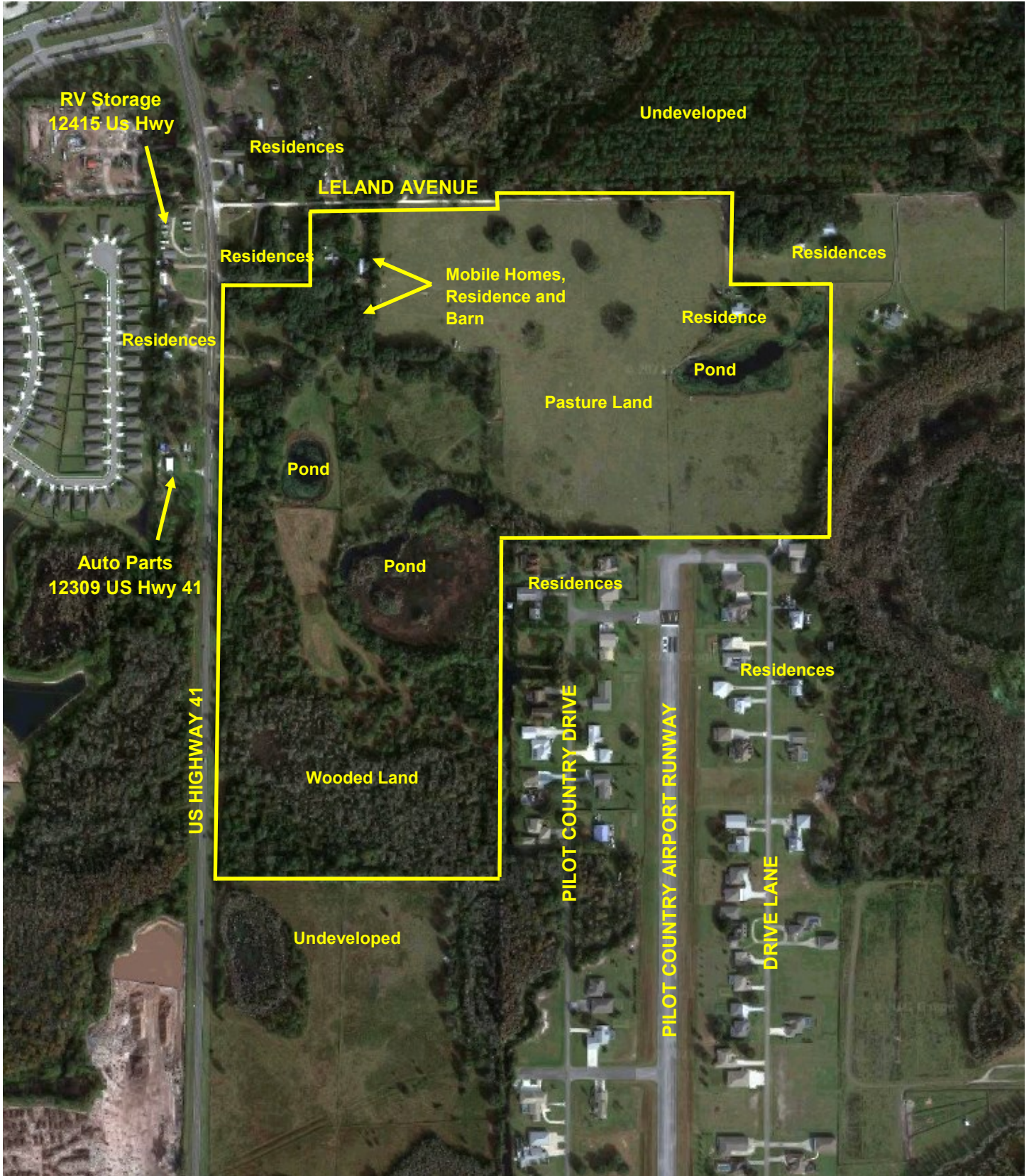
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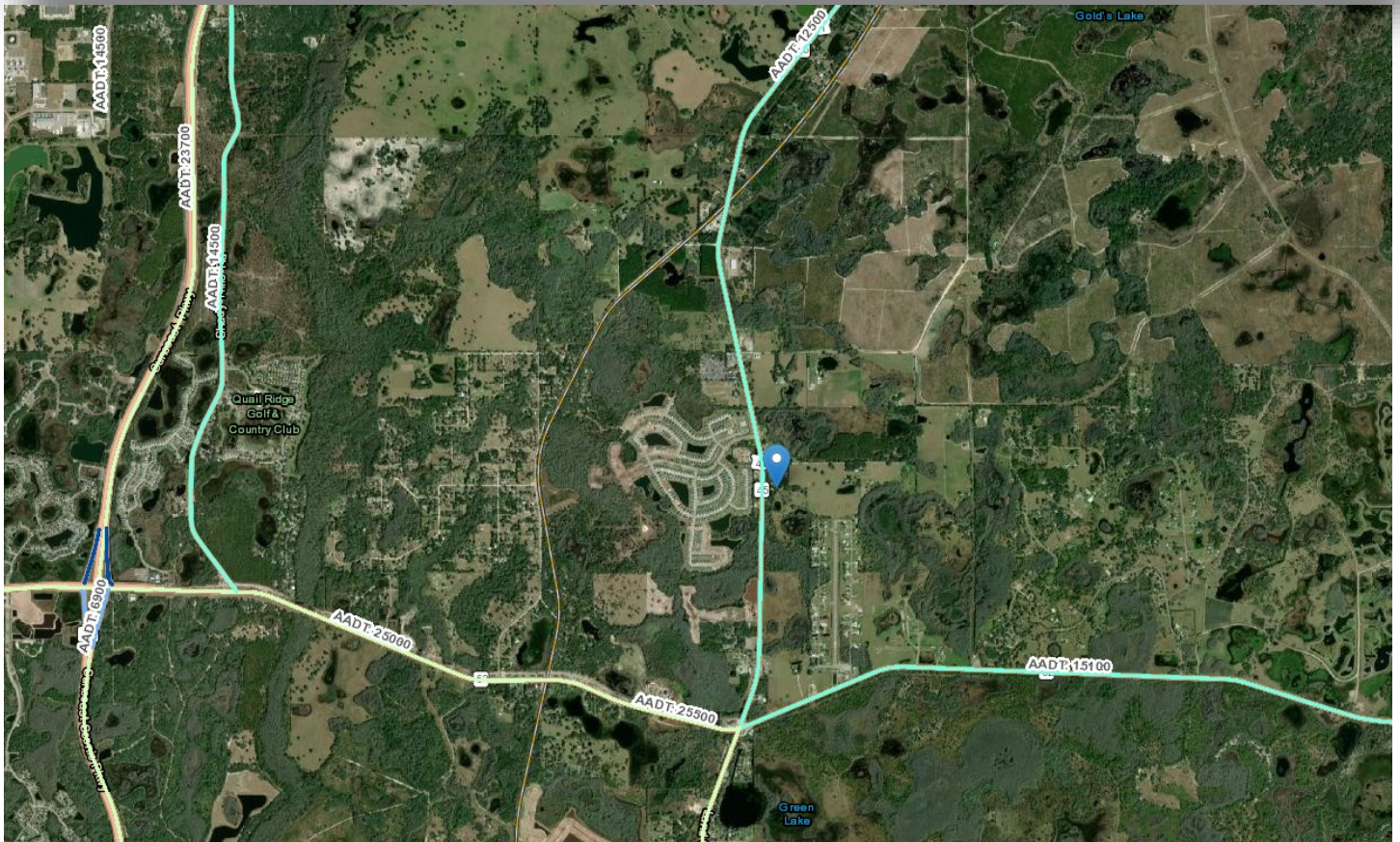
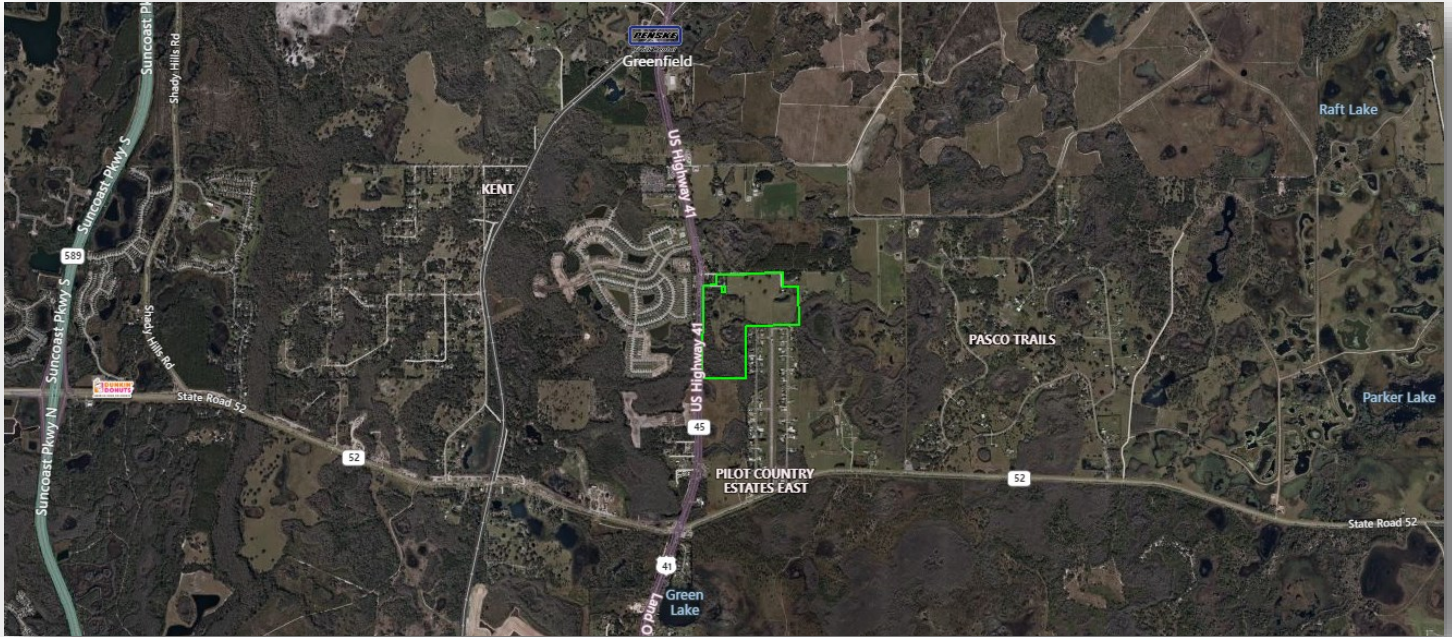
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FDOT SR52 Road Improvements: Widen SR 52 from the Suncoast Parkway to the east of US 41 to a six-lane divided road. A 12-foot wide multi-use trail will be built along the north side of SR 52. The project also includes approximately 1 mile of widening on US 41 approaching the SR 52 intersection. Construction is anticipated to finish in late 2023.

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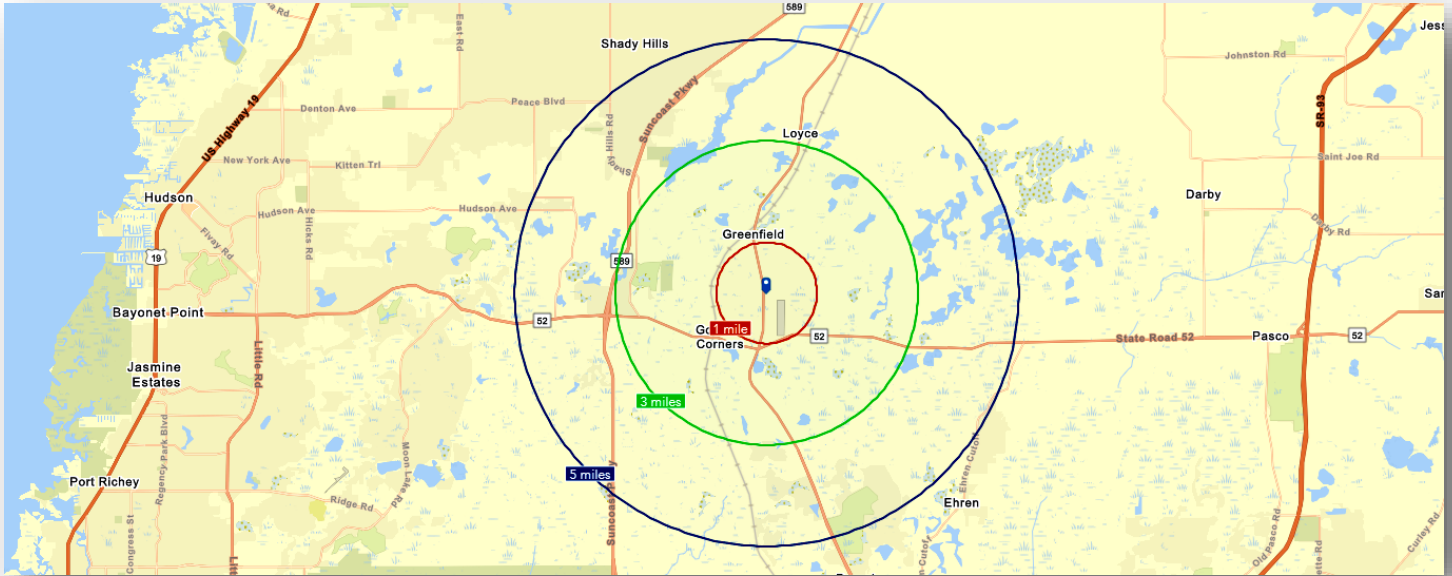
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AREA DEMOGRAPHICS (5 MILE RADIUS)

KEY FACTS

19,423
Population



Average Household Size

36.6

Median Age

\$71,577

Median Household Income

ANNUAL HOUSEHOLD SPENDING

\$2,211
Apparel & Services

\$167
Computers

\$3,893
Eating Out

\$5,466
Groceries

\$6,009
Health Care

INCOME



\$71,577

Median Household Income



\$29,659

Per Capita Income



\$142,470

Median Net Worth

EMPLOYMENT

66%
White Collar

19%
Blue Collar

15%
Services

7.2%
Unemployment Rate

ANNUAL LIFESTYLE SPENDING



\$2,388

Travel



\$71

Theatre/Concert



\$62

Sports Events

HOUSING STATS



\$232,301

Median Home Value



\$10,942

Average Spent on Mortgage & Basics



\$922

Median Contract Rent

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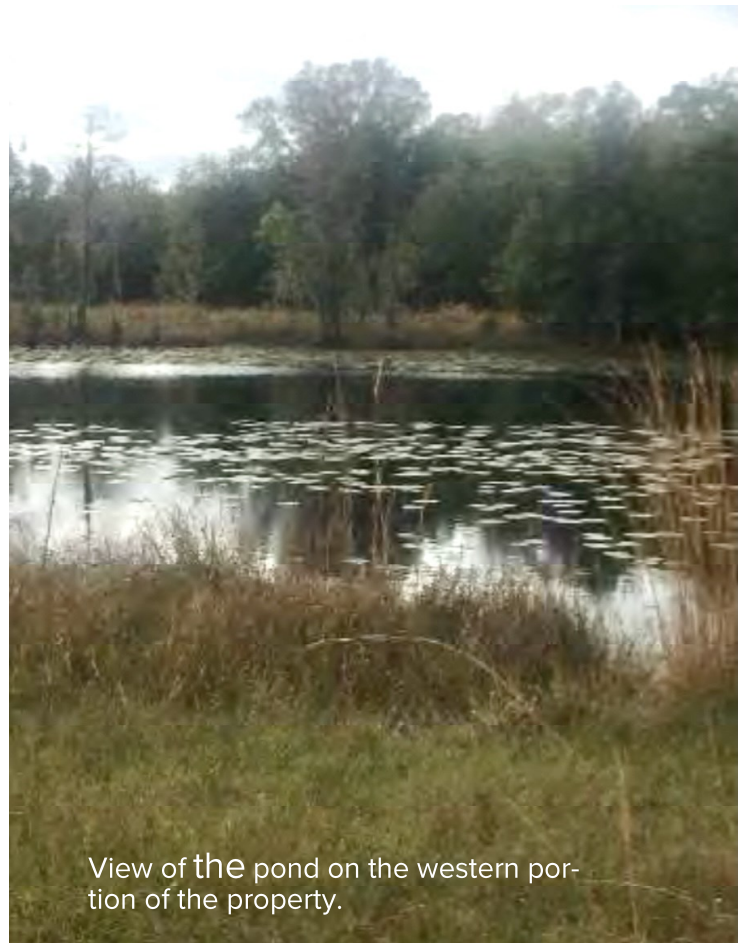
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View of the pond on the northeast portion of the property.



View of the pond on the western portion of the property.