



OFFERING MEMORANDUM

CHASSAHOWITZKA

11274 SOUTH MARY ELLEN TERRACE, HOMOSASSA, FL 34446

J. MICHAEL STRAHAN, ALC, CCIM, MAB
Broker Associate
D. 813.287.8787 x5
M. 850.585.8280
michael@thedirt dog.com

Eshenbaugh
LAND COMPANY

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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.

Eshenbaugh Land Company is a licensed real estate brokerage firm in Florida and William A. Eshenbaugh is the broker of record.

PROPERTY DESCRIPTION

The opportunity is to purchase 132.68± acres located on U.S. 19 (Suncoast Blvd.) in Homosassa, Florida. It features 0.5 miles of frontage on U.S. 19.

This property is native Florida containing longleaf pine and turkey oak. It also consists of pine flatwoods, cypress ponds, marshes and wetland forests. The site is an estimated 83% uplands and 17% wetlands. This listing has a Dual Variable Commission rate.

LOCATION DESCRIPTION

The property is located at 11274 Mary Ellen Terrace in Homosassa in southwest Citrus County, just north of the Hernando County line.

It's only 1.5 miles south of the Shoppes of Sugarmill Woods, 2 miles from public boat access to the Chassahowitzka River, and less than 6 miles from the Suncoast Parkway. It's also close to protected properties owned by SWFWMD, the Chassahowitzka National Wildlife Refuge, Withlatchoochee State Forest, and Chassahowitzka Wildlife Management Area.

PROPERTY SIZE

132.68 Acres

ZONING

CL - Coastal/Lakes

FUTURE LAND USE

81± acres CL - Coastal/Lakes with a density of 1 unit per 20 acres.

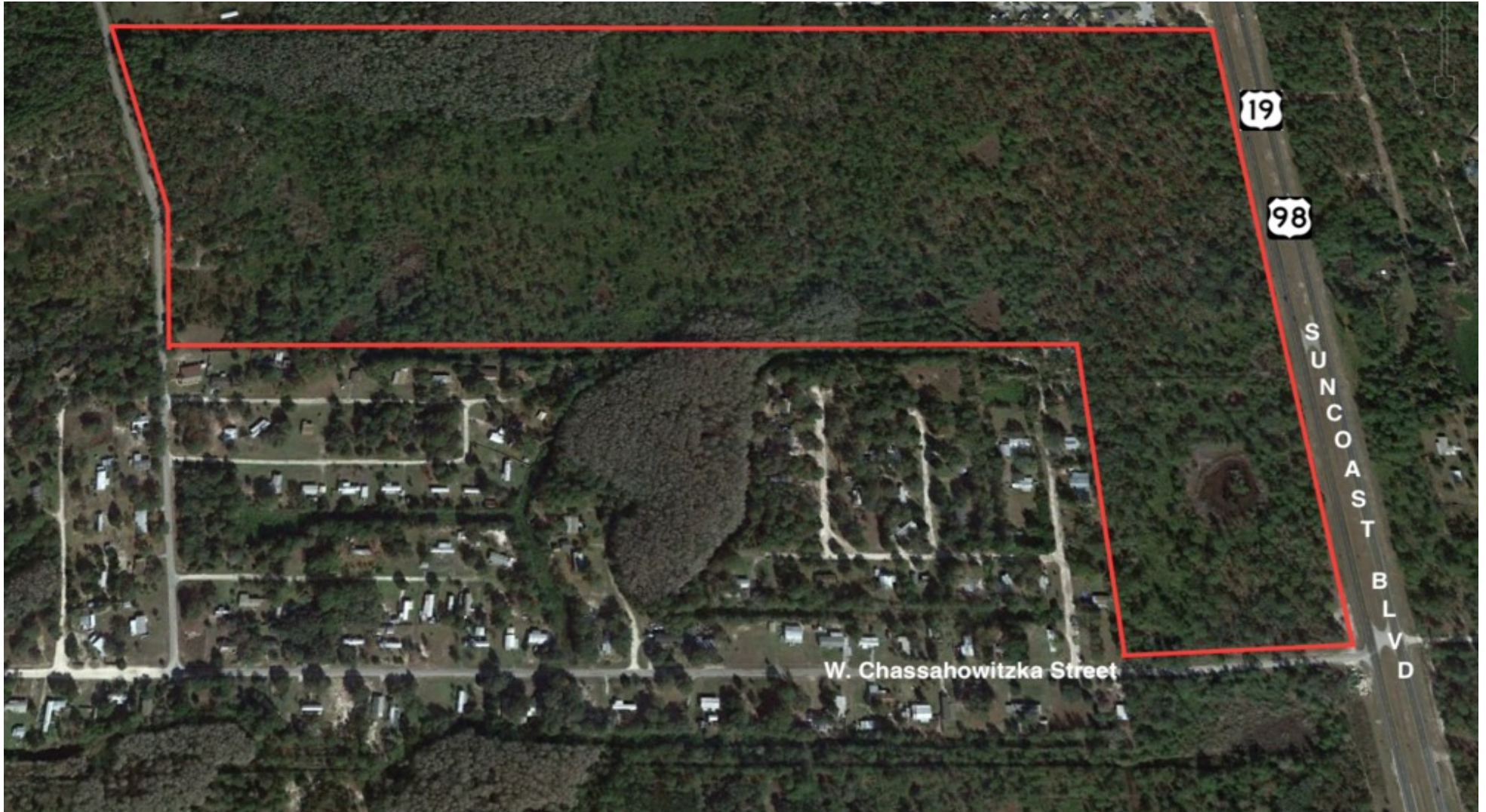
52± acres RUR - Rural Residential District with a density of 1 unit per 10 acres.

PRICE

\$528,000

BROKER CONTACT INFO

J. Michael Strahan, ALC, CCIM, MAB
Broker Associate
813.287.8787 x5
michael@thedirtdog.com





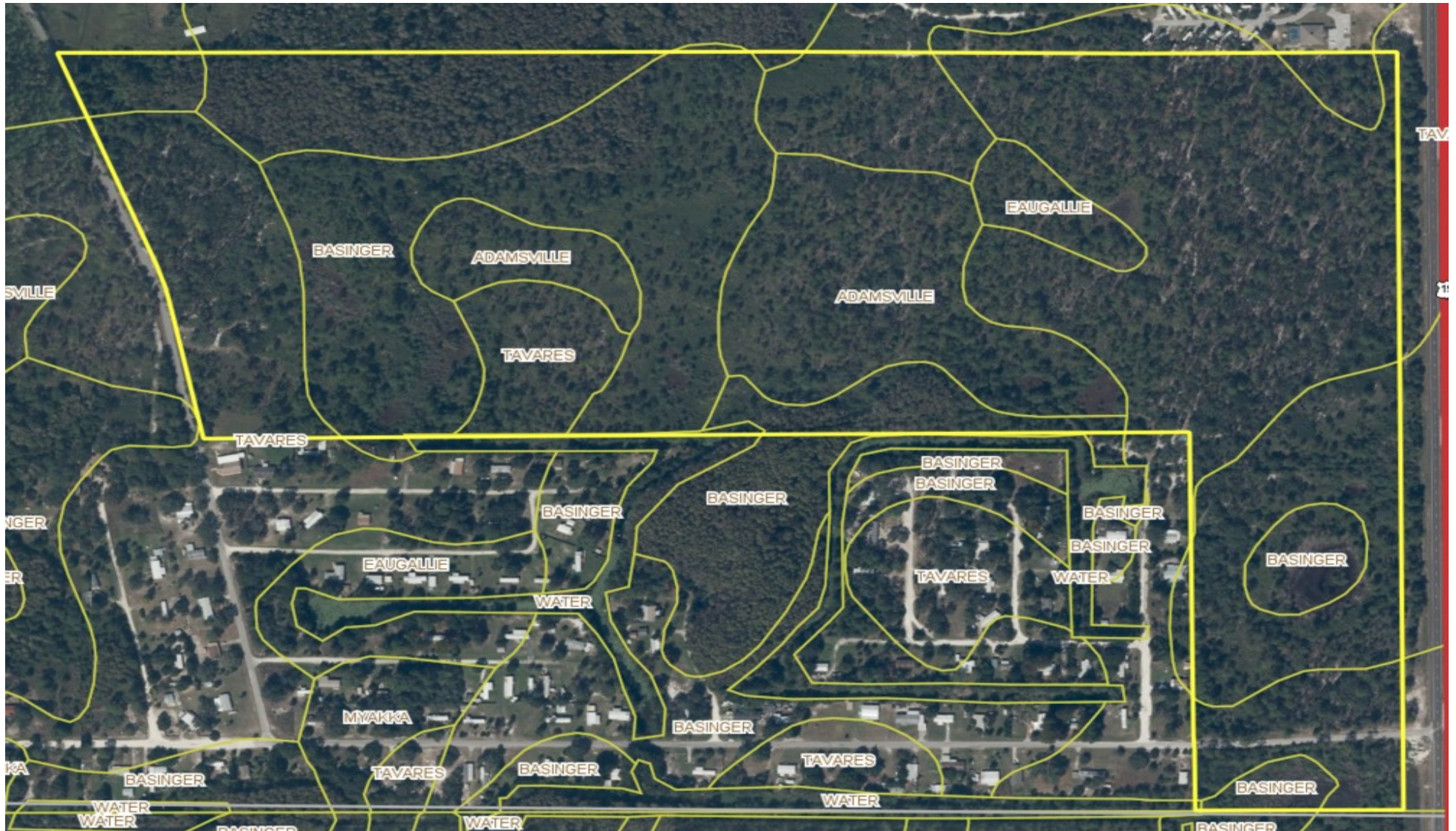


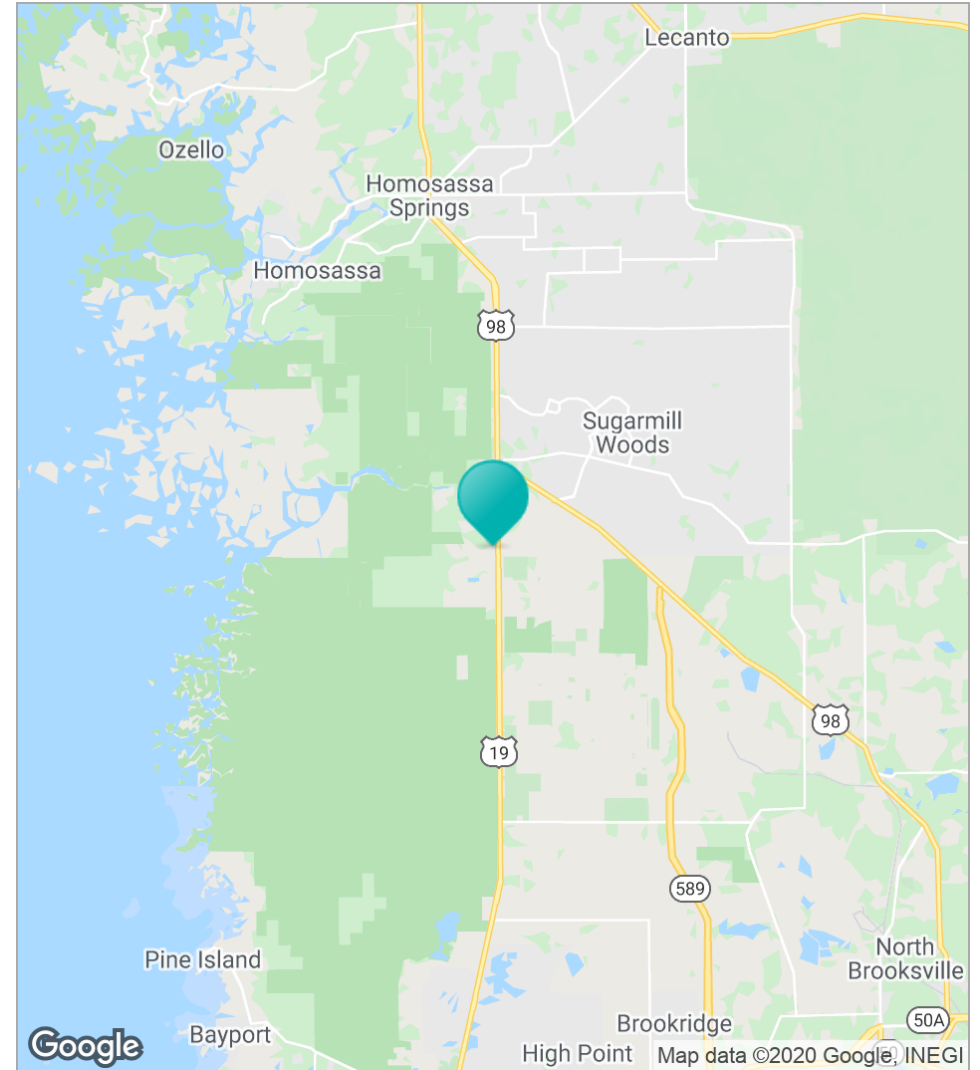
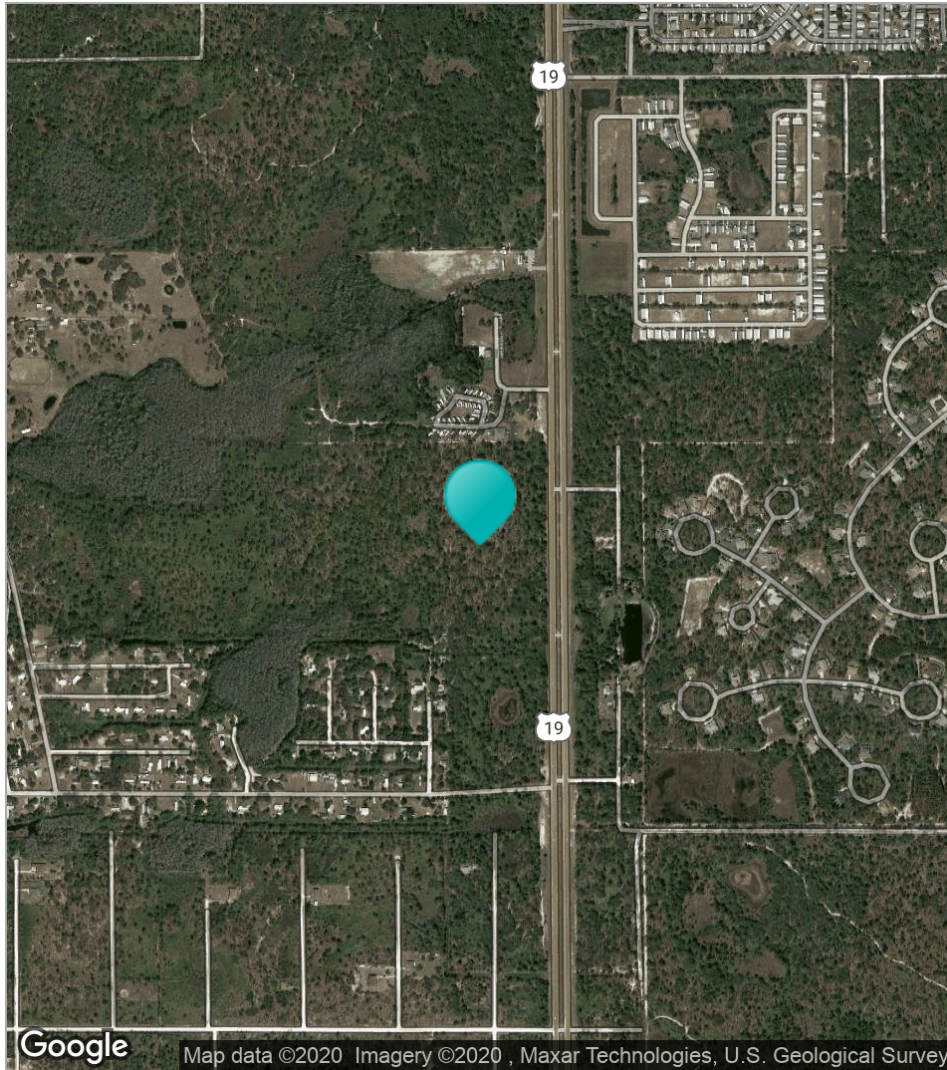




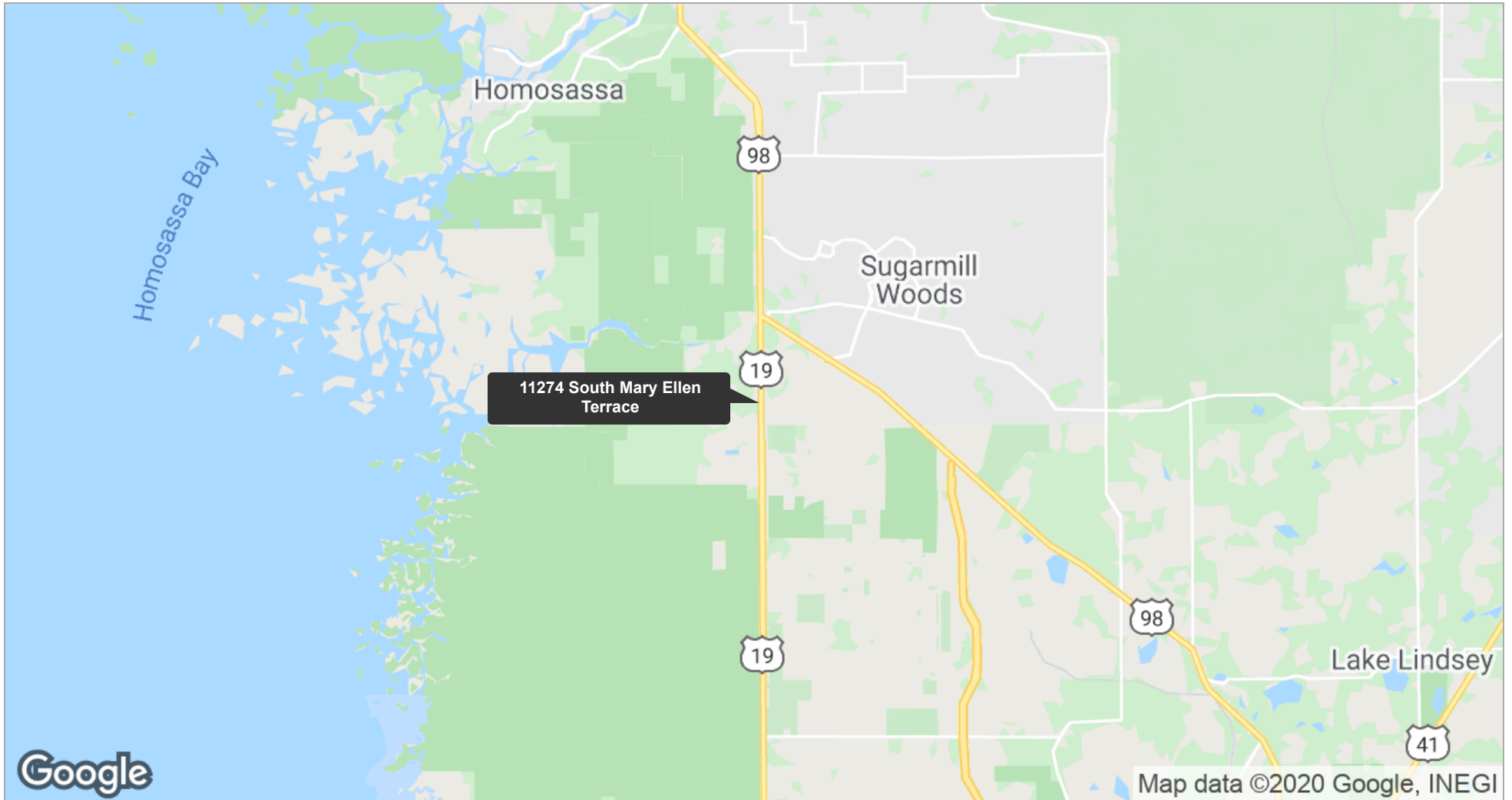


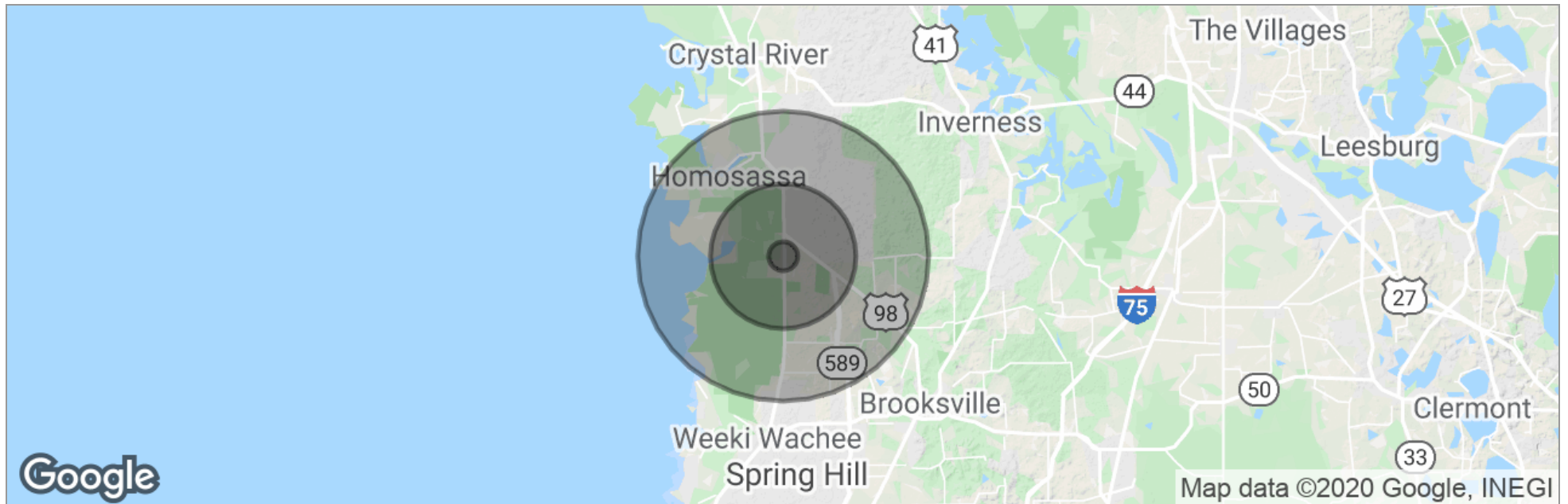






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	1 Mile	5 Miles	10 Miles
Total Population	361	13,567	48,780
Population Density	115	173	155
Median Age	58.7	58.3	52.6
Median Age (Male)	59.6	59.4	52.8
Median Age (Female)	58.5	57.9	52.8
Total Households	159	6,148	21,011
# of Persons Per HH	2.3	2.2	2.3
Average HH Income	\$54,119	\$52,956	\$50,215
Average House Value	\$224,283	\$223,515	\$223,486

* Demographic data derived from 2010 US Census