



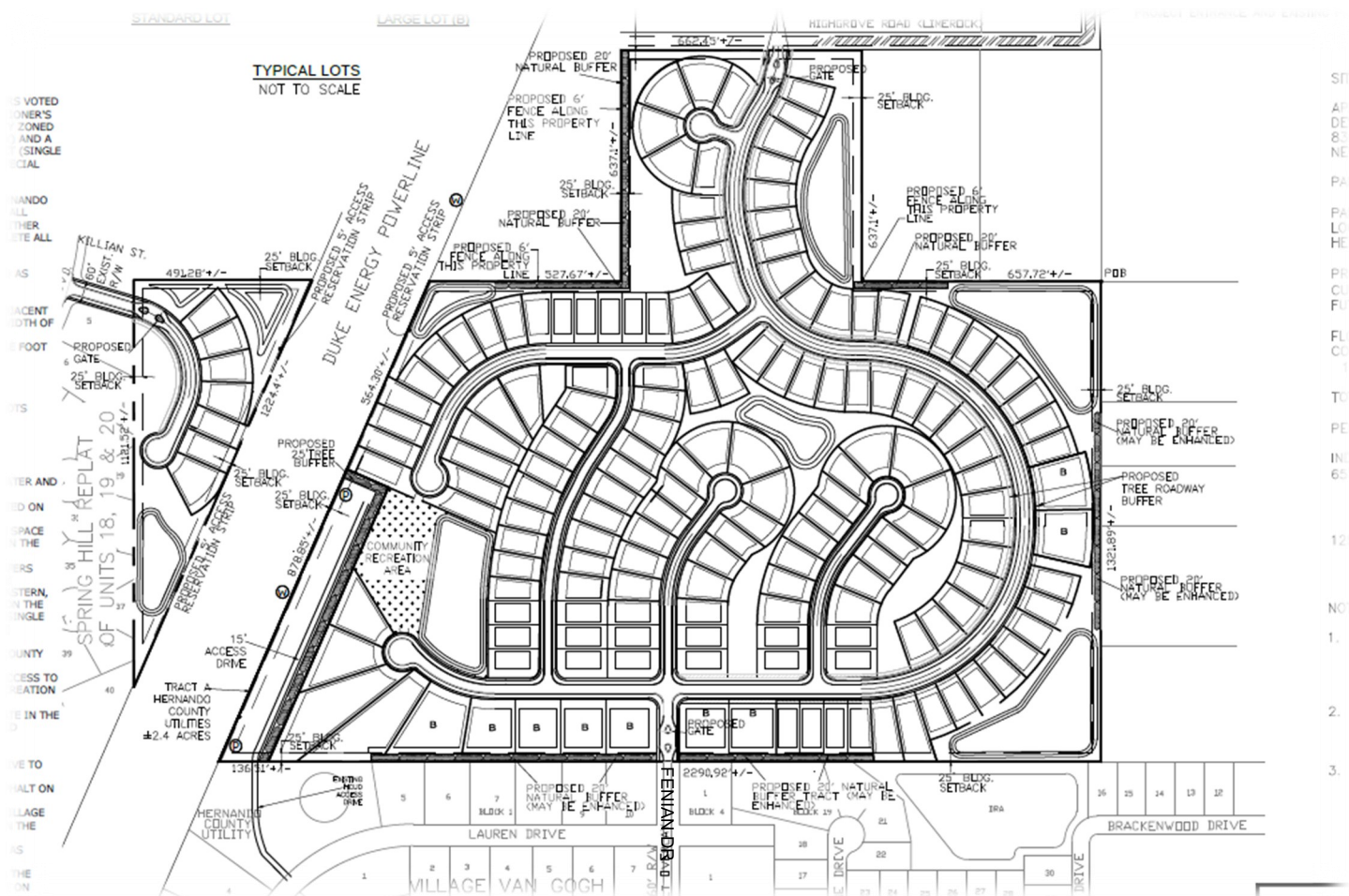
**BERKSHIRE
HATHAWAY**
HomeServices

Florida Properties Group

COMMERCIAL DIVISION

Village Van Gogh

170 Permitted Residential Lots
Fenian Drive & Egin Boulevard, Spring Hill, FL 34609



DEWEY MITCHELL
Broker | Owner
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727-569-2332

For Sale

- ⊕ 170 Permitted Residential Lots – Ready to go!
- ⊕ Ability to Develop as Gated Subdivision
- ⊕ Centrally Located
- ⊕ Construction Plan Approval
- ⊕ SWFWMD Permit Issued
- ⊕ Adjacent to Sterling Hills Subdivision
- ⊕ Sale Price: \$3,375,000

Awarded #2 Producing Berkshire Hathaway HomeServices Commercial Real Estate Company Worldwide 2019

Teamwork | Integrity | Passion | Excellence

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Village Van Gogh

170 Permitted Residential Lots

Fenian Drive & Egin Boulevard, Spring Hill, FL 34609



Approved 170 Lot residential sub-division! Adjacent to Sterling Hills Subdivision. Village Van Gogh Phase 2 is ready to be developed. Lot sizes are 65'x140' and 125'x160'. Excellent opportunity to develop this property into a premiere gated subdivision.

AREA DEMOGRAPHICS (5 mile radius)

KEY FACTS

99,744
Population

2.5
Average Household Size

48.8
Median Age

Median Age

\$49,301
Median Household Income

Median Household Income

ANNUAL HOUSEHOLD SPENDING

\$1,442
Apparel & Services

\$108
Computers

\$2,600
Eating Out

\$3,865
Groceries

\$4,459
Health Care

INCOME

\$49,301
Median Household Income

\$24,666
Per Capita Income

\$108,773
Median Net Worth

EMPLOYMENT

64%
White Collar

20%
Blue Collar

16%
Services

9.1%
Unemployment Rate

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