



OFFERING MEMORANDUM

# BRENNAN RANCH

0 TREIMAN BLVD. (US 301), WEBSTER, FL 33597

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Broker Associate

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**Eshenbaugh**  
**LAND COMPANY**

Celebrating 25 Years



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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 107± acres of pastureland and native Florida located on Treiman Blvd. (US 301) in Webster. It would be ideal for an executive style ranch or estate house.

The property is currently being used for cattle grazing and has perimeter fencing. It's almost completely high and dry with an estimated 4± acres of wetlands.

The property consists of two parcels that are divided by a CSX rail line. The 106 acre parcel is bordered on the west by Treiman Blvd. and on the east by the CSX line. The second parcel is a 1 acre strip that's located on the east side of the CSX line.

## LOCATION DESCRIPTION

The property is located on the east side of Treiman Blvd. (US 301) in Webster in unincorporated Hernando County. It's only 10 minutes from I-75, 10 minutes from Brooksville, and an hour from downtown Tampa.

## PROPERTY SIZE

107.0 Acres

## ZONING

AG

## FUTURE LAND USE

Rural & Conservation

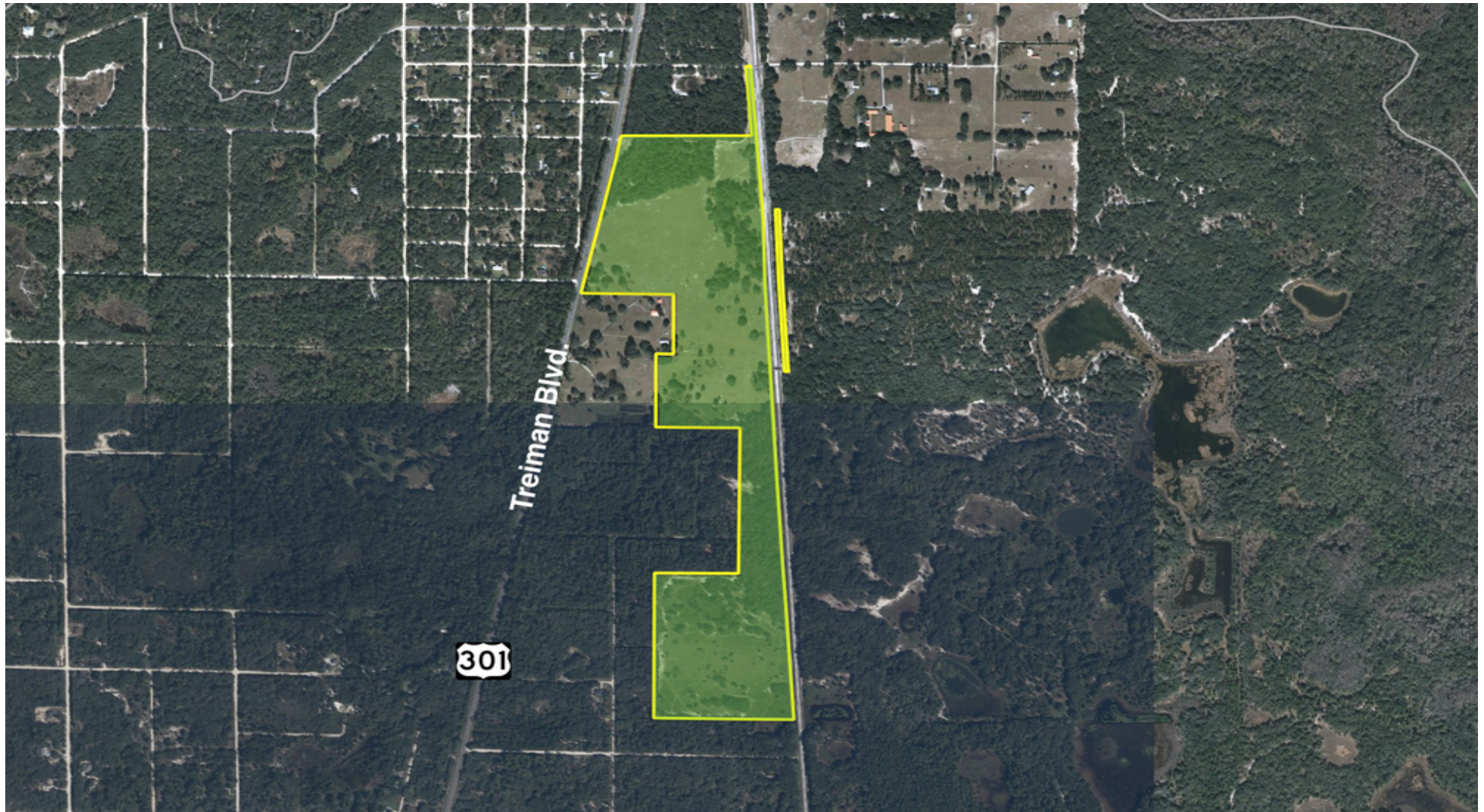
## PRICE

\$750,000

## BROKER CONTACT INFO

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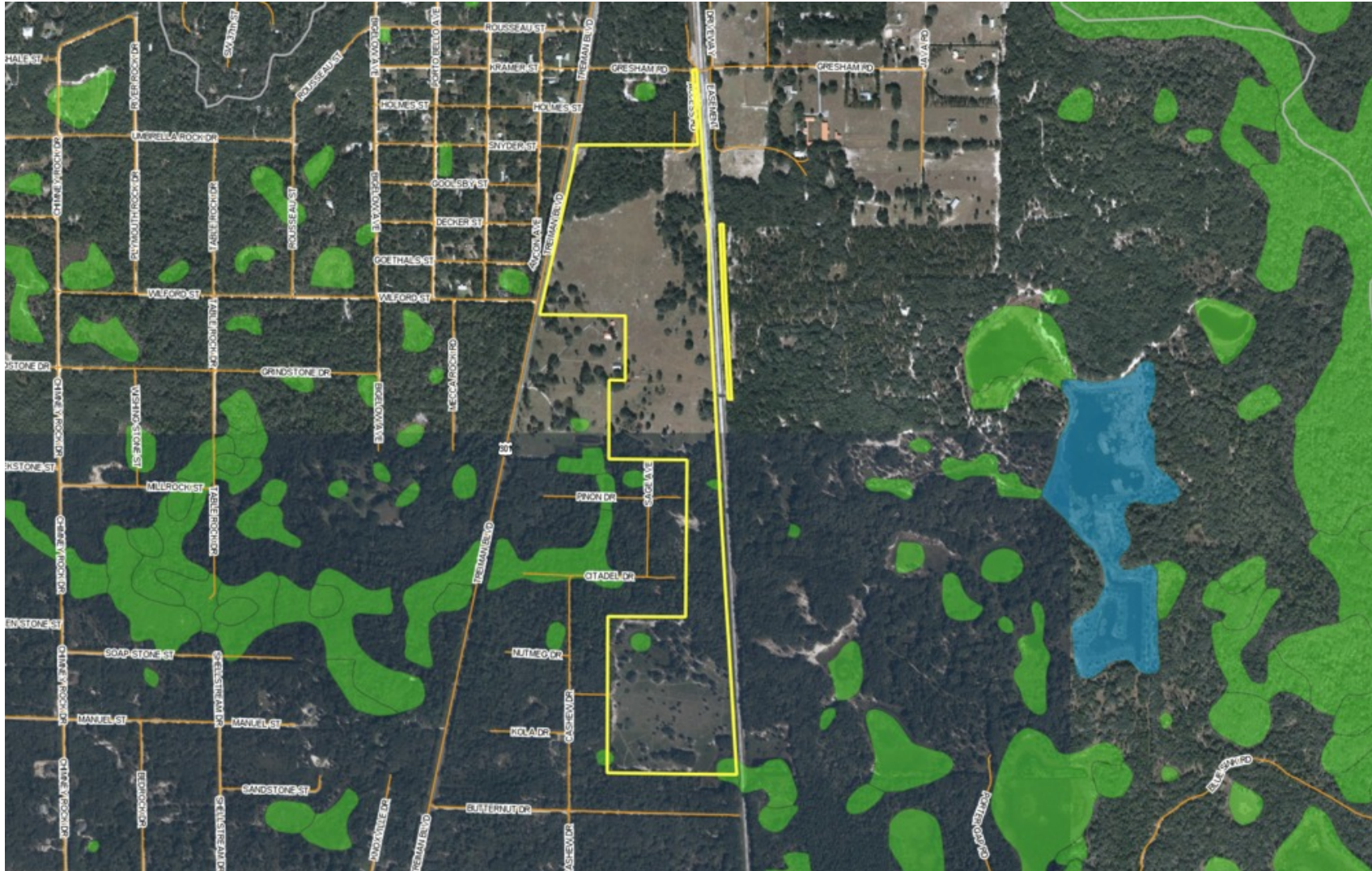




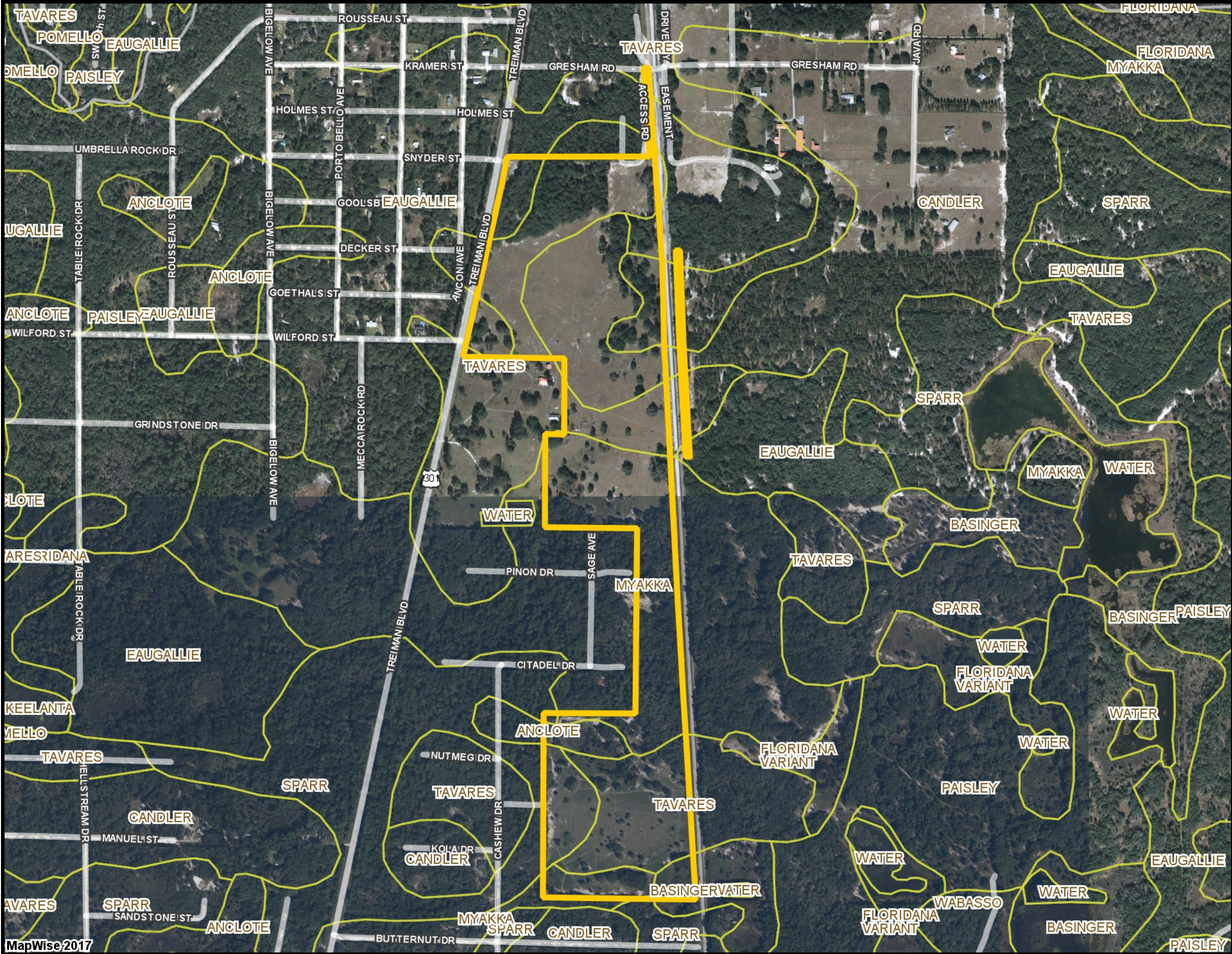












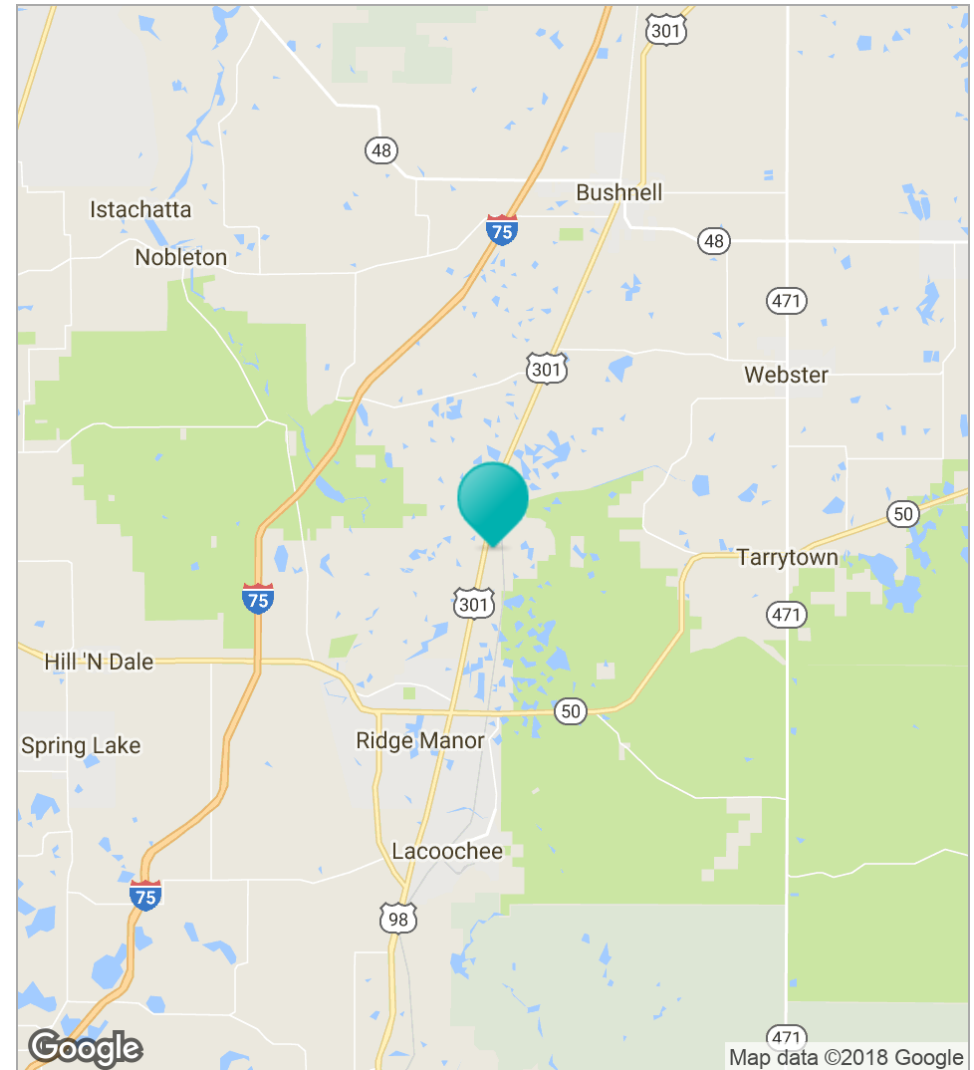
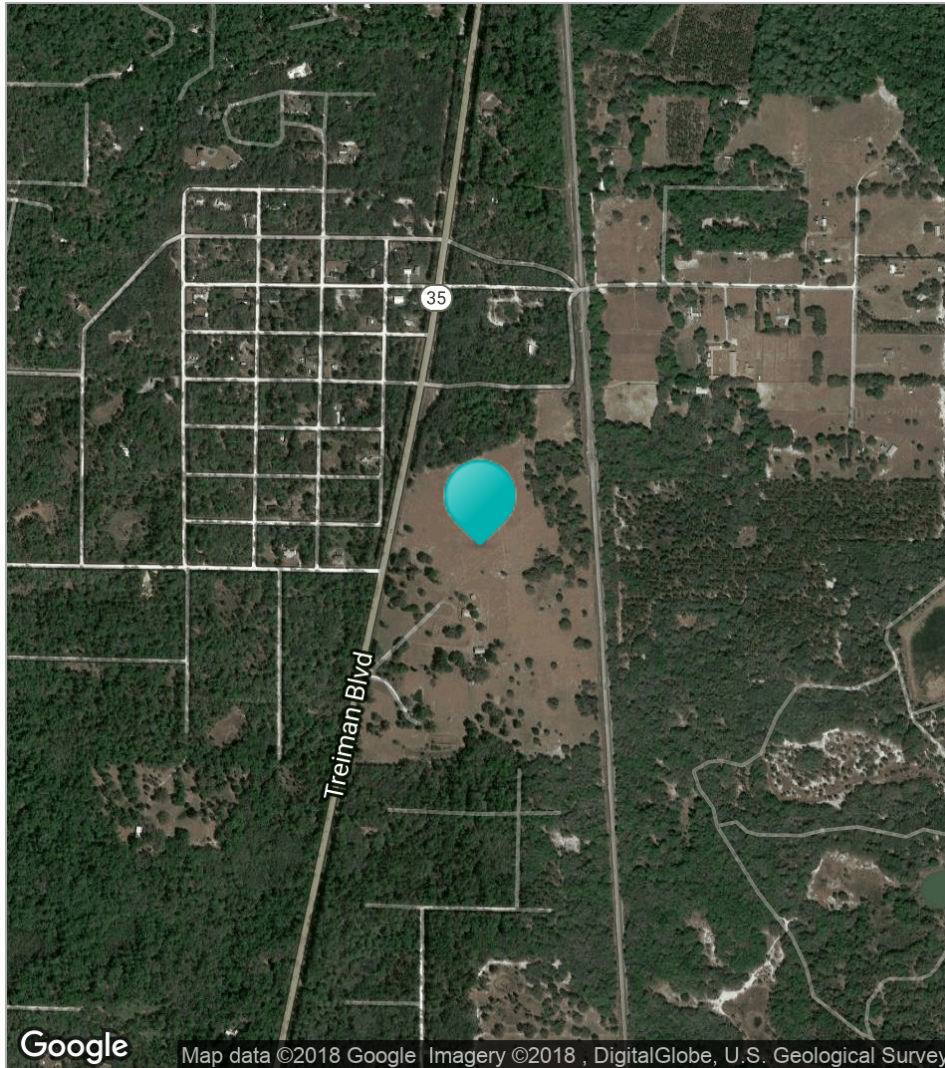
- Selected Custom Parcels
- Streets MapWise
- County Boundaries
- Soils Boundaries



0 520 1040 1560 ft

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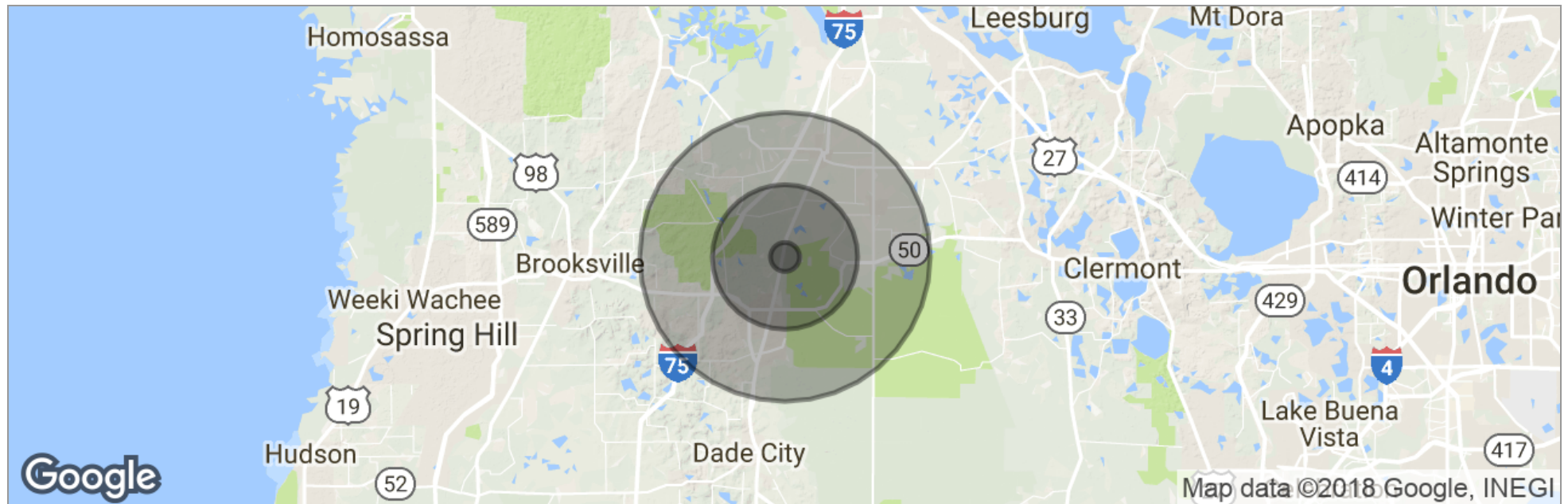












	1 Mile	5 Miles	10 Miles
Total Population	331	9,618	34,676
Population Density	105	122	110
Median Age	46.4	47.7	44.9
Median Age (Male)	46.3	47.2	44.5
Median Age (Female)	46.4	48.2	46.0
Total Households	131	4,026	13,316
# of Persons Per HH	2.5	2.4	2.6
Average HH Income	\$63,173	\$51,701	\$52,040
Average House Value	\$159,774	\$158,614	\$168,052

\* Demographic data derived from 2010 US Census