

OFFERING MEMORANDUM

SR 52 & NATURE TRAIL

8434 STATE ROAD 52, HUDSON, FL 34667

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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

.96± acre vacant lot located at the SEC of the full-access intersection of State Road 52 & Nature Trail, just a half-mile west of Little Road, at the entrance to the Bear Creek subdivision.

LOCATION DESCRIPTION

Located at intersection of State Road 52 & Nature Trail, just a half-mile west of Little Road, at the entrance to the Bear Creek subdivision.

PROPERTY SIZE

0.96 Acres

ZONING

C2, Land Use ROR (Retail/Office/Residential)

PARCEL ID

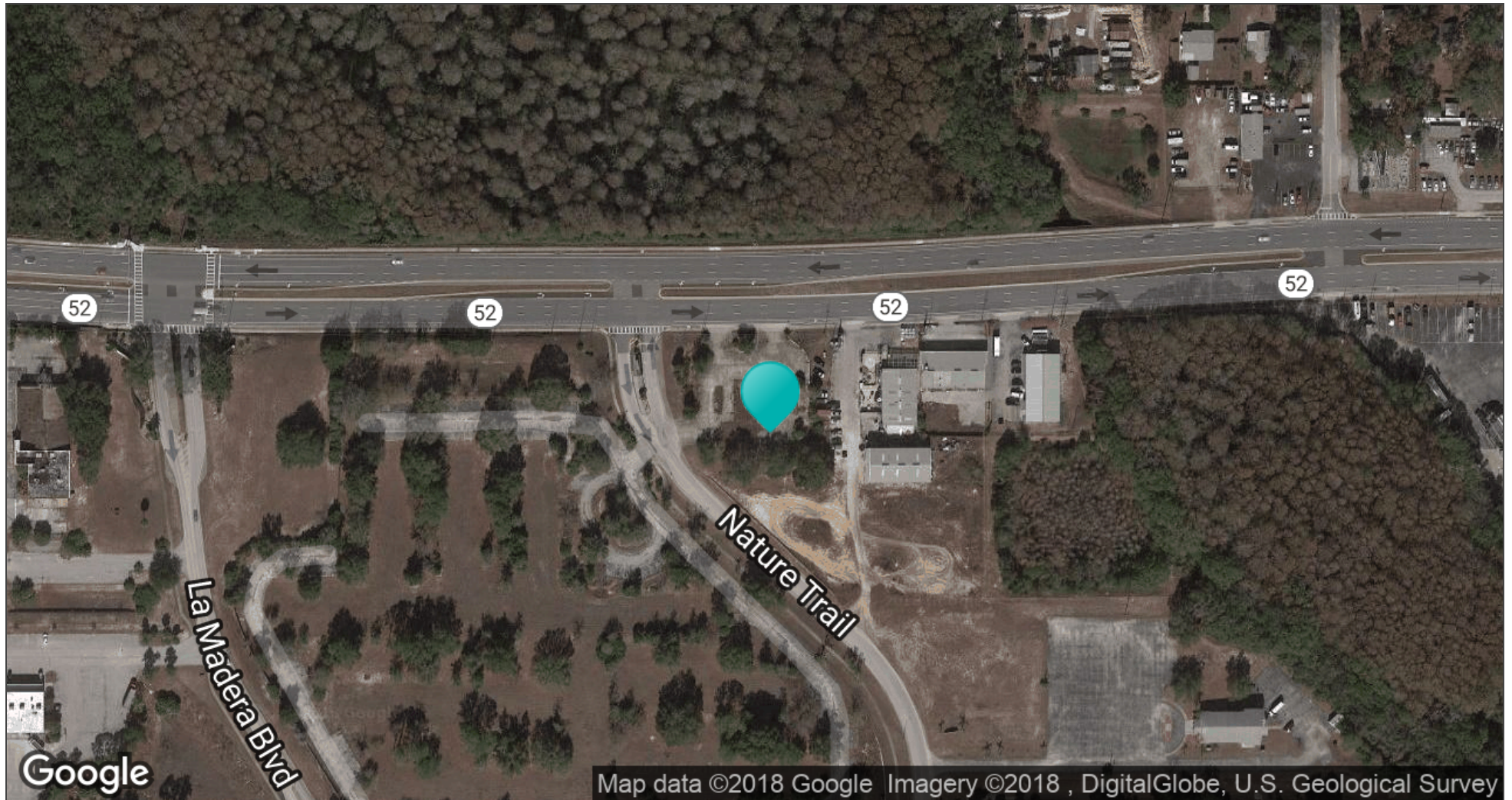
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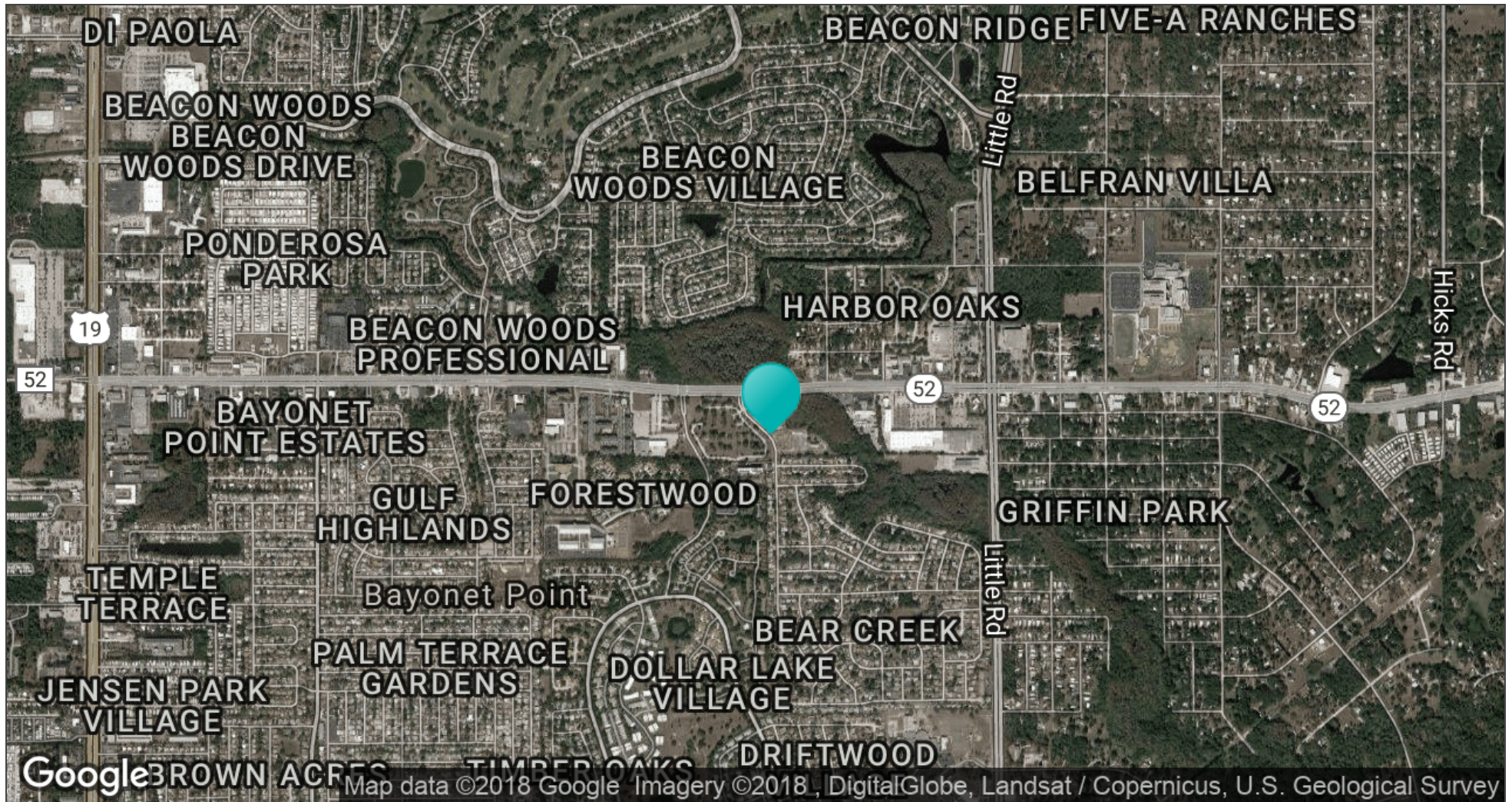
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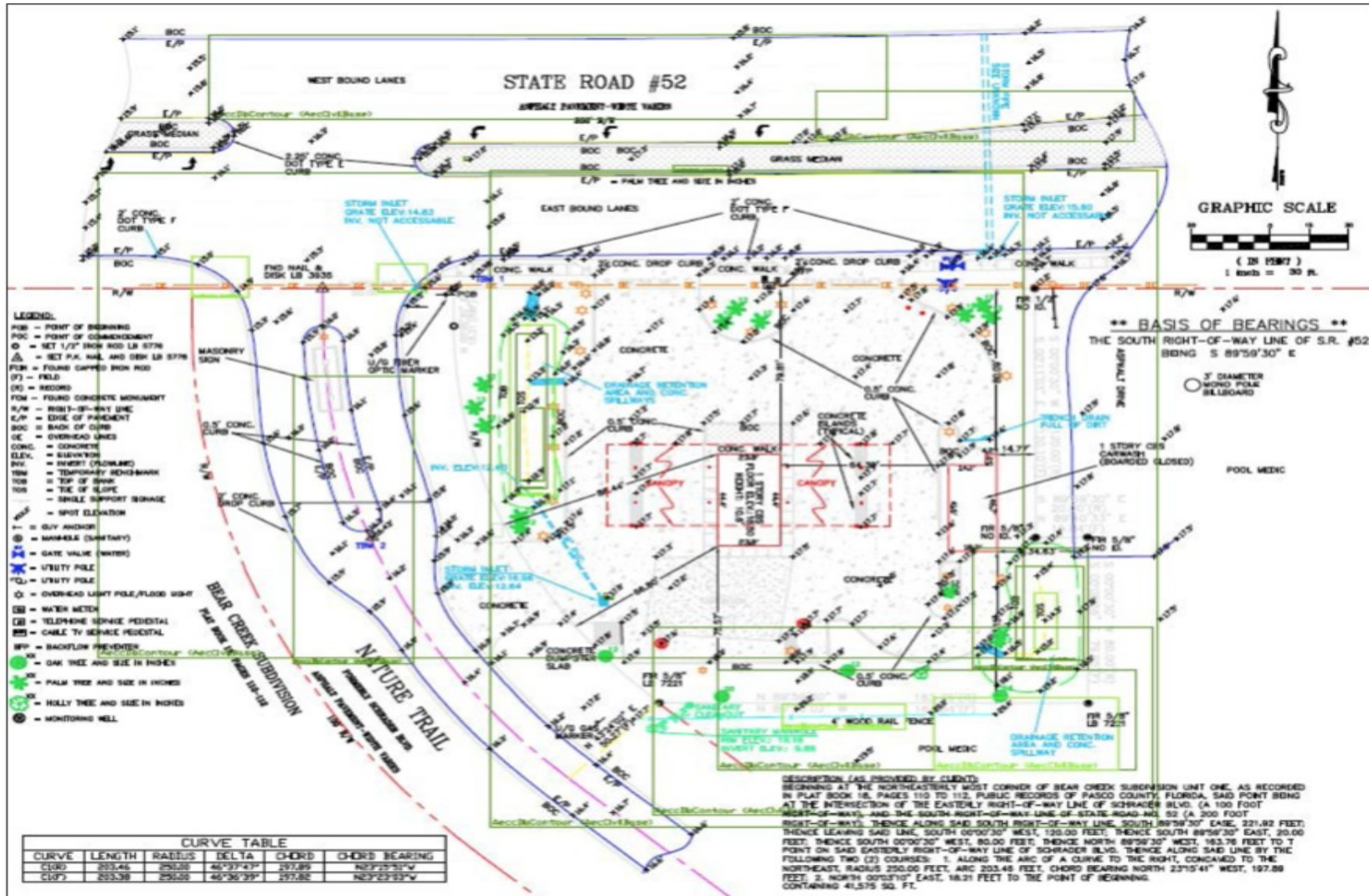
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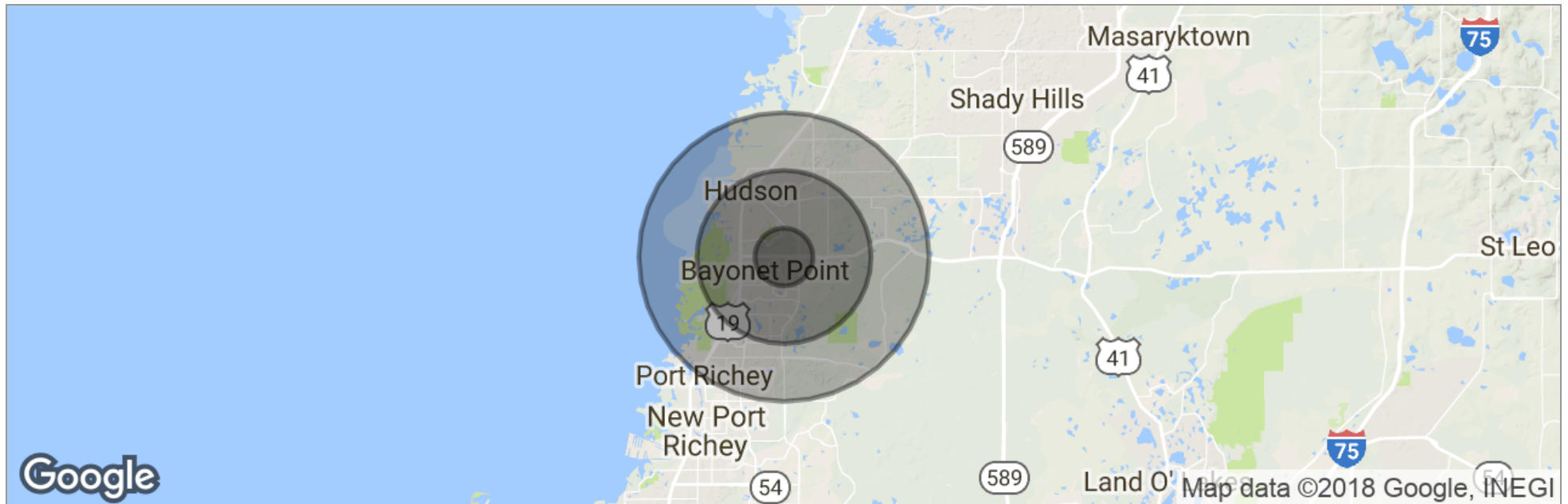
BROKER CONTACT INFO

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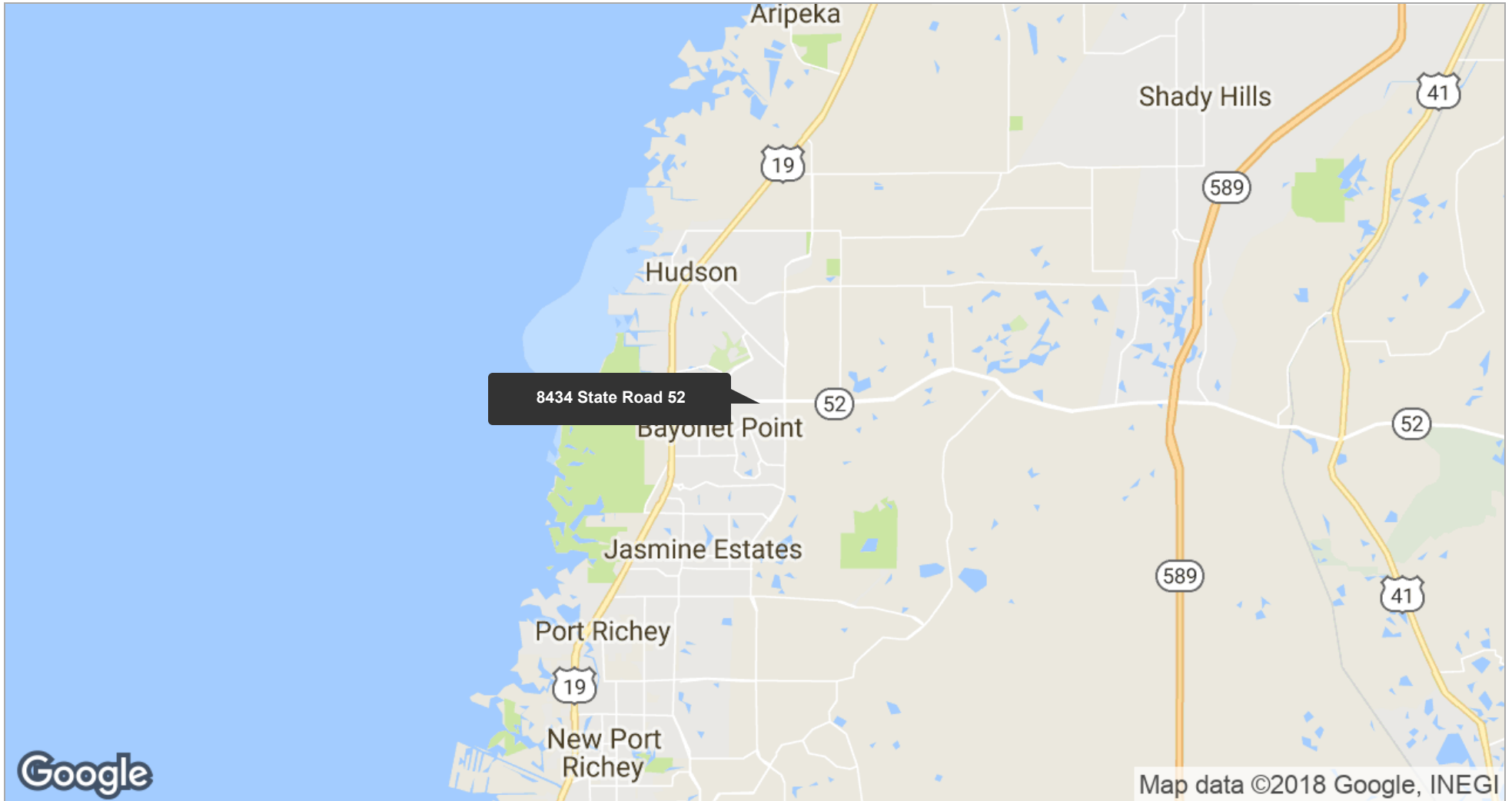


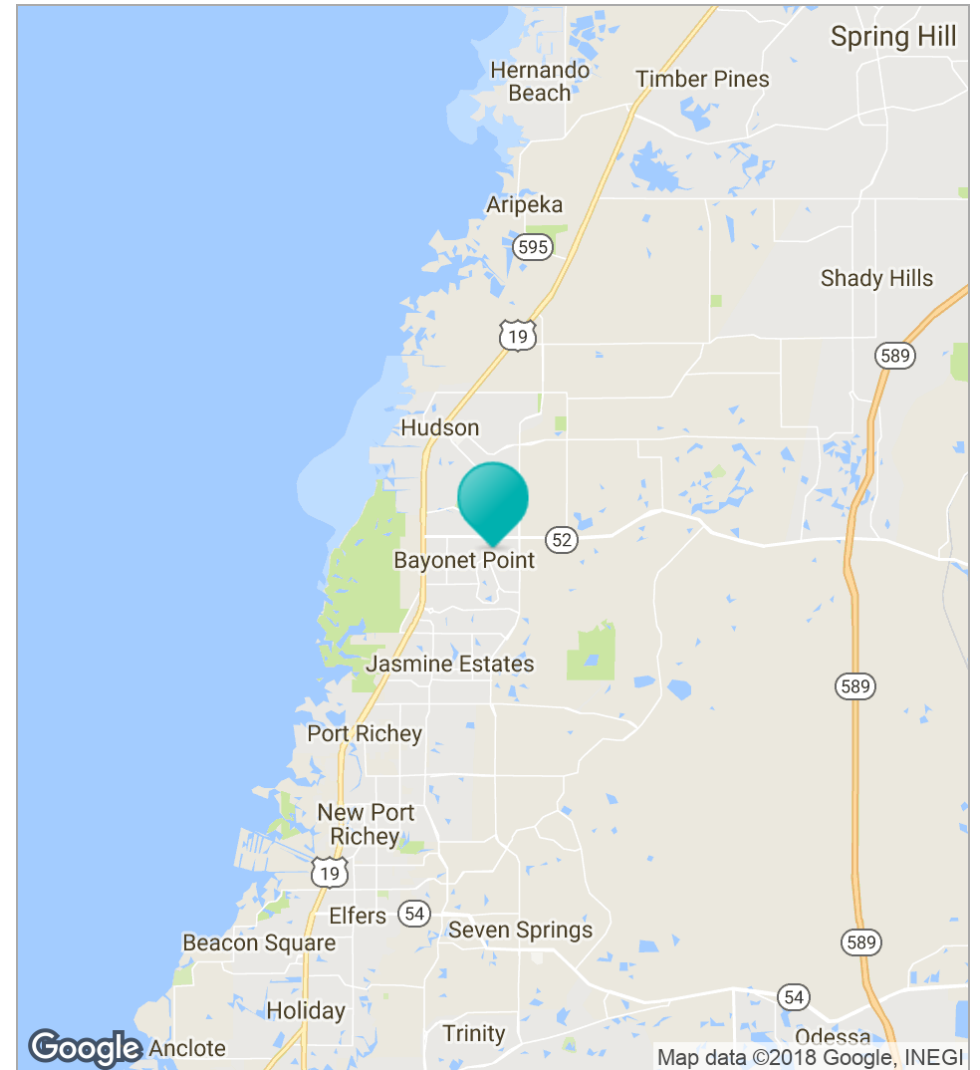
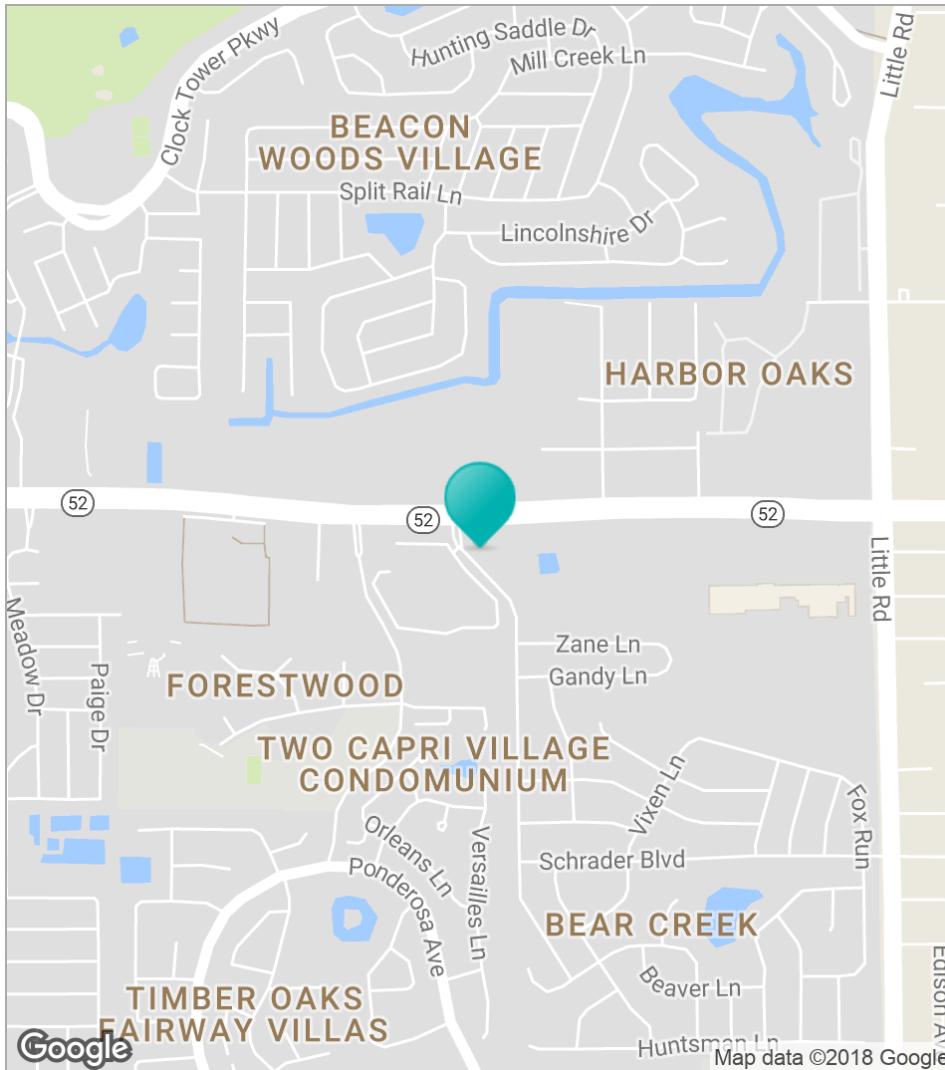




| | 1 Mile | 3 Miles | 5 Miles |
|---------------------|---------------|----------------|----------------|
| Total Population | 11,306 | 61,802 | 103,346 |
| Population Density | 3,599 | 2,186 | 1,316 |
| Median Age | 50.5 | 48.3 | 46.8 |
| Median Age (Male) | 50.5 | 48.1 | 46.3 |
| Median Age (Female) | 54.7 | 49.5 | 47.7 |
| Total Households | 5,093 | 26,658 | 44,249 |
| # of Persons Per HH | 2.2 | 2.3 | 2.3 |
| Average HH Income | \$44,941 | \$45,963 | \$47,317 |
| Average House Value | \$131,917 | \$131,529 | \$151,931 |

* Demographic data derived from 2010 US Census





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