



Palmwood Realty, Inc.

Commercial Investment Division

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VACANT LAND PRESENTATION

LOCATION: SOUTH SIDE OF QUALITY DRIVE, NORTH OF COUNTY LINE ROAD, SPRING HILL, FLORIDA 34609.

ROAD FRONTAGE: 505 FRONT FEET M.O.L. ON QUALITY DRIVE.

PROPERTY SIZE: 505.30' X 427.50' X 425' X 435.01' APPROXIMATELY.

GENERAL DESCRIPTION: 4.6 ACRES - PRIME COMMERCIAL SITE CLOSE TO BAYFRONT HEALTH SPRING HILL HOSPITAL. THIS PARCEL CONSISTS OF TWO FLAT AND LEVEL LOTS IN A LARGE P.U.D. WHICH WILL PERMIT THE OWNER/DEVELOPER TO MAXIMIZE LAND USE. BECAUSE OF THIS SITE'S STRATEGIC LOCATION, IT IS SUITABLE FOR A MEDICAL, PROFESSIONAL OR RETAIL COMPLEX. **LEGAL DESCRIPTIONS** – SECTION 31, TOWNSHIP 23, RANGE 18, SEVEN HILLS COMMERCIAL TRACTS LOT 11, KEY NO. 01435735, AND SECTION 31, TOWNSHIP 23, RANGE 18, SEVEN HILLS COMMERCIAL TRACTS LOT 12, KEY NO. 01435744.

ZONING: CPDP (C-1) GENERAL HIGHWAY COMMERCIAL. FLOOD MAP NO. 12053C0316D.

PROPERTY TAXES: \$13,200.00.

ASSOCIATION FEES: \$3,250.00/YEARLY APPROX.

FINANCING: BANK – TO BE ARRANGED.

PURCHASE PRICE: \$900,000.00.

(The above property is subject to price change, omissions, errors, withdrawal and prior sale.
This office is acting as a Transaction Broker in the sale of this property.)