

## CORNER OF COUNTY LINE RD & COMMERCIAL WAY



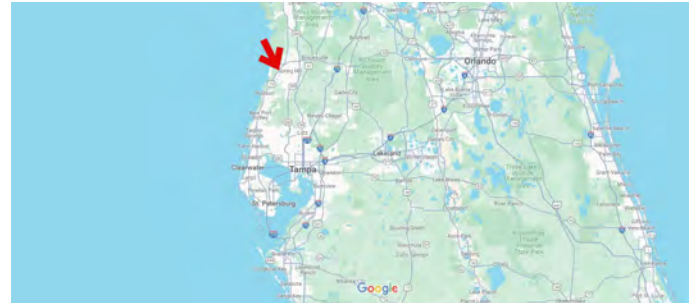
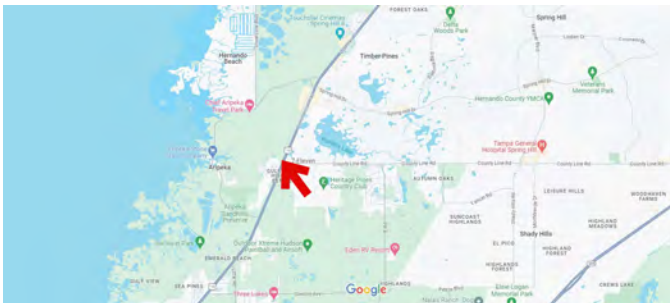
Excellent opportunity to purchase a highly visible commercial piece along heavily traveled Commercial Way (US HWY 19) in Spring Hill, with a daily traffic count of about 40,000

This is an approximate 12.53 acre site just north of the traffic lit corner of County Line Rd, with approximately 1,409 feet of frontage

Located in unincorporated Hernando County, it currently has a split zoning of AG & C-2, but the Future Land Use has it all as Commercial, excepting a small portion in the rear

This is raw land that has never been developed; no utilities are on site

The property is in two different flood zones, X & AE



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