±72 ACRES VACANT LAND

U.S. HIGHWAY 19/COMMERCIAL WAY & LAKE IN THE WOODS DRIVE

EXCLUSIVE LISTING | SPRING HILL, HERNANDO COUNTY, FL



CONTACT FOR MORE INFORMATION

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711 S. Howard Avenue, Suite 200, Tampa, Florida 33606

Land Advisors ORGANIZATION

813.448.1999 | LandAdvisors.com

EXECUTIVE SUMMARY

Land Advisors Organization is pleased to exclusively offer ±72 acres of vacant commercial and residential land located directly on U.S. Highway 19/Commercial Way at Lake in the Woods Drive in Spring Hill, FL. Owner is willing to subdivide the property for the appropriate project.

The property features approximately 1,950 feet of highway frontage on U.S. Highway 19/ Commercial Way and on Lake in the Woods Drive. All access points and driveway cuts shall be verified by the buyer with Hernando County and FDOT.

The proximity to Spring Hill, FL makes this property a prime location for an updated mixed use development where a developer can build a brand new live, work, play project that would transform the area.

DEMOGRAPHICS

POPULATION	3 Miles	5 Miles	10 Miles
2025 Total Population	33,932	91,481	196,679
2030 Projected Population	36,685	99,661	216,279
2025 Total Daytime Population	32,831	78,523	173,330
EDUCATION (2025)			
Associates Degree/Some College	12.2%	13.6%	12.6%
Bachelor's Degree	14.6%	14.7%	14.7%
Graduate/Professional Degree	8.0%	7.5%	6.9%
HOUSEHOLD INCOME & SIZE			
2025 Average Household Income	$75,543	$80,226	$83,781
2025 Total Households	15,157	39,102	82,156
2030 Projected Total Households	16,476	42,819	90,945
2025 Average Household Size	2.23	2.33	2.37

Source: ESRI October 2025

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LOCATION
The property wraps the SW corner of the intersection of U.S. Highway 19/Commercial Way and Lake in the Woods Drive.

SIZE
±72 Acres

HERNANDO COUNTY PARCEL KEY #
376042

ZONING/MASTER PLAN
CPDP Mixed Uses (Commercial/Multifamily)

Zoning ID: H-08-12 was approved for commercial/multifamily mixed use including 11 outparcels, over 350K sq. ft. of commercial/retail development, and 225 age-restricted multifamily units.

Zoning ID: H-22-71 approval of the master plan associated with this project was achieved in March 2024 for 450K sq. ft. of commercial/retail development. The multifamily portion of the project was not addressed in this master plan. The updated master plan in 2024 has expired and any future development will require the master plan be updated.

Seller is open to dividing the site selling the larger commercial acreage separately from the multifamily acreage for the right project and offer. Serious inquires only.

PRICE
$9,250,000

COMMUNICATION
All communication regarding any aspect of this offering shall be made directly through Nancy Surak at Land Advisors Organization.

Nancy Surak | nsurak@landadvisors.com
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DETAIL | ±72 ACRES ON US HWY 19 AND LAKE IN THE WOODS

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SURROUNDING RETAIL | ±72 ACRES ON US HWY 19 AND LAKE IN THE WOODS

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AREA | ±72 ACRES ON US HWY 19 AND LAKE IN THE WOODS

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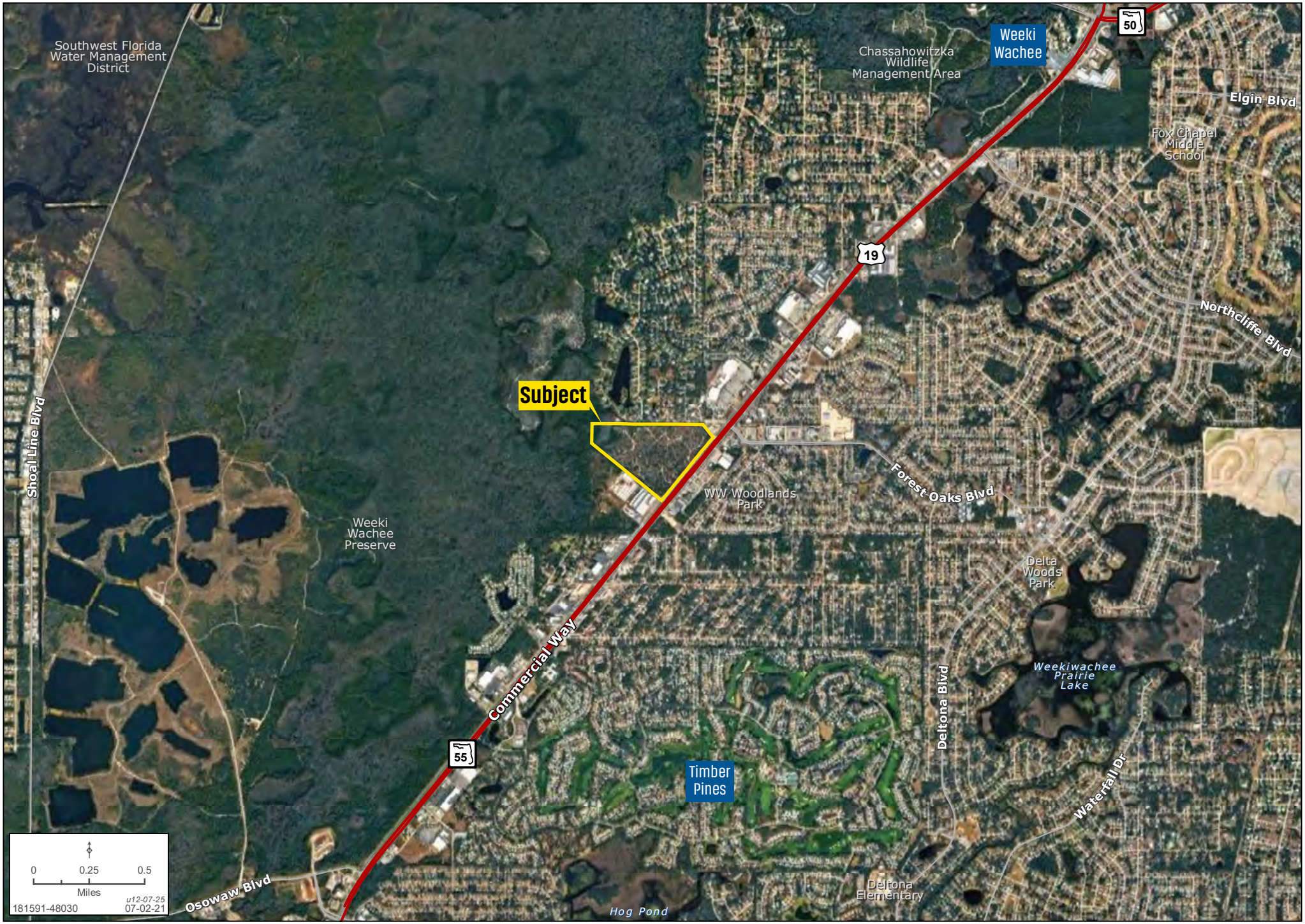

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DEVELOPMENT | ±72 ACRES ON US HWY 19 AND LAKE IN THE WOODS

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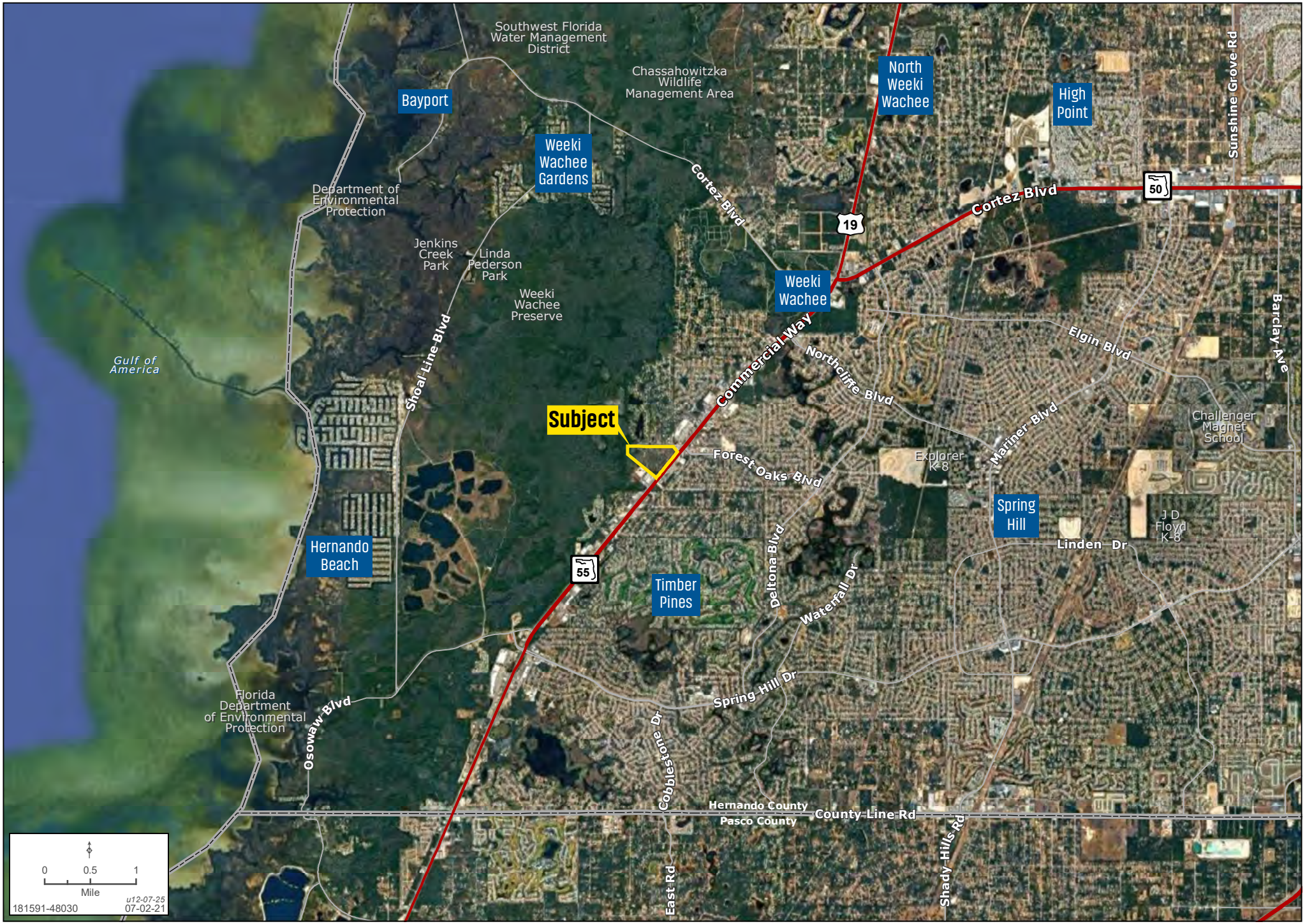

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REGIONAL | ±72 ACRES ON US HWY 19 AND LAKE IN THE WOODS

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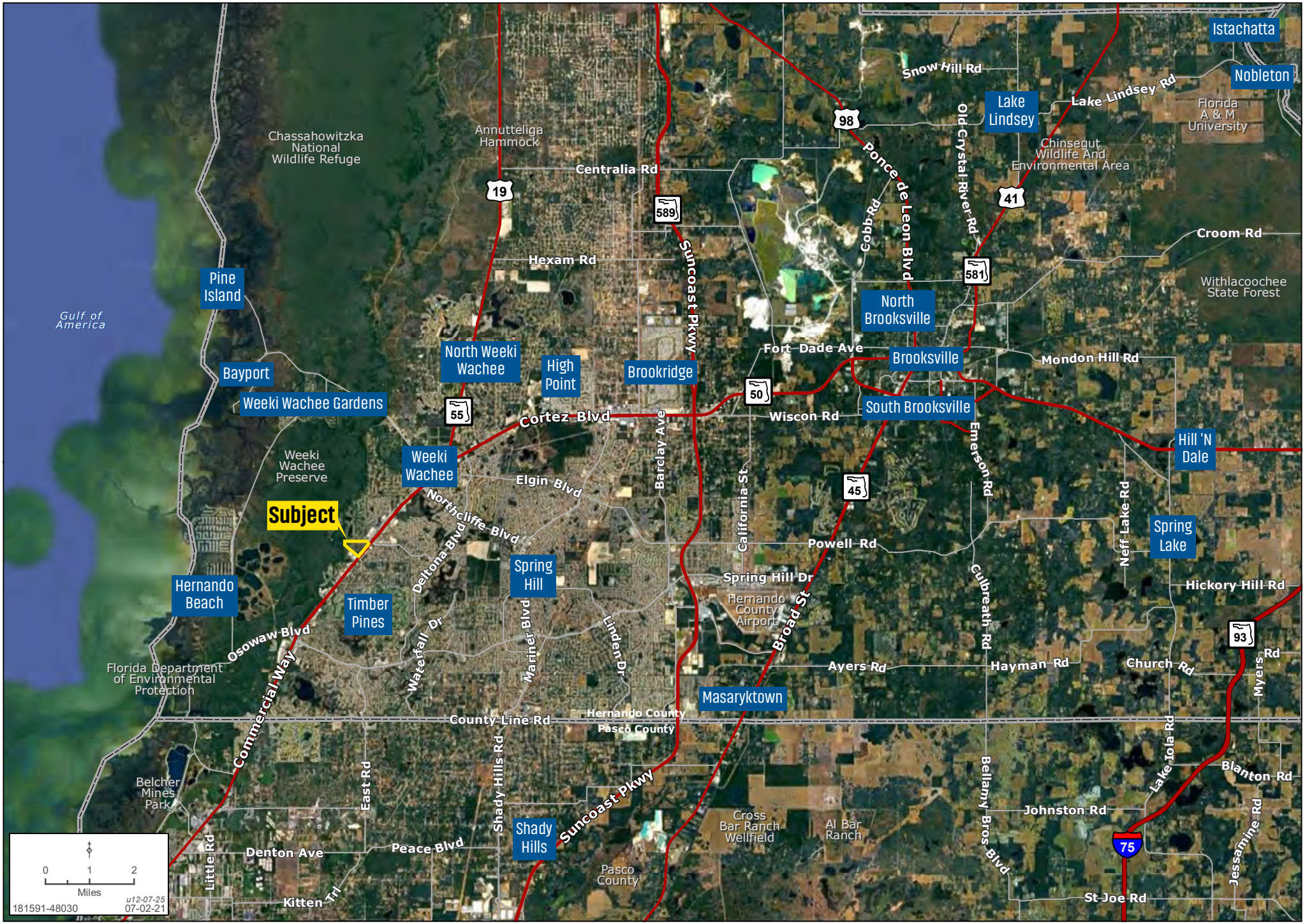

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METRO | ±72 ACRES ON US HWY 19 AND LAKE IN THE WOODS

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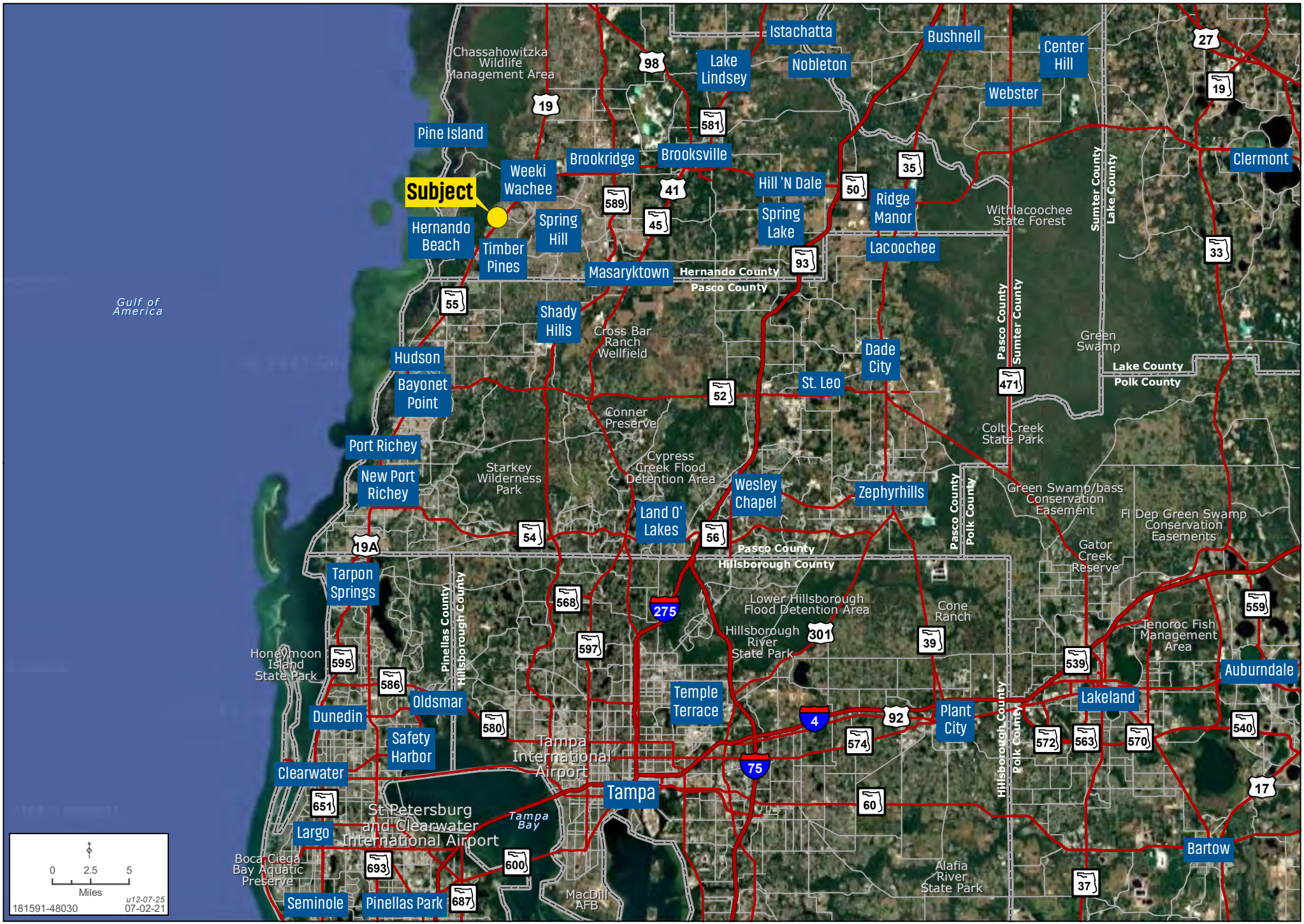

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