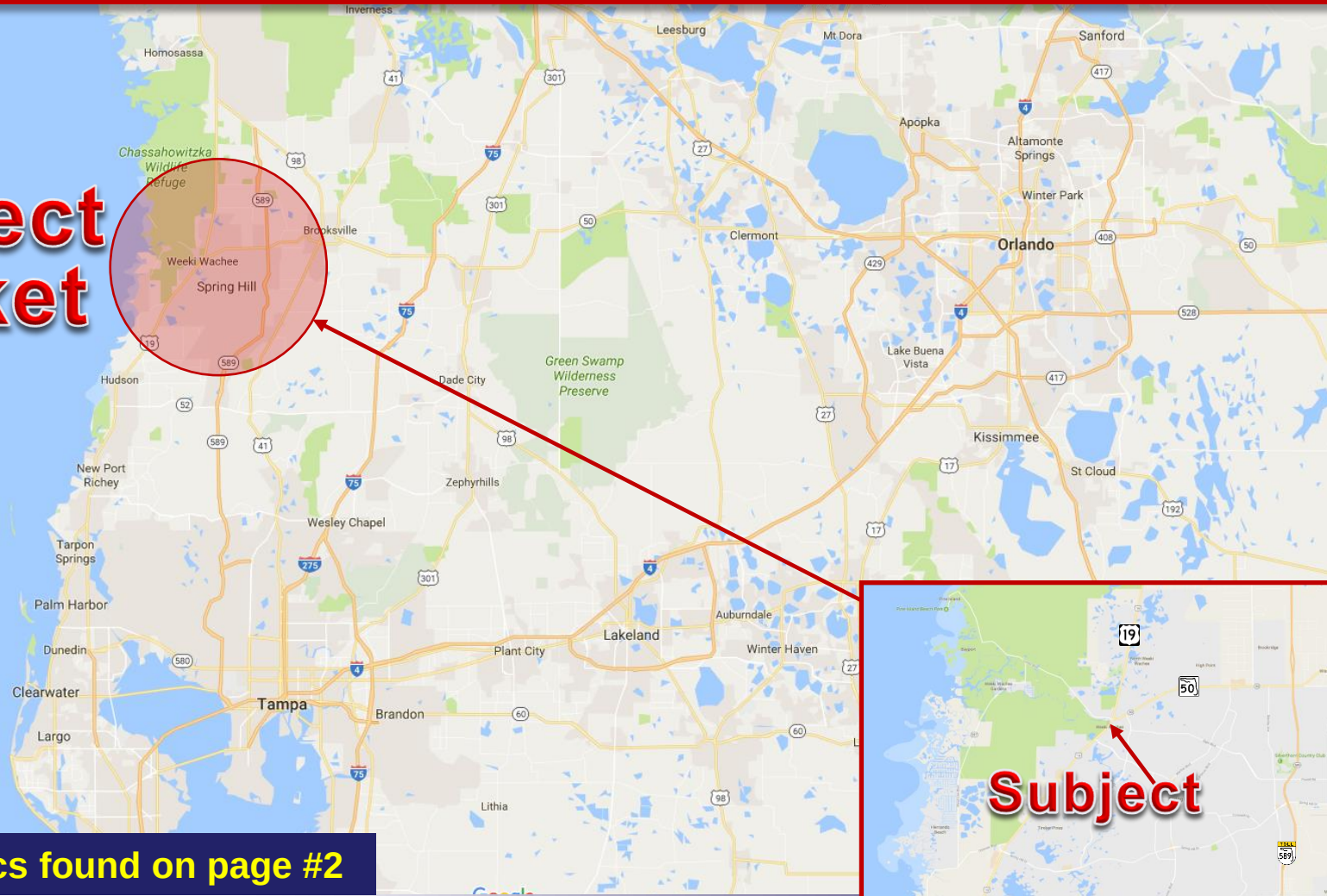


Subject Market



J. EDWARD DICKINSON
1311 North Church Avenue, Tampa, FL 33607
T: 813-879-3522
F: 813-879-1135
ed@wditampa.com

Walter Dickinson of Tampa Bay, Inc.
Commercial and Industrial Real Estate Services

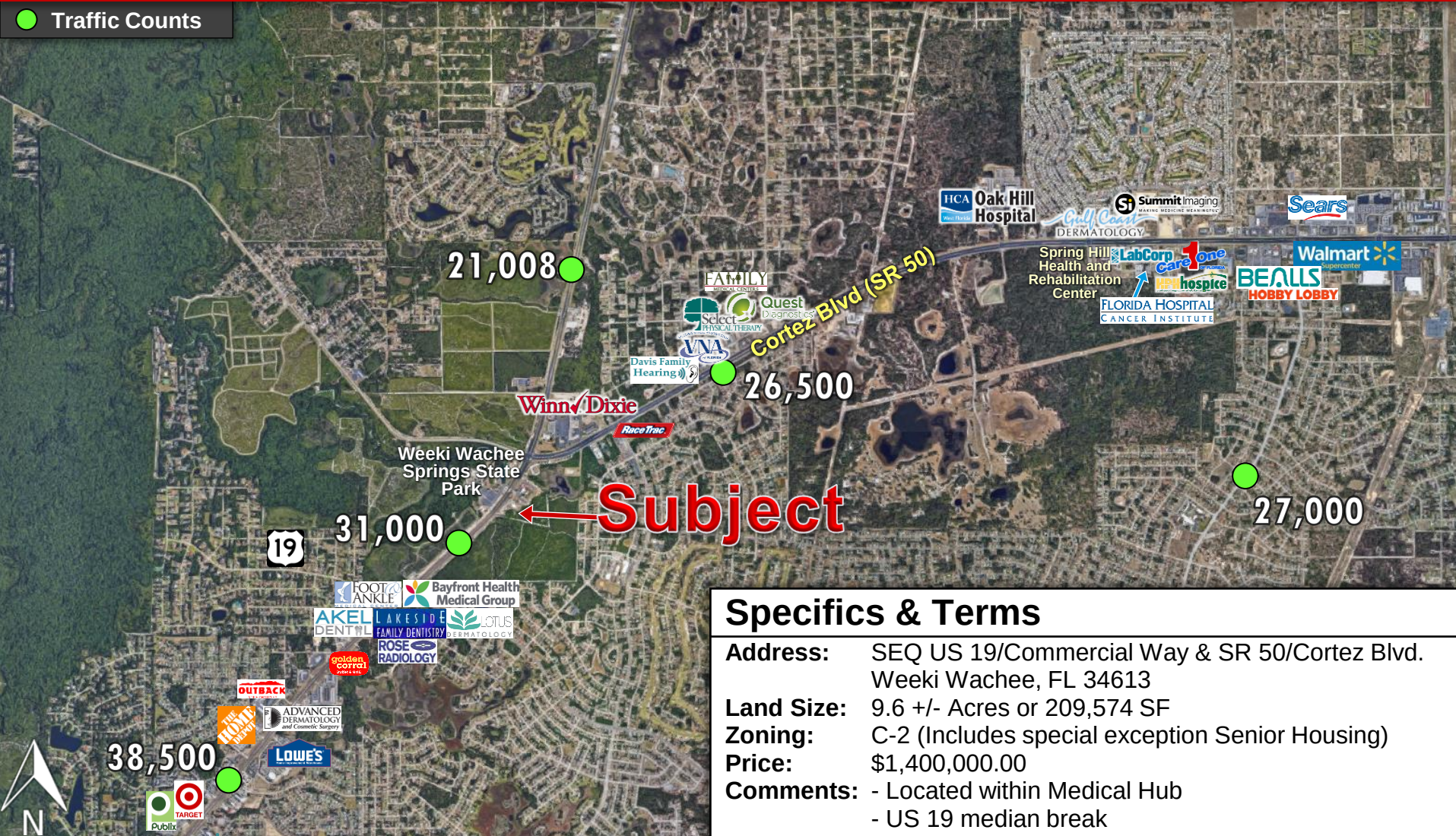


Local Generator Map

SEQ US 19/Commercial Way & SR 50/Cortez Blvd., Weeki Wachee, Hernando County, Florida



Traffic Counts



Specifics & Terms

Address: SEQ US 19/Commercial Way & SR 50/Cortez Blvd.
Weeki Wachee, FL 34613

Land Size: 9.6 +/- Acres or 209,574 SF

Zoning: C-2 (Includes special exception Senior Housing)

Price: \$1,400,000.00

Comments: - Located within Medical Hub
- US 19 median break

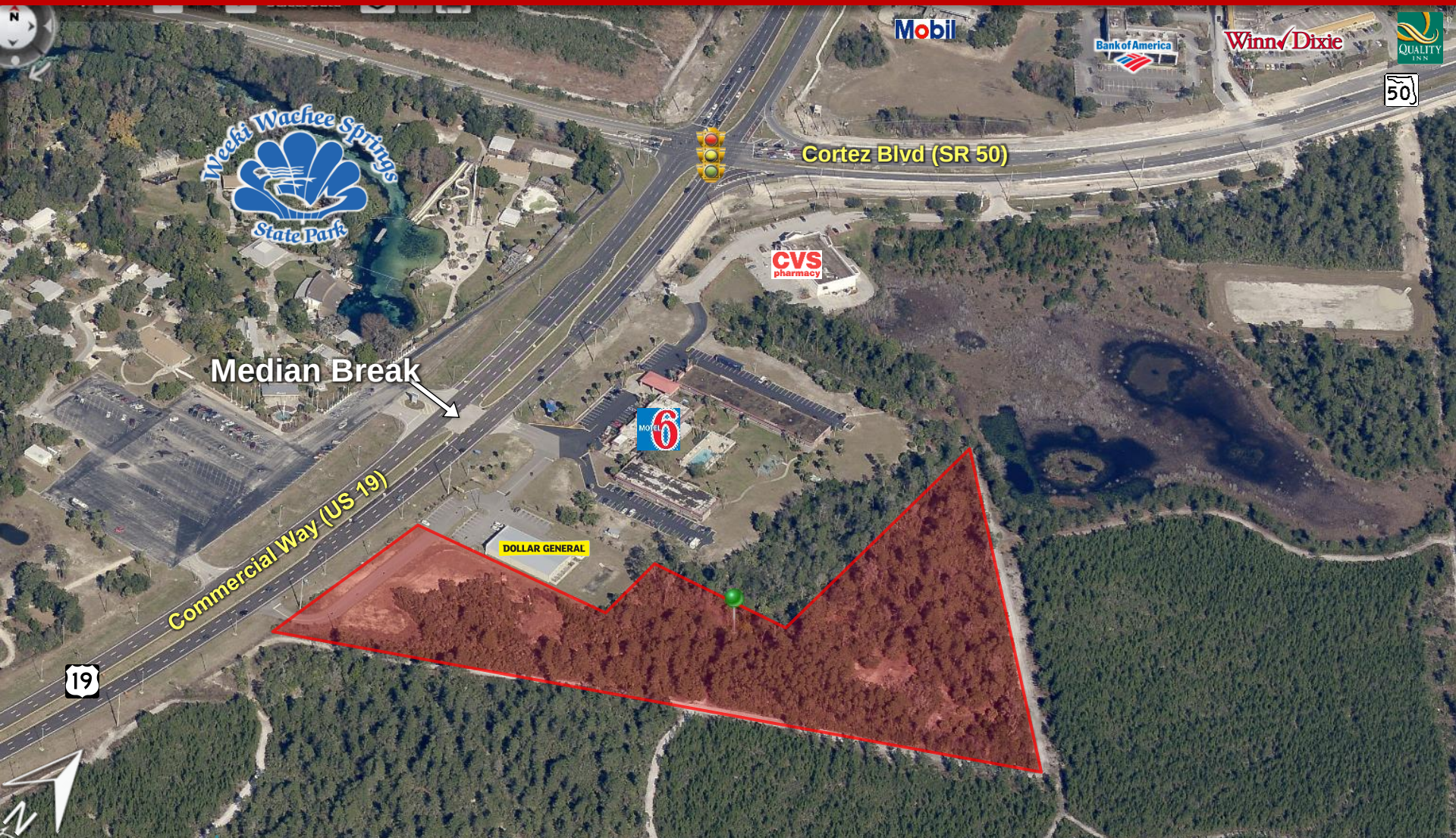
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Aerial

SEQ US 19/Commercial Way & SR 50/Cortez Blvd., Weeki Wachee, Hernando County, Florida



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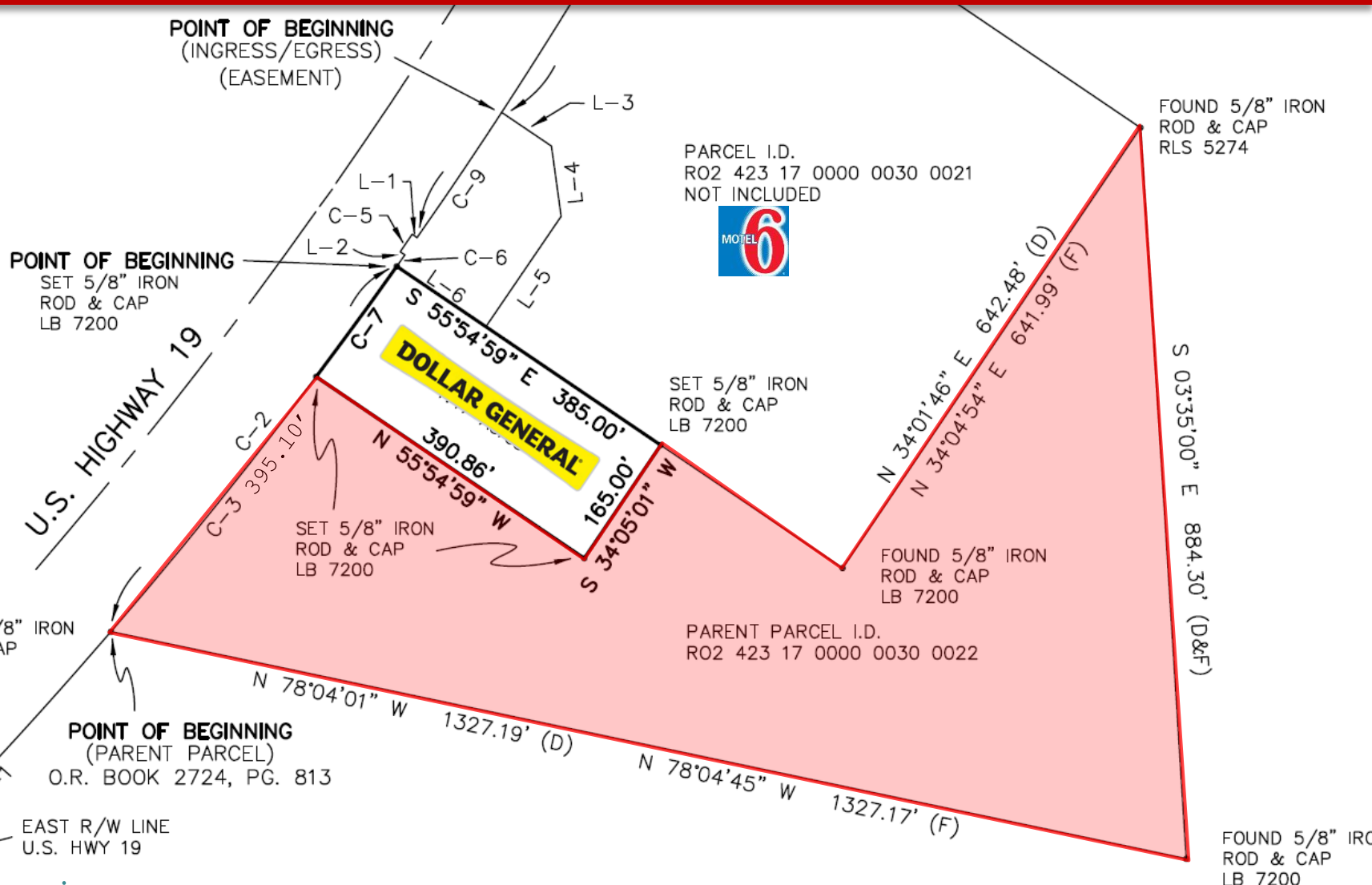


SEQ US 19/Commercial Way & SR 50/Cortez Blvd., Weeki Wachee, Hernando County, Florida



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PARCEL I.D.
RO2 423 17 0000 0030 0021
NOT INCLUDED



Conceptual Plan – Commercial & Senior Housing Use

SEQ US 19/Commercial Way & SR 50/Cortez Blvd., Weeki Wachee, Hernando County, Florida



ADDRESS: 5795 ULMERTON RD
CLEARWATER, FL 33760

ENGINEER: COASTAL ENGINEERING ASSOC., INC.

ADDRESS: 966 CANDLELIGHT BLVD.
BROOKSVILLE, FL 34601

PHONE: (352) 796-9423

PARCEL KEY: 01486564

EXISTING ZONING: GHC - PDP WITH C-2 PERMITTED USES

FUTURE LAND USE: RC

FEMA FLOOD ZONE: C

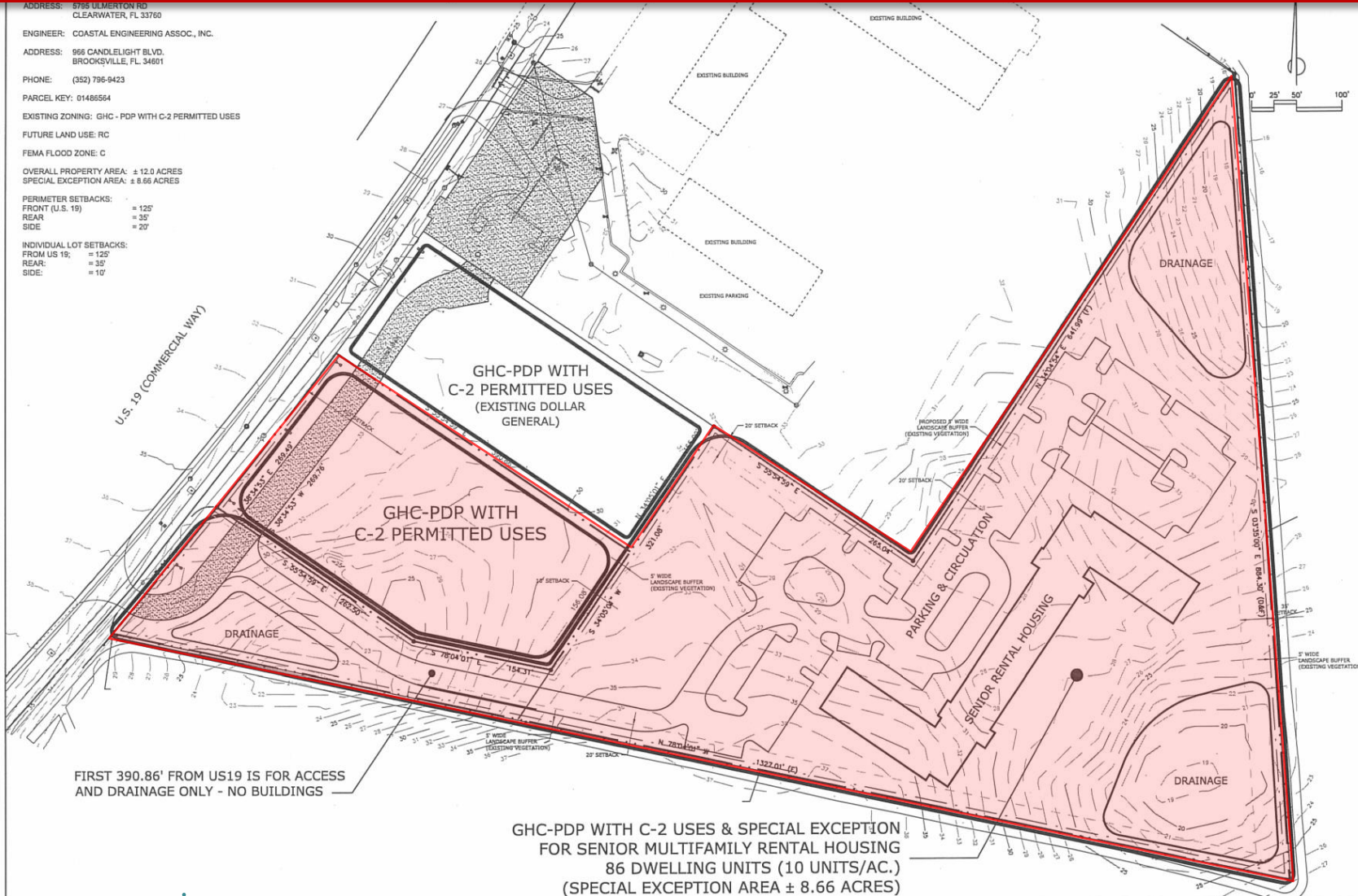
OVERALL PROPERTY AREA: ± 12.0 ACRES
SPECIAL EXCEPTION AREA: ± 8.66 ACRES

PERIMETER SETBACKS:

FRONT (U.S. 19) = 125'
REAR = 35'
SIDE = 20'

INDIVIDUAL LOT SETBACKS:

FROM US 19, = 125'
REAR: = 35'
SIDE: = 10'



SPECIAL EXCEPTION SENIOR
MULTIFAMILY RENTAL HOUSING

GREYSTONE, LLP

Engineering
Surveying
Planning
Construction Management
Coastal
ENGINEERING ASSOCIATION, INC.
1805 Candlelight Boulevard - Brooksville, FL 34601
(352) 796-9423
EIN: 06001142

FIGURE OF DOCUMENT
THIS DOCUMENT, COMPOSED OF THE
SHEET(S) HEREON, IS THE PROPERTY OF
COASTAL ENGINEERING ASSOCIATION, INC.
IT IS TO BE USED ONLY FOR THE PROJECT
AND SITE SPECIFICALLY IDENTIFIED
HEREIN. ANY REUSE OR MODIFICATION
WITHOUT AUTHORIZATION OF COASTAL
ENGINEERING ASSOCIATION, INC.

DATE	REV	BY	CHK	DESCRIPTION

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Street View

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