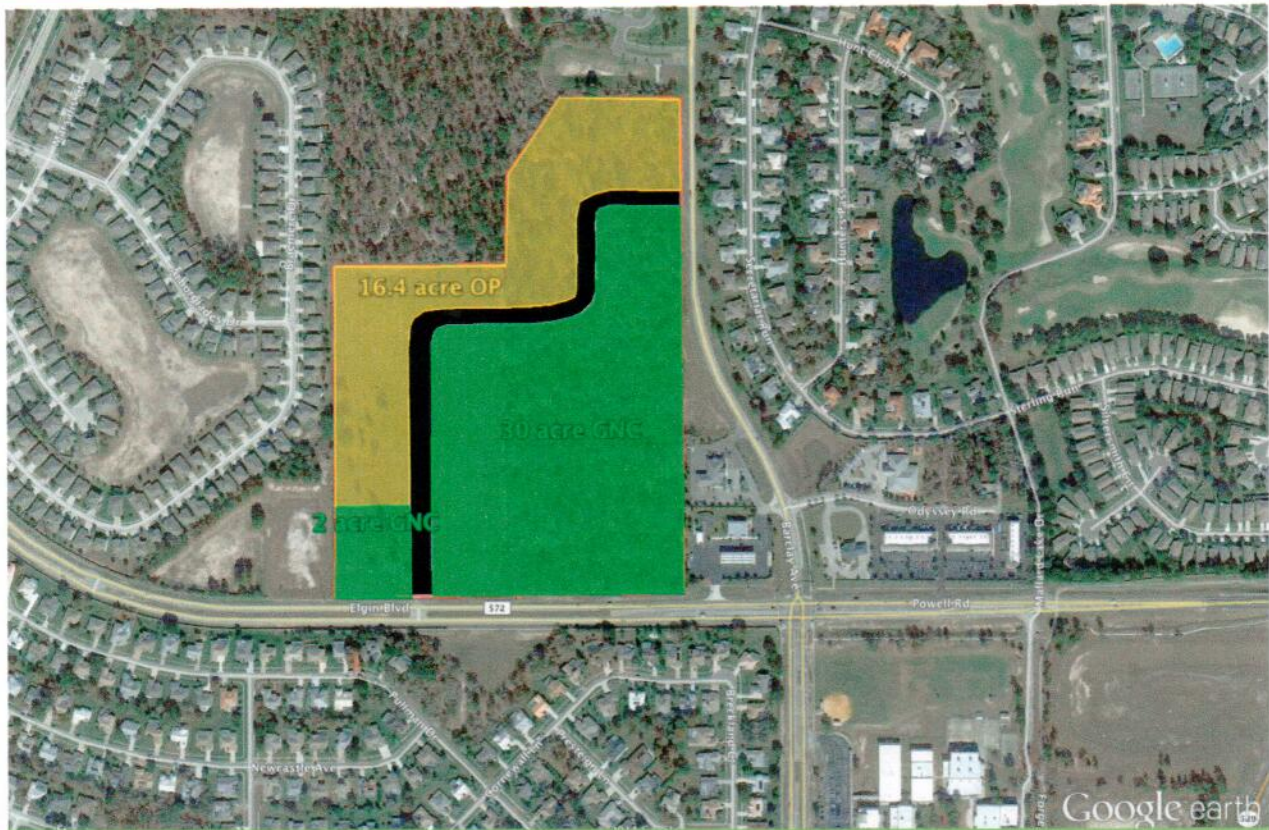


# 48.4 acres NWQ Elgin & Barclay Rd.

Spring Hill, Florida

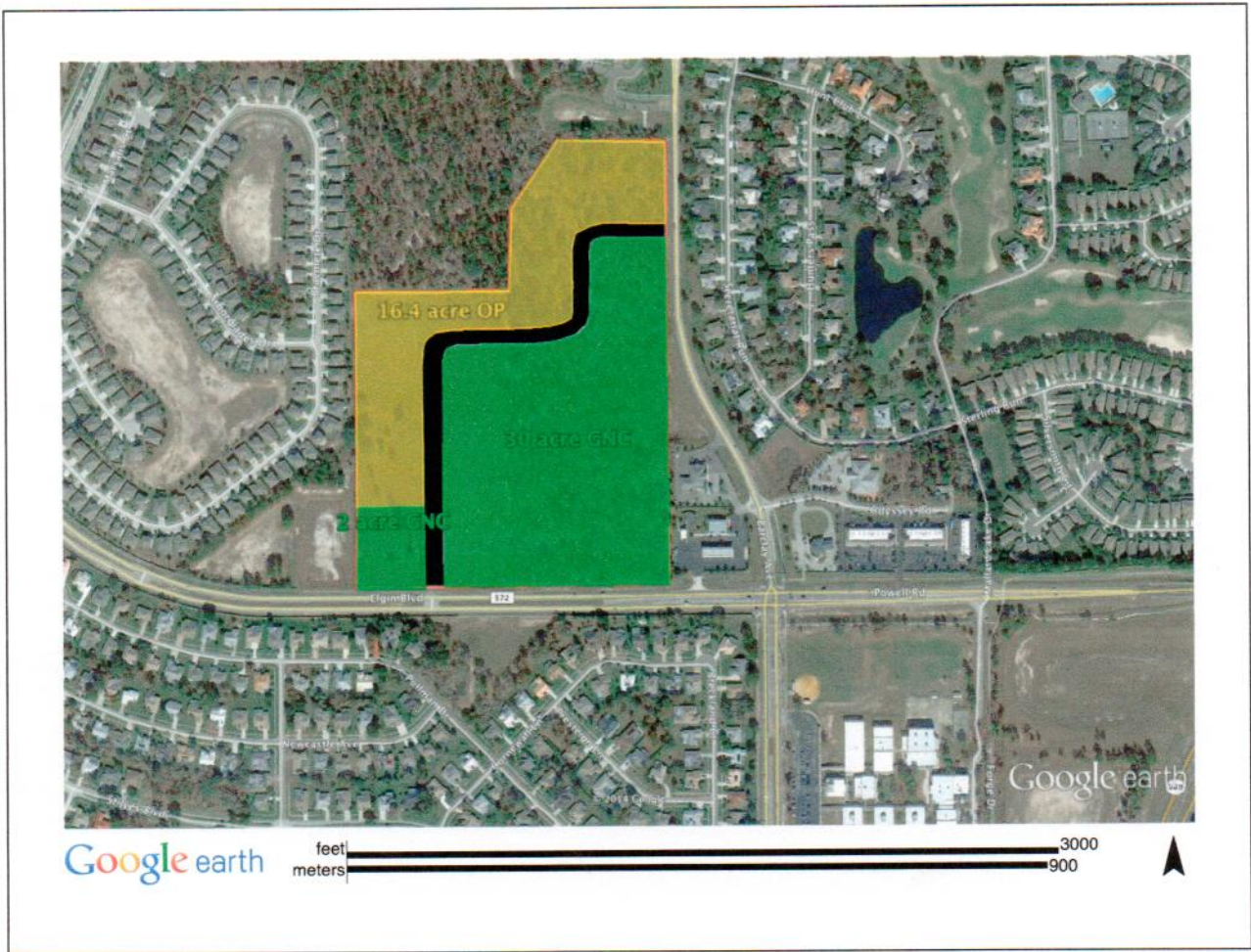
**PDP (GHC & OP) General Highway Commercial & Office Professional**



Tract A 2 acres Commercial (GNC)	List Price: \$900,000
Tract B 16.4 acres Office/Professional (OP)	List Price: \$2,900,000 (\$4.06/sf)
Tract C 30 acres Commercial (GNC)	List Price: \$6,550,000

All utilities are available. Seller will subdivide. For additional information contact Buddy Selph [buddy@tommiedawson.com](mailto:buddy@tommiedawson.com) or 352-796-4948 (cell 352-650-9394).

TOMMIE DAWSON REALTY



### Property Narrative

The property consist of 48.4 acres at the NEQ of Elgin Blvd & Barclay Rd in Spring Hill Florida. 32 acres of the land is zoned to allow General Highway Commercial Uses and the remaining 16.4 acres is zoned for Office/Professional Use.

The intersection of Barclay & Elgin Blvd is signalized. Elgin and Barclay are 4 lane roads west and south of the intersection and two lane roads north & east of the intersection.

2013 Traffic counts on Elgin (subject) was 14,616 vehicles per day (vpd) The NWC of the intersection is improved with a Circle K convenience store and Centennial Bank. The NEC is improved with a bank and small retail strip center. The SEC is improved with Powell Middle School and the SWC is residential , Pristine Place subdivision . All necessary utilities including electric, telephone, cable, central water & sewer service are readily available and have capacity in their respective systems. The property may be developed with a maximum of 395,000 sf of leasable building space.



View facing north

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The property is surrounded by upper income residential developments to the east, south & west and dense (300 unit) multi-family zoned land to the north.

Not only the largest, but the only commercial land available at this busy intersection. Bracketed by two public schools less than 1/2 mile either side this location is convenient to pedestrian traffic and casual traffic alike. The subject is a mixed use development to serve the surrounding and nearby community.

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