

EXCLUSIVE OFFERING

PRIME COMMERCIAL DEVELOPMENT LAND

Adjacent to Walmart, Burger King, Taco Bell, Zaxby's

Anderson Snow Road

Spring Hill, Hernando County, Florida 34609

4.43 ACRES | COMMERCIAL ZONING (PDP/C2) | ALL UTILITIES

DIVIDED HIGHWAY FRONTAGE | SHOVEL-READY | FLAT TERRAIN

SUNCOAST PARKWAY CORRIDOR | AIRPORT COMMERCE CENTER

ASKING PRICE: \$1,400,000

(\$316,027 per acre)

Spring Hill Marketplace | Hernando County, Florida

Prepared by **Brian Adrian MBA, PhD and Staff**

adrian@dradrian.net

February 2026

EXECUTIVE SUMMARY

This exceptional 4.43-acre commercial land assemblage presents a rare opportunity to acquire shovel-ready development land in one of Florida's fastest-growing corridors. Located directly adjacent to operating national retailers including Walmart, Burger King, Taco Bell, and Zaxby's, this property offers immediate development potential with all utilities in place.

Investment Highlights

Total Acreage	4.43 Acres (2 Parcels Combined)
Lot 2	2.0 Acres
Lot 3	2.43 Acres
Zoning	PDP General Commercial (C2)
Subdivision	Spring Hill Marketplace PH 1 & 2
Road Frontage	Divided Highway (Anderson Snow Road)
Utilities	ALL AT PROPERTY EDGE — Electric, Water, Sewer, Cable
Terrain	Flat — Ready for Development
Asking Price	\$1,400,000 (\$316,027/acre)

Key Value Propositions

1. ADJACENT TO NATIONAL RETAILERS: Walmart Neighborhood Market, Burger King, Taco Bell, and Zaxby's all operating immediately adjacent to property.
2. ALL UTILITIES IN PLACE: Electric, water, sewer, and cable at property edge — no extension costs, no delays.
3. SHOVEL-READY: Flat terrain, commercial zoning approved, infrastructure complete — immediate development.
4. SUNCOAST PARKWAY ACCESS: Less than 1 mile to Exit 41 — direct connection to Tampa Bay metro.
5. AIRPORT COMMERCE CENTER: Half mile from Brooksville-Tampa Bay Regional Airport — 900+ new jobs coming with \$75M Burrell Aviation expansion.
6. HIGH TRAFFIC CORRIDOR: Divided highway with established retail traffic patterns.

PROPERTY DETAILS

Parcel Information

Detail	Lot 2	Lot 3
Acreage	2.0 Acres	2.43 Acres
Subdivision	Spring Hill Marketplace	Spring Hill Marketplace PH2
Zoning	PDP General Commercial	PDP General Commercial (C2)
Road Frontage	Anderson Snow Road	Anderson Snow Road
Terrain	Flat	Flat
COMBINED TOTAL	4.43 ACRES	

Utilities — All At Property Edge

Utility	Status
Electric	AVAILABLE AT EDGE
Water (Public)	AVAILABLE AT EDGE
Sewer (Public)	AVAILABLE AT EDGE
Cable/Internet	AVAILABLE AT EDGE
Fire Hydrant	AVAILABLE

Location Advantages

Address: Anderson Snow Road, Spring Hill, FL 34609

County: Hernando County, Florida

Distance to Suncoast Parkway (Exit 41): Less than 1 mile

Distance to Brooksville-Tampa Bay Regional Airport: Approximately 1/2 mile

Distance to Spring Hill Drive: 1/4 mile south

Distance to Tampa International Airport: ~40 minutes via Suncoast Parkway

ADJACENT RETAIL DEVELOPMENT

National Retailers — Operating Adjacent to Property

Retailer	Address / Status
Walmart Neighborhood Market	3144 Anderson Snow Rd — OPERATING
Walmart Fuel Station	3144 Anderson Snow Rd — OPERATING
Burger King	Anderson Snow Rd — OPERATING
Taco Bell	Anderson Snow Rd — OPERATING
Zaxby's	3042 Anderson Snow Rd — OPERATING

Why Adjacent Retail Matters

1. **PROVEN LOCATION:** National retailers conduct extensive site analysis before building — their presence validates the commercial viability of this corridor.
2. **ESTABLISHED TRAFFIC:** Walmart, fast food, and fuel draw consistent daily traffic — your development benefits from existing customer flow.
3. **INFRASTRUCTURE COMPLETE:** Roads, utilities, and access already built to support commercial development.
4. **COMPLEMENTARY USES:** Medical, professional office, retail, restaurant, and service businesses all benefit from adjacent national retail anchors.
5. **REDUCED RISK:** This is not speculative greenfield development — this is proven commercial corridor infill.

Airport Commerce Center — 1/2 Mile East

Development	Details
Brooksville-Tampa Bay Regional Airport	2,400-acre master-planned campus
Burrell Aviation Expansion	\$75 million investment, 86 acres
Projected New Jobs	900+ jobs at full capacity
Facility Size	700,000 SF air cargo & logistics
Available Development Land	1,000+ acres

MARKET & COMPARABLE ANALYSIS

Commercial Land Comparables — Hernando/Pasco Counties

Property	Size	Price	\$/Acre
County Line Rd (High-Visibility)	2.9 ac	\$775,000	\$267,241
Shady Hills Rd (C-2 Zoned)	2.38 ac	\$425,000	\$178,571
County Line Rd (Commercial)	4.21 ac	\$600,000	\$142,518
Spring Hill Commercial Average	—	—	\$195,980
Hernando County Commercial Average	—	—	\$149,517
ANDERSON SNOW LOTS (SUBJECT)	4.43 ac	\$1,400,000	\$316,027

Premium Justification

The Anderson Snow lots command a premium over market averages due to superior characteristics:

Factor	Anderson Snow Advantage
Adjacent Retailers	Walmart, Burger King, Taco Bell, Zaxby's OPERATING
Utilities	ALL at property edge including SEWER
Road Frontage	Divided highway — high visibility
Terrain	Flat — no grading required
Zoning	Commercial approved — no rezoning needed
Parkway Access	< 1 mile to Suncoast Parkway
Airport Proximity	1/2 mile to BKV Commerce Center (900 jobs)

SUNCOAST PARKWAY GROWTH CORRIDOR

\$741 Million Infrastructure Investment (2025-2029)

Florida's Turnpike Enterprise is making massive infrastructure investments in Hernando, Pasco, Hillsborough, and Citrus counties:

Project	Status
Suncoast Parkway Widening (4 to 8 lanes)	PD&E Underway
Phase 2 Extension (SR 44 to CR 486)	Under Construction
Phase 3 Extension (CR 486 to US 19)	Design Phase
Completion Goal	Tampa to Crystal River — No Stoplights

Regional Growth Indicators

Indicator	Data
Florida Population Growth	1,000+ people per day
Spring Hill New Home Listings	345+ homes
Major Builders Active	Pulte, Holiday, M/I Homes
Trillium Community	860+ homes
Authentix Suncoast Apartments	Up to 400 units approved

Ideal Uses for This Property

Given the adjacent retail development, zoning, and location, this property is ideal for:

Medical Office / Urgent Care — serves residential growth and retail traffic

Professional Office — complements retail corridor

Restaurant / QSR — benefits from Walmart/fast food traffic

Retail Pad Sites — national tenant potential

Service Businesses — auto, financial, insurance, real estate

Convenience Uses — pharmacy, bank, dry cleaner

PRICING SUMMARY

Asking Price	\$1,400,000
Total Acreage	4.43 Acres
Price per Acre	\$316,027
Zoning	PDP General Commercial (C2)
Utilities	All at Property Edge
Road Frontage	Divided Highway
Adjacent Retailers	Walmart, Burger King, Taco Bell, Zaxby's
Development Status	SHOVEL-READY

Investment Thesis

This commercial land assemblage offers a compelling investment opportunity:
Acquire shovel-ready land with all utilities, commercial zoning, and flat terrain
Benefit from adjacent national retailer traffic (Walmart, Burger King, Taco Bell, Zaxby's)
Capitalize on Suncoast Parkway corridor growth and \$741M infrastructure investment
Proximity to airport commerce center brings 900+ new jobs to immediate area
Premium location commands premium pricing — buyers pay for certainty and speed to market

CONTACT INFORMATION

Prepared by Brian Adrian MBA, PhD and Staff

Email: adrian@dradrian.net

For additional information, site tours, or to submit an offer,
please contact us directly.

This offering memorandum has been prepared for informational purposes only. All information contained herein is believed to be accurate but is not guaranteed. Buyers should conduct their own due diligence.

February 2026