

FOR SALE

6220 WHITE RD

Brooksville, FL 34602

PRESENTED BY:

RYAN EDWARDS

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GAIL BOWDEN

O: 941.223.1525

gail.bowden@svn.com





OFFERING SUMMARY

SALE PRICE:	\$1,199,000
LOT SIZE:	8.7 Acres
PRICE / ACRE:	\$137,816
ZONING:	AR
MARKET:	Brooksville
SUBMARKET:	Tampa
TRAFFIC COUNT:	20,000
APN:	R02 423 20 0000 0110 0000
VIDEO:	View Here

PROPERTY OVERVIEW

8.7 acres of land with a 4,536 heated sf building built in 1981 on the back of the property.

The building can be used for a warehouse, maintenance garage, or storage. The property is versatile and can potentially accommodate many uses including farmland, ranch, RV park, and residential development.

PROPERTY HIGHLIGHTS

- Easy access to I-75
- Potentially accommodate many uses
- Excellent visibility

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SALE PRICE**\$1,199,000****PROPERTY INFORMATION**

PROPERTY TYPE	Land
PROPERTY SUBTYPE	Multifamily
ZONING	AR
LOT SIZE	8.7 Acres
APN #	R02 423 20 0000 0110 0000
LOT FRONTAGE	600 ft
LOT DEPTH	625 ft
CORNER PROPERTY	Yes
TRAFFIC COUNT	20000
TRAFFIC COUNT STREET	Cortez Blvd [US 98 N]
WATERFRONT	No

LOCATION INFORMATION

STREET ADDRESS	6220 White Rd
CITY, STATE, ZIP	Brooksville, FL 34602
COUNTY	Hernando
MARKET	Brooksville
SUB-MARKET	Tampa
CROSS-STREETS	Cortez Blvd & White Rd
TOWNSHIP	23S
RANGE	20E
SECTION	02
SIDE OF THE STREET	East
SIGNAL INTERSECTION	No
ROAD TYPE	Highway
MARKET TYPE	Small
NEAREST HIGHWAY	0 miles to US 98
NEAREST AIRPORT	55.4 miles to Tampa International Airport

PARKING & TRANSPORTATION

STREET PARKING	No
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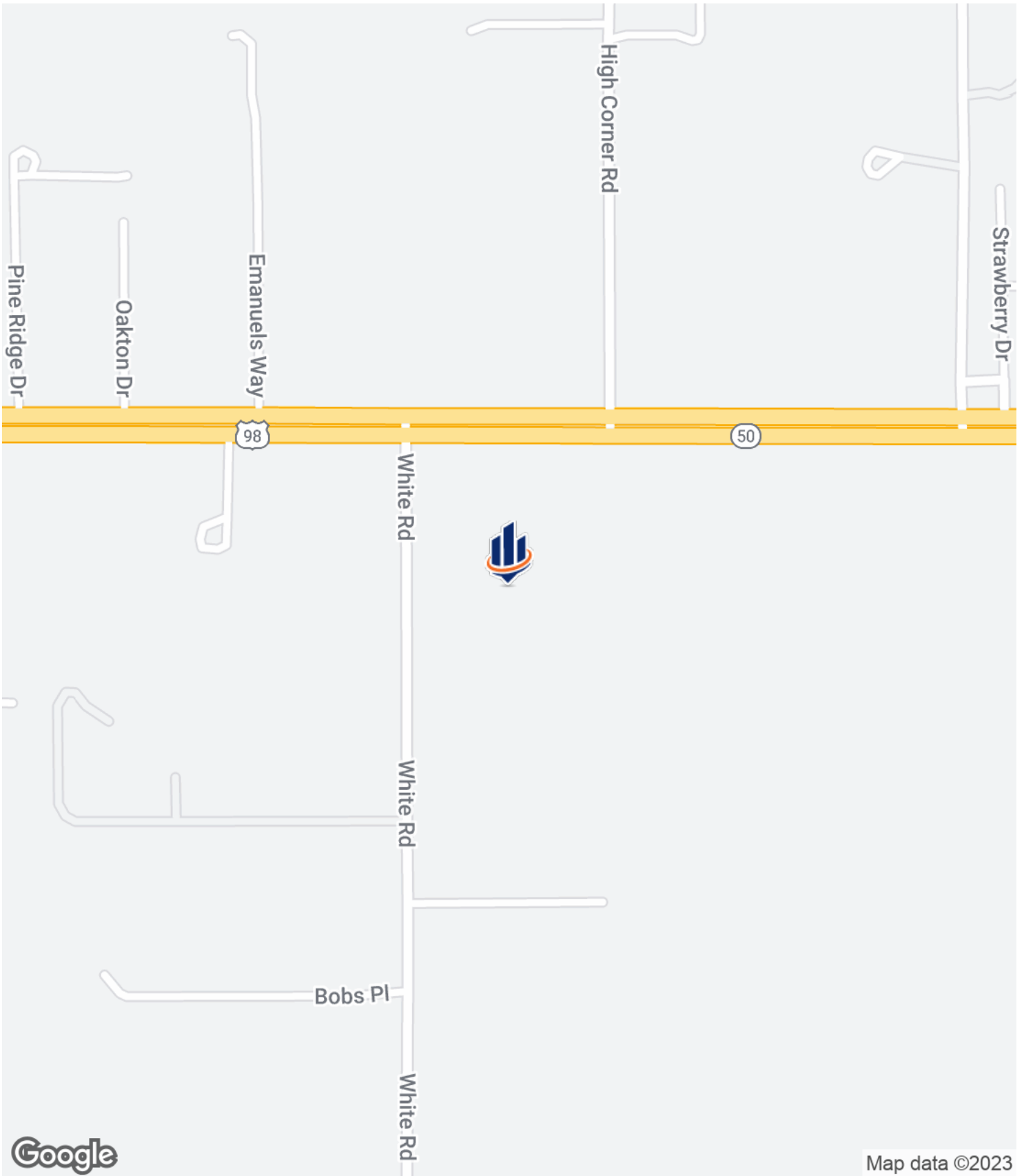
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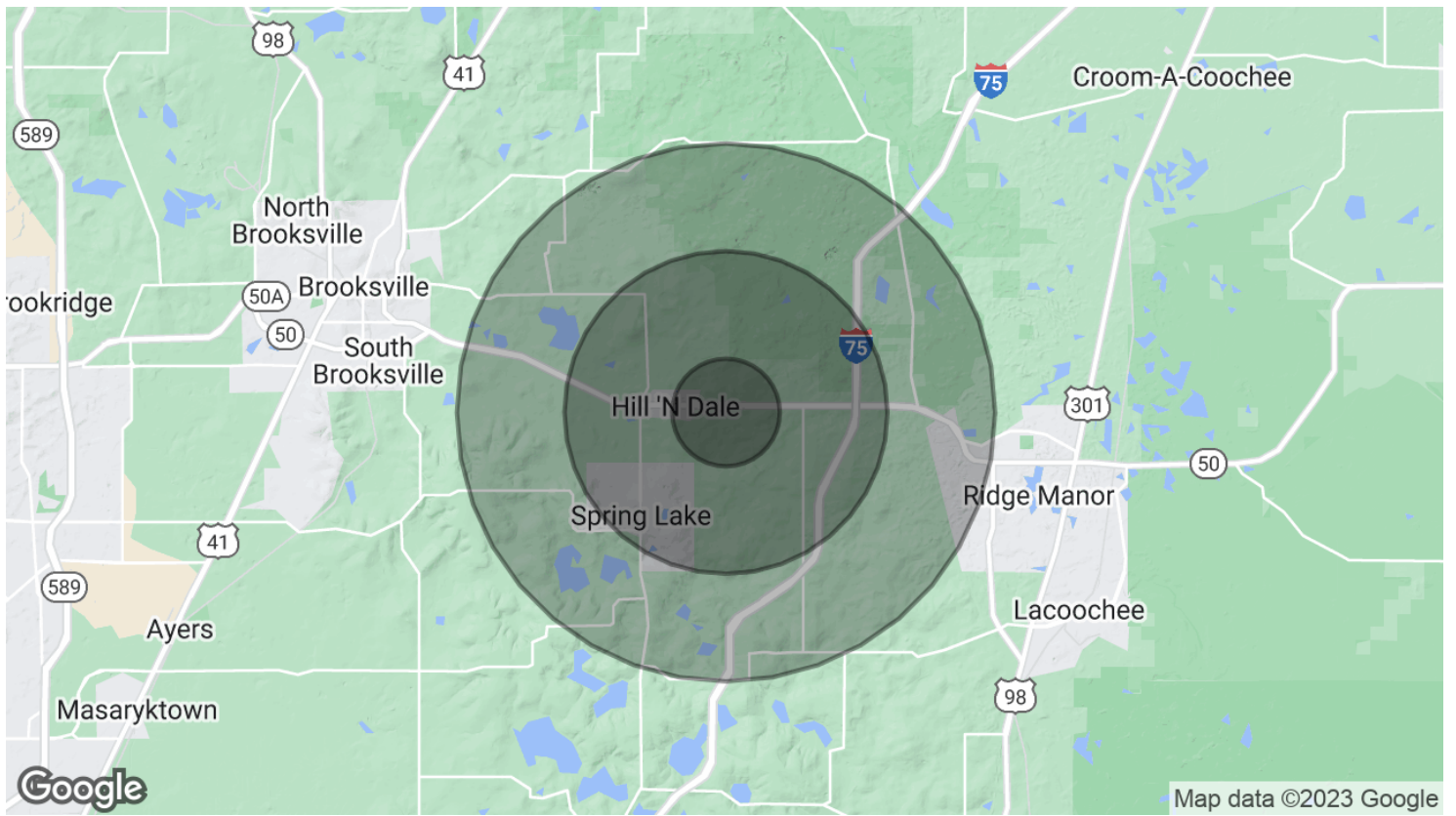
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POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	510	4,454	11,226
AVERAGE AGE	45.3	47.8	50.0
AVERAGE AGE (MALE)	43.3	46.5	48.1
AVERAGE AGE (FEMALE)	47.1	49.3	51.8

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	169	1,842	5,183
# OF PERSONS PER HH	3.0	2.4	2.2
AVERAGE HH INCOME	\$67,958	\$58,334	\$57,272
AVERAGE HOUSE VALUE	\$168,391	\$150,839	\$170,263

* Demographic data derived from 2020 ACS - US Census

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RYAN EDWARDS

Associate Advisor

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Direct: 941.387.1200 | **Cell:** 847.800.2252

PROFESSIONAL BACKGROUND

Ryan Edwards serves as an Associate Advisor for SVN Commercial Advisory Group in Sarasota, FL. Ryan's focus is on retail, industrial, & medical office space.

Prior to joining SVN, he worked 7 years as a 3rd party logistics broker, where he presented consultative and value driven solutions to trucking companies executive level leadership to increase efficiencies and drive profitability. He also worked for a SAAS company where he worked with retail and restaurant owners in digitizing their business. These previous positions have given him great expertise and insight into the industrial, retail, and medical office space.

Ryan grew up in Northfield, IL a suburb outside of Chicago and received his bachelor's degree in political science at the University of Dayton. He currently resides in the Arlington Park neighborhood of Sarasota and enjoys playing golf and fishing.

SVN | Commercial Advisory Group

1626 Ringling Boulevard, Suite 500
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GAIL BOWDEN

Senior Investment Advisor

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Direct: 941.223.1525 | **Cell:** 941.223.1525

PROFESSIONAL BACKGROUND

Gail Bowden, Senior Investment Advisor, and SVN Certified Office Specialist brings a unique blend of strategic creativity and expertise to the SVN Commercial Advisory Group team. Drawing on more than thirty years of experience, Bowden is well known for her business ingenuity and ability to navigate the complexities of venture capital, project finance, construction, and development.

Her project list is extensive, as well as her list of accomplishments as an expert and industry leader.

- Real Estate Forum's Women of Influence 2020 & 2016
- SVN's prestigious honor "Partners Circle" 2021, 2019, 2015 & 2014
- MS&C Commercial Presidents Circle, Top Team Outstanding Performance 2018 & 2017
- Four-time Top CRE Advisor; Top Producer; Top Sale Transaction
- Ranked #11 worldwide & #2 in Florida with SVN 2019
- Ranked #3 worldwide & #1 in Florida with SVN 2015

Ms. Bowden is well-known for closing complex and varied commercial investment projects, specializing in medical office, multifamily, and industrial properties from \$500,000 to \$60 million +. Gail's propensity for guiding clients to appropriate financing, coupled with her skill for identifying the most suitable investors for each deal, has contributed to her career sales total of over \$500 million.

From contract to closing, Gail handles each client with exceptional care, ensuring that every element of a transaction is presented in a clear and logical manner. Known for thorough research, stamina, and patience, Gail's ability to communicate clearly with all sides in any negotiation has established her as a true professional in the field. A passion for travel has enhanced Gail's ability to develop and cultivate long-standing relationships with real estate and development professionals all over the world.

RECENT TRANSACTIONS

- SOLD | Land Zoned PD | Riverview, FL | 18 Acres
- SOLD | Land Zoned OPI | Sarasota, FL | 3.143 Acres
- SOLD | Land Zoned CG | Venice, FL | 0.69 Acres

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