



HERNANDO COUNTY MULTIFAMILY LAND

DIRECTLY IN-BETWEEN 965 &
1071 CANDELIGHT BLVD
BROOKSVILLE, FL 34601

Eric Ammon, CCIM
Senior Advisor
O: 863.272.7135 | C: 863.602.1001
eric.ammon@svn.com

Craig Morby
Senior Advisor
O: 863.581.0059 | C: 863.581.0059
craig.morby@svn.com





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save a lot

Wawa

Sate Road 50

CVS



bealls
OUTLET

Winn/Dixie

DOLLAR TREE
SUBWAY

Walmart

Publix

1 PROPERTY INFORMATION

965 Candlelight Blvd
Brooksville, FL 34601

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Property Summary



Sale Price **\$1,200,000**

OFFERING SUMMARY

Lot Size:	5.98 Acres
Price / Acre:	\$200,669
County:	Hernando
Zoning:	PDP(MF-MH)
Taxes:	\$2,978.14 [2021]
Zoning:	Multi Family
APN:	R4221928000000600160

PROPERTY OVERVIEW

5.98 ± acres of desirable multifamily land located in Brooksville near the US-41 and SR-50 corridor, and between two other apartment sites - Candlelight Apartments and Julep Apartments. Zoning allows for 18 residential units per acre. Located within a well-established area in Brooksville that offers a plethora of amenities, including grocery, banks, retail, and restaurants within minutes of the site.

The asking price of just \$1,200,000 equates to an average cost per unit for the dirt of \$11,214.95. Monthly apartment rents in the immediate area range from a low of \$800 to a current high of \$1,519.

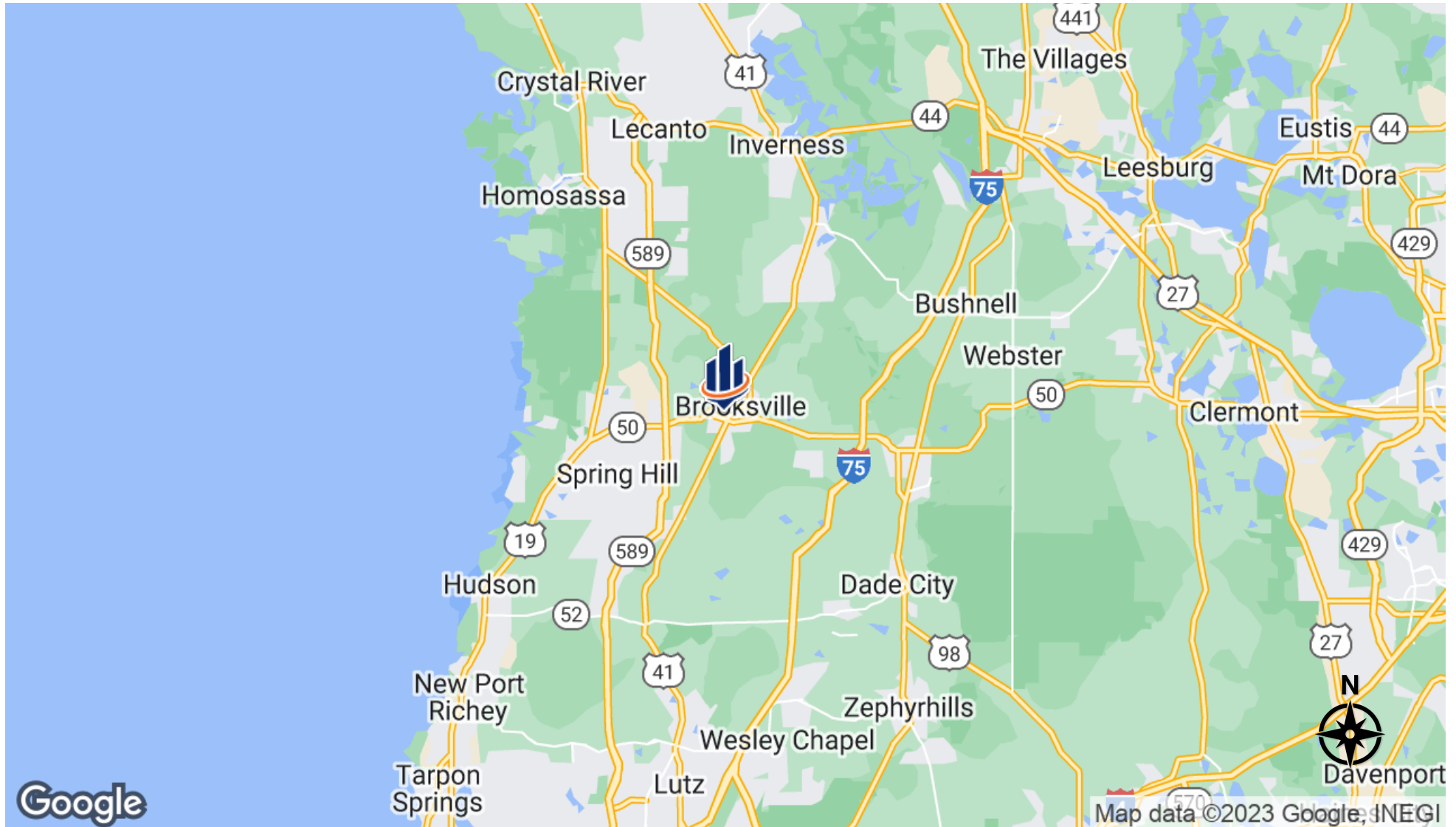
PROPERTY HIGHLIGHTS

- 5.98 Acres - Residential Vacant Brooksville at US 41 & Broad Street
- Conveniently Located at US 41 & SR 50 - 23,000 AADT
- Minutes away from desirable dining and shopping - Publix, Wawa, Applebees, Walmart, Lowes, etc.

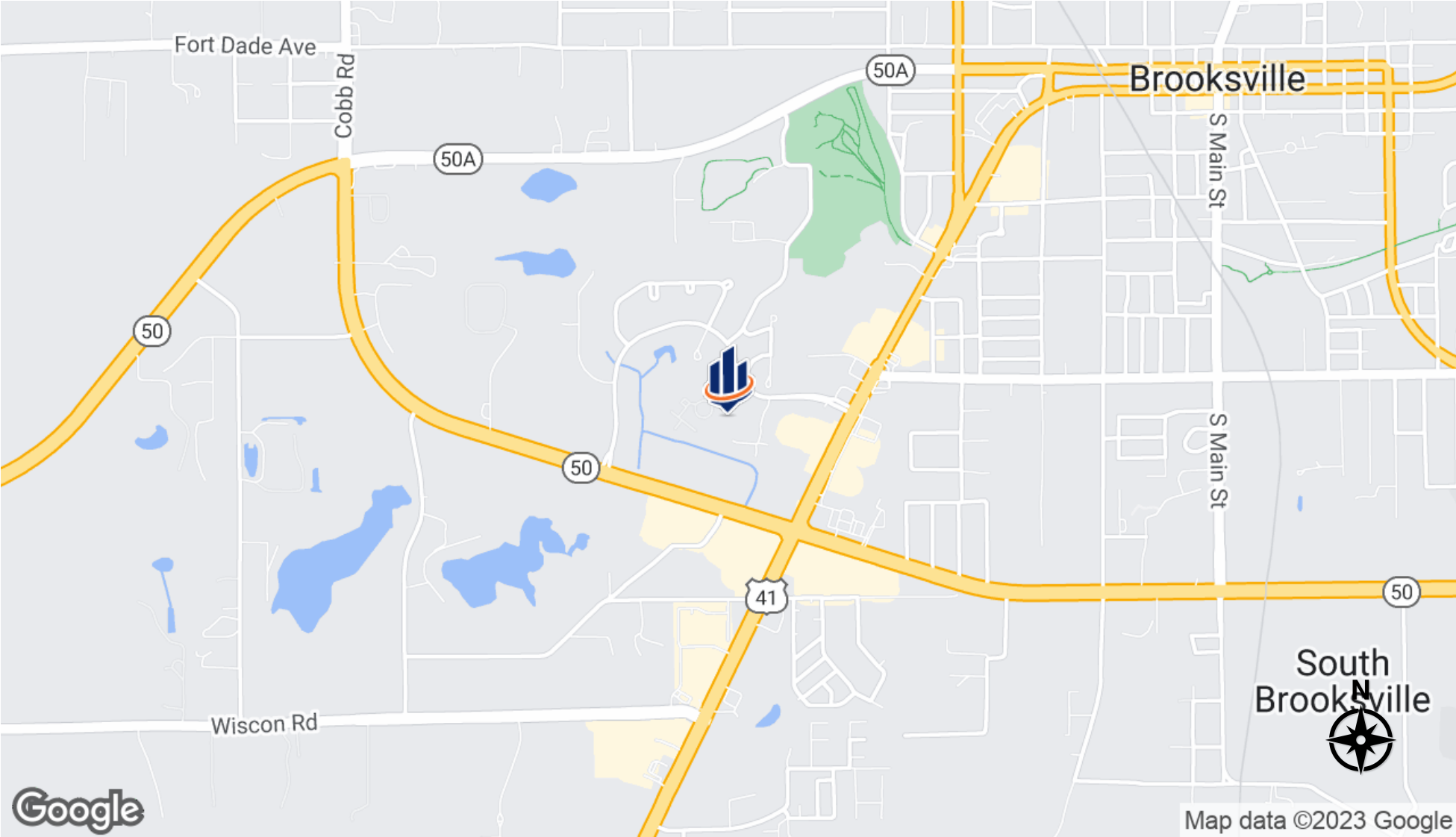
2 LOCATION INFORMATION

965 Candlelight Blvd
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Regional Map



Location Map

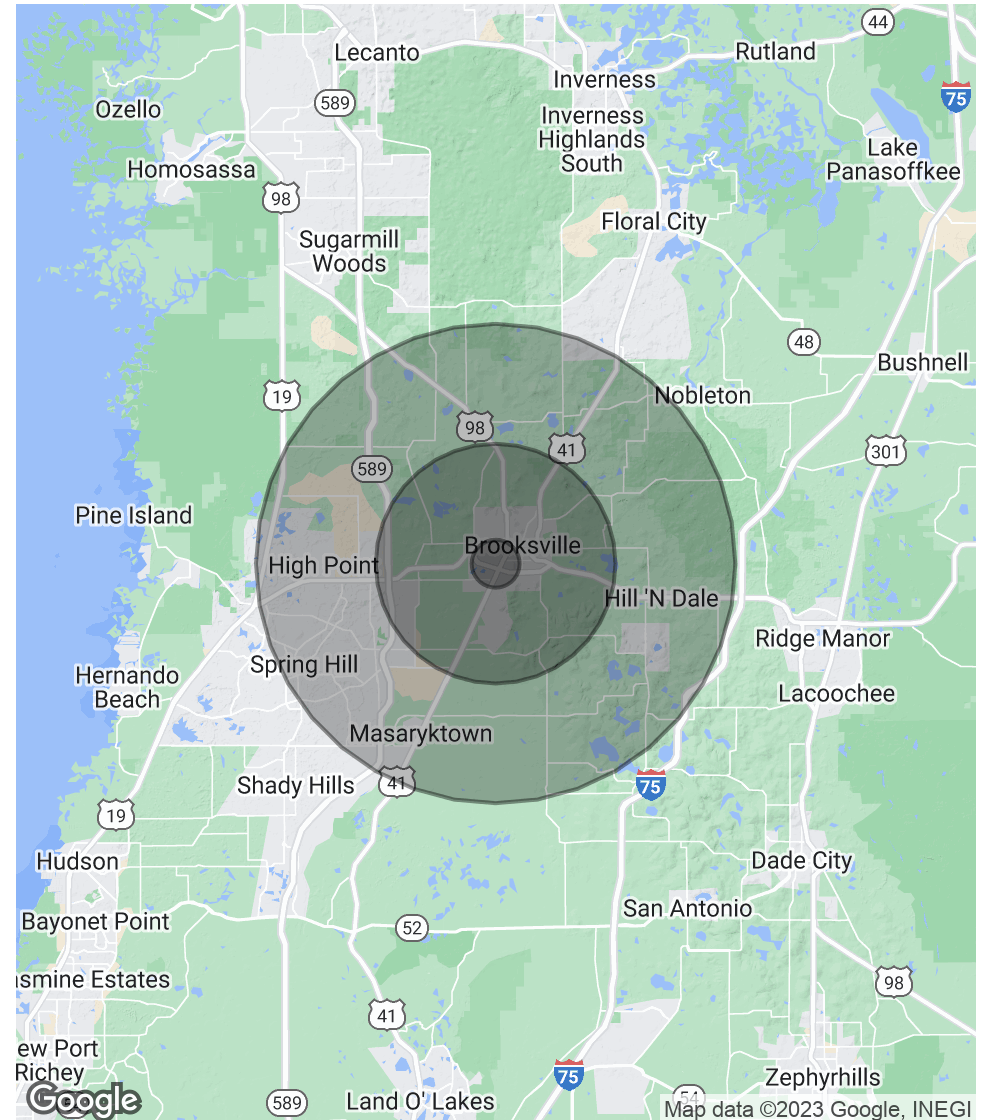


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Demographics Map & Report

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	2,518	21,331	99,081
Average Age	36.1	44.8	44.7
Average Age (Male)	32.6	41.0	43.4
Average Age (Female)	38.6	46.9	45.9
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	1,134	9,003	39,205
# of Persons per HH	2.2	2.4	2.5
Average HH Income	\$36,772	\$49,213	\$55,103
Average House Value		\$252,386	\$188,328

* Demographic data derived from 2020 ACS - US Census



Market Area Map



Neighborhood Aerial



Property Dimensions



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3 AGENT AND COMPANY INFO

965 Candlelight Blvd
Brooksville, FL 34601



ERIC AMMON, CCIM

Senior Advisor

eric.ammon@svn.com

Direct: 863.272.7135

PROFESSIONAL BACKGROUND

Eric Ammon, CCIM is a Senior Advisor at SVN | Saunders Ralston Dantzler Real Estate in Lakeland, Florida.

Eric has worked in commercial real estate for over 30 years and is a licensed real estate broker in Florida. In his career he has managed, acquired and sold in excess of \$1.2 Billion worth of investment grade real estate across all asset classes including multi-family, hospitality, marina, high-rise office, industrial, retail, parking garages, and land in all of its forms.

He has directly completed in excess of \$170M in multi-family acquisitions, \$335M in overall dispositions, brokered the sale of over \$195M in apartment sales throughout Florida, and managed and leased all types and classes of properties across the United States. Eric obtained a Bachelor of Arts degree in Political Science from the University of Cincinnati. He also holds the Certified Commercial Investment Member (CCIM) designation. Eric resides in Lakeland, FL with his wife, Patty and their two children.

Eric specializes in:

- General Commercial Real Estate



CRAIG MORBY

Senior Advisor

craig.morby@svn.com

Direct: 863.581.0059 | **Cell:** 863.581.0059

PROFESSIONAL BACKGROUND

Craig Morby is a Senior Advisor at SVN | Saunders Ralston Dantzler in Lakeland Florida.

He has been licensed in real estate since 2006 and has been handling commercial real estate for the past 12 years. Craig's core belief is that anything can be accomplished with distinct customer service. It is this principle that drives him as he seeks to affirm loyalty and trust in his customer base.

Considered a generalist, Craig has handled every asset class of commercial real estate including multi-family, office, retail, industrial, land, and leasing. He is responsible for millions of dollars in sales, representing both buyers and sellers.

Craig is very involved in the Lakeland community, currently serving on the Board of Directors for the Lakeland Chamber of Commerce and as the Commercial and Industrial Development Co-Chair for the Lakeland Association of Realtors. He is also a graduate of Leadership Lakeland Class 37.

Craig Morby was born in London, England, raised in Toronto, Canada, and has been a Lakeland resident since 1995. His previous experience as a National Account Manager at American Express Toronto and as a small business owner in Lakeland, FL has given Craig a unique range of experience. He resides in Lakeland with his wife Vicki, their two dogs, and three cats. His daughter, Sabrina lives in Jacksonville Beach, Florida.

MEMBERSHIPS

- Board of Directors - Lakeland Chamber of Commerce
- CID Co-Chair - Lakeland Association of Realtors

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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.



For more information visit www.SVNsaunders

HEADQUARTERS

1723 Bartow Rd
Lakeland, FL 33801
863.648.1528

ORLANDO

605 E Robinson Street, Suite 410
Orlando, Florida 32801
386.438.5896

NORTH FLORIDA

356 NW Lake City Avenue
Lake City, Florida 32055
386.438.5896

GEORGIA

125 N Broad Street, Suite 210
Thomasville, Georgia 31792
229.299.8600

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