

Cortez Boulevard Commercial

28.95± Acres *Commercial Development Land*

Cortez Oaks Boulevard, Brooksville, FL 34613

**BERKSHIRE
HATHAWAY**
HOMESERVICES

FLORIDA
PROPERTIES
GROUP

COMMERCIAL DIVISION



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For Sale

- 28.95± acres Development site zoned Commercial .
- Signalized intersection planned | Rapid growth area.
- 950± units of single-family, villa, and multi-family new residential development behind sites.
- Adjacent to Oak Hill Hospital ~ \$100 mil expansion | Major employer ~ 1,500 - 2,000 on staff.
- Frontage and exposure to Cortez Blvd. (SR50), a six-lane major commuter roadway.
- Strategically located 2.25± miles east of US19 and 3.5± miles west of the Suncoast Parkway.
- List Price \$7,500,000

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Teamwork | Integrity | Passion | Excellence

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MOTIVATED SELLER
Present All Offers

AREA DEMOGRAPHICS (5 MILE RADIUS)

KEY FACTS



90,632
Population

51.0

Median Age



Average Household Size

81,725

Daytime Population

ANNUAL HOUSEHOLD SPENDING



\$1,438
Apparel &
Services



\$114
Computers



\$2,618
Eating Out



\$4,050
Groceries



\$5,040
Health Care

INCOME



\$51,170
Median Household
Income



\$26,222
Per Capita Income



\$164,661
Median Net Worth

EMPLOYMENT



65%
White Collar



21%
Blue Collar



14%
Services

4.6%

Unemployment
Rate

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Available, 28.95± acres commercial development site with possible subdivision into smaller parcels in Brooksville/Spring Hill area of Hernando County. This property is strategically located 2.25± miles east of US Highway 19 and 3.25± miles west of the Suncoast Parkway, major north-south travel routes into and through the Gulfcoast area.

These sites feature frontage on Cortez Boulevard (SR 50) a six-lane major commuter and travel route. A signalized intersection is planned for this Planned Development Project (CPDP).

Adjacent to the site, Oak Hill Hospital, employer to 1,500 - 2,000, is completing a \$100 million expansion. 950+ residential units will be built directly behind the commercial development sites.

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