

Cortez Blvd 50

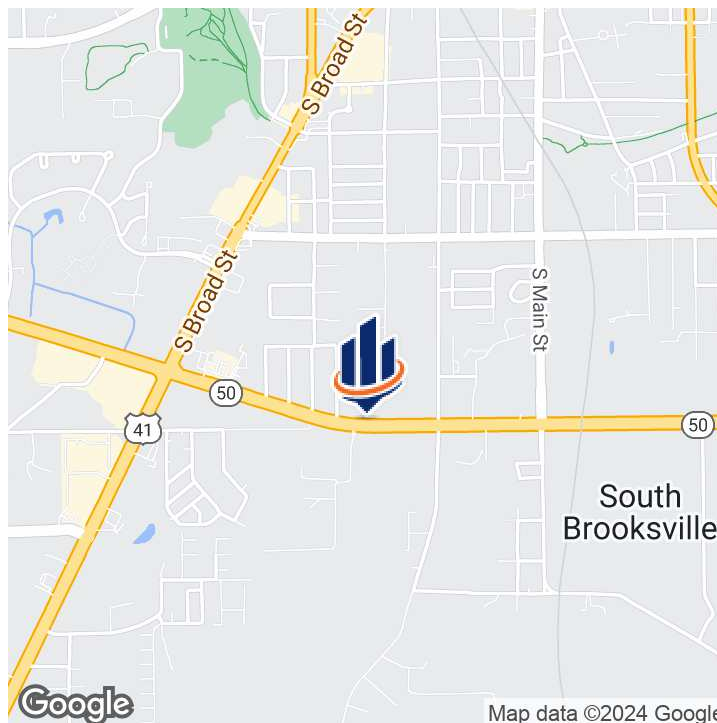
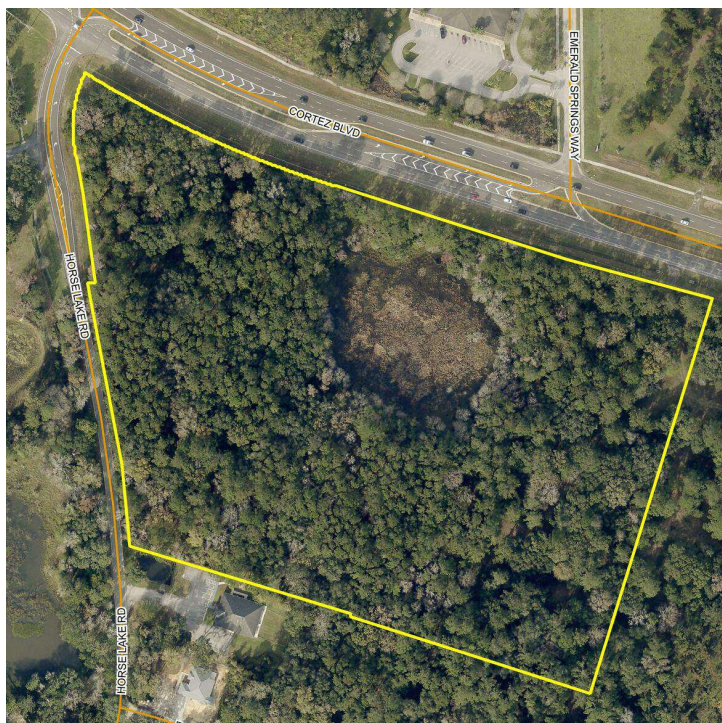
21,000 ±  
Cars/Day

# BROOKSVILLE MULTIFAMILY DEVELOPMENT LAND

CORTEZ BOULEVARD  
BROOKSVILLE, FL 34601

**Craig Morby**      **Eric Ammon, CCIM**  
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# Property Summary



## OFFERING SUMMARY

<b>Sale Price:</b>	<b>\$4,750,000</b>
<b>Lot Size:</b>	18.48 Acres
<b>Zoning:</b>	PDP-MU Ordinance No. 945, City of Brooksville
<b>Parcel ID's:</b>	R29 422 19 0000 0380 0011, R29 422 19 0000 0380 0010, R28 422 19 0000 0630 0000 & R28 422 19 0000 0630 0010
<b>Traffic Count:</b>	21,000 ± Cars/Day (Cortez Blvd)
<b>Road Frontage:</b>	1,230 ± FT (Cortez Blvd) 895 ± FT (Horse Lake Rd)

## PROPERTY OVERVIEW

Excellent development opportunity on 18 acres in growing Brooksville, entitled through a PUD re-zoning for 300 multifamily apartment units. Corresponding documentation is available - other documentation available; survey, sample site plan, soil report, and water/sewer map.

There are 4 individual parcels, comprising the 18.42 acres. Superb location on Cortez Road, currently being widened to six lanes, and located just east from the busy Broad Street (U.S Hwy 41) and Cortez Blvd (State Road 50) intersection.

Brooksville's general location is 50 miles due north from Tampa and about 65 miles from Orlando.



## PROPERTY HIGHLIGHTS

- 18.42 Acres of multifamily land, comprising 4 total tax parcels.
- Approx. 3.60 acres have been identified as wetland area, not developable at the present time.
- Zoned PDP-MU, October 18, 2022
- Located just east of the Broad Street & Cortez Blvd intersection.
- The widening of Cortez Blvd project number is - 416733-2-52-01.
- The estimated completion date is 1/31/2025 and the road will widen to 6 lanes.
- Link to DOT project site:  
<https://www.fdottampabay.com/project/334/416733-2-52-01>
- There is a 12" water line at the north side of property [south side of Cortez], also a 6" line to the west on Horse Lk road. There is a 12 sewer force main on the north side of Cortez.
- AADT - 21,000 Cortez Blvd, 32,500 on Broad Street.
- Owner would prefer a 90 day initial due diligence period, 7 month permitting period, and 30 day close.



Cortez Blvd



**SUBJECT**



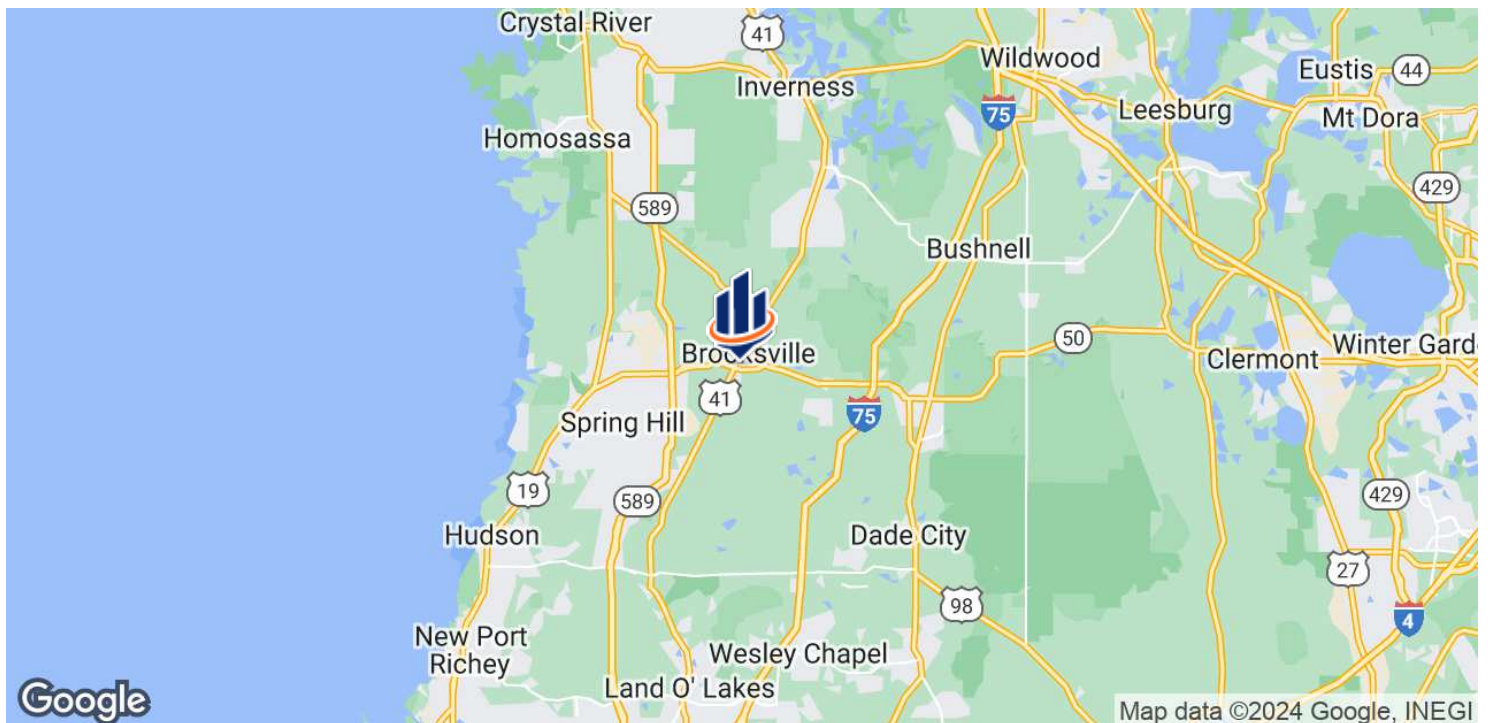
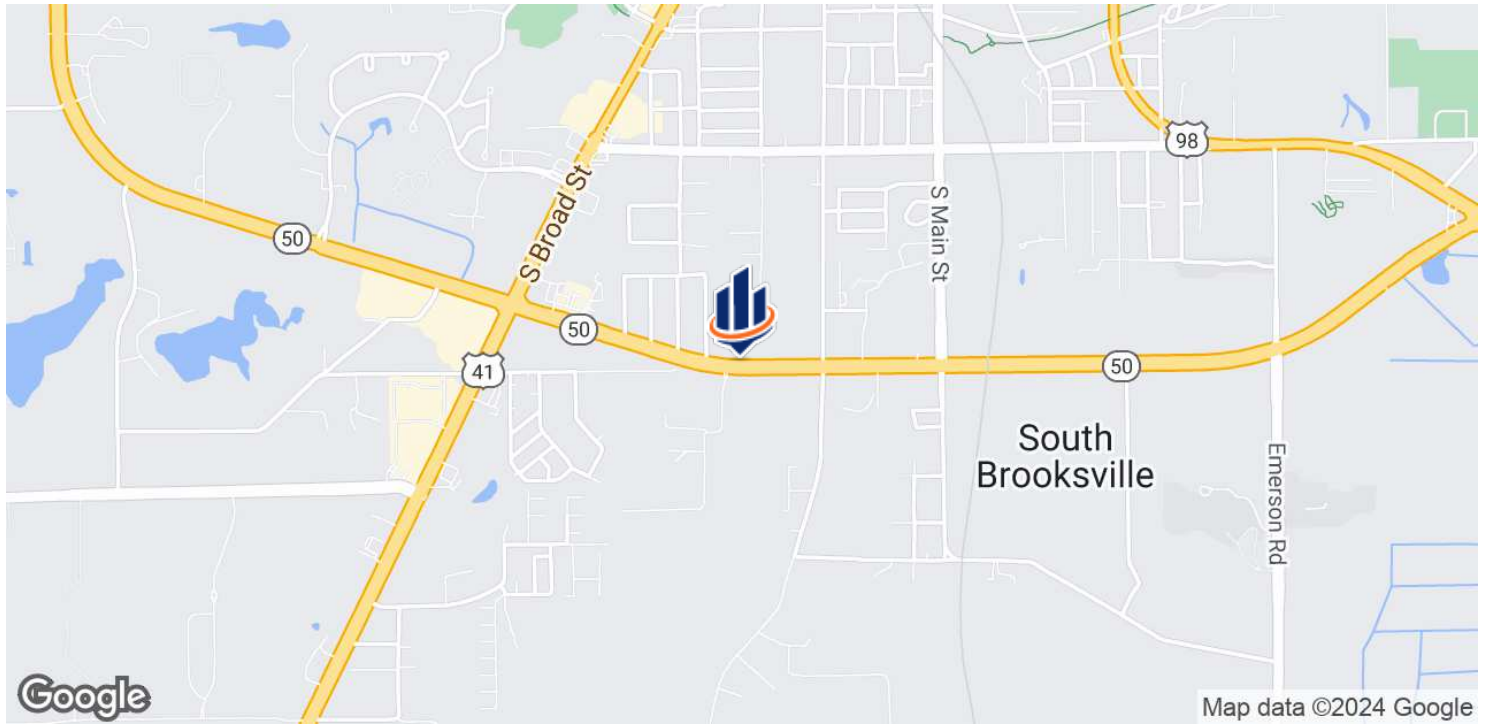
**Cortez Blvd 50**

**21,000 ±  
Cars/Day**

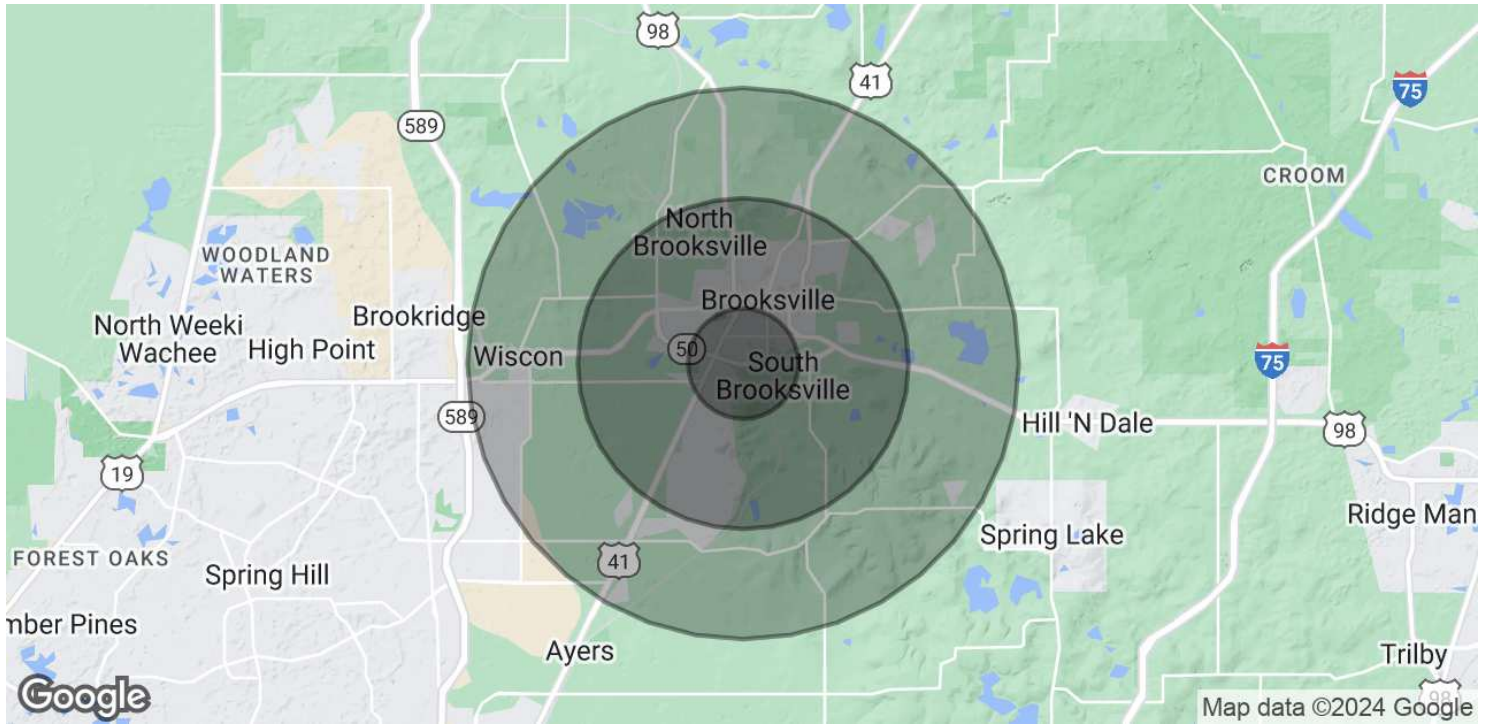
# Widening Of Cortez Blvd



# Regional & Location Map



# Demographics Map & Report

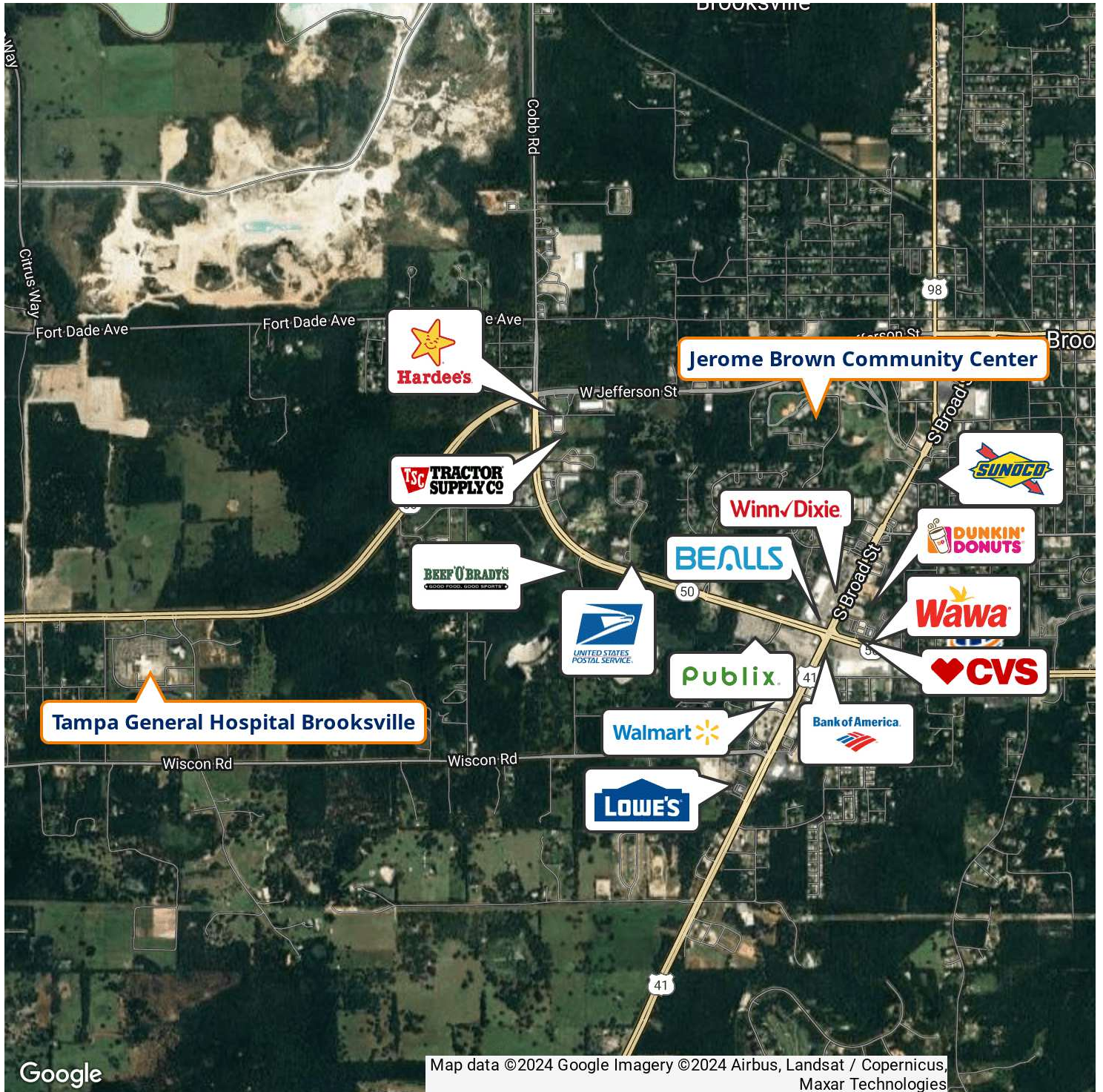


POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,262	13,064	31,289
Average Age	45	44	49
Average Age (Male)	43	43	48
Average Age (Female)	47	45	50
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,092	5,587	13,320
# of Persons per HH	2.1	2.3	2.3
Average HH Income	\$63,376	\$68,174	\$77,628
Average House Value	\$191,377	\$225,174	\$254,710

Demographics data derived from AlphaMap



# Market Area Map



# Additional Photos





**CRAIG MORBY**

Senior Advisor

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**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 15 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 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 two cats. His daughter, Sabrina lives in Jacksonville Beach, Florida.

**MEMBERSHIPS**

- Board of Directors - Lakeland Chamber of Commerce
- Board of Directors - Lakeland Association of Realtors
- Board Member - Harrison School for the Arts, Parent Advisory Board



**ERIC AMMON, CCIM**

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## 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

## MEMBERSHIPS

Certified Commercial Investment Member



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