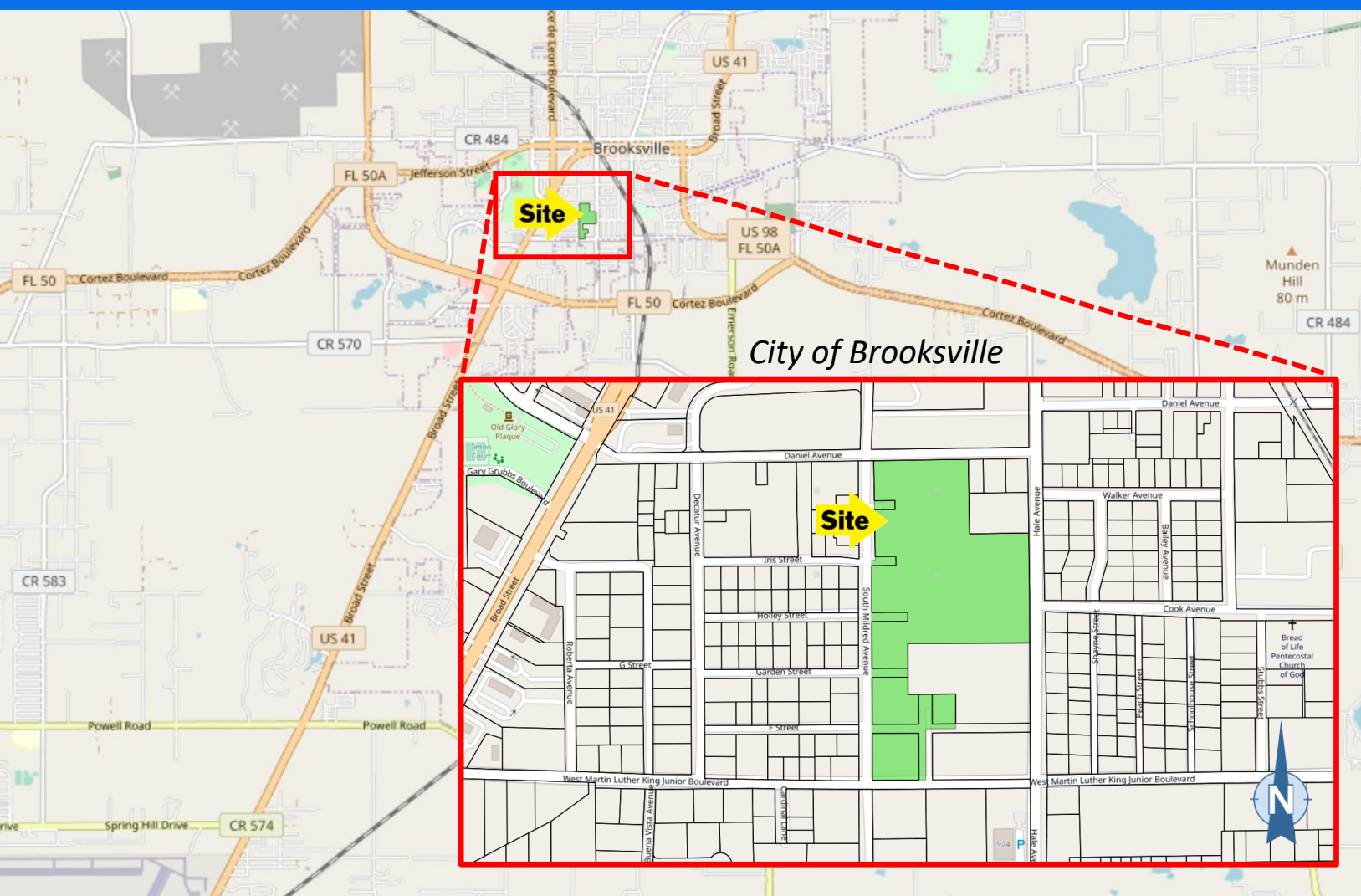


# 14.4-acre / 216-units Planned Development Project Site

## Between MLK & Daniel Ave., Brooksville, FL 34601



**Price: \$4,275,000**

**\$/Ac: \$296,710**

**\$/unit: \$19,792**

Uses – Multi-Family, Affordable Housing

All that is left is site plan approval. The property has been recently put back on the market after prior buyer was unable to pursue FHFC loan commitments. Use the FL Gray Water Act to potentially increase density up to 25% and capitalize on this investment opportunity. Don't wait any longer - act now!

Address:

Parcel Key#:

Land Area (Ac):

Ownership Type:

Current Zoning:

Future Land Use:

Additional Info:

Between MLK & Daniel Ave., Brooksville, FL 34601

00149020

14.408 Acres ±

Fee Simple

PDP-R (Planned Development Project - Residential)

Mobile Home / Multi-Family Residential

Within City limits, Utilities Available, Flood Zone X

**Contact:**

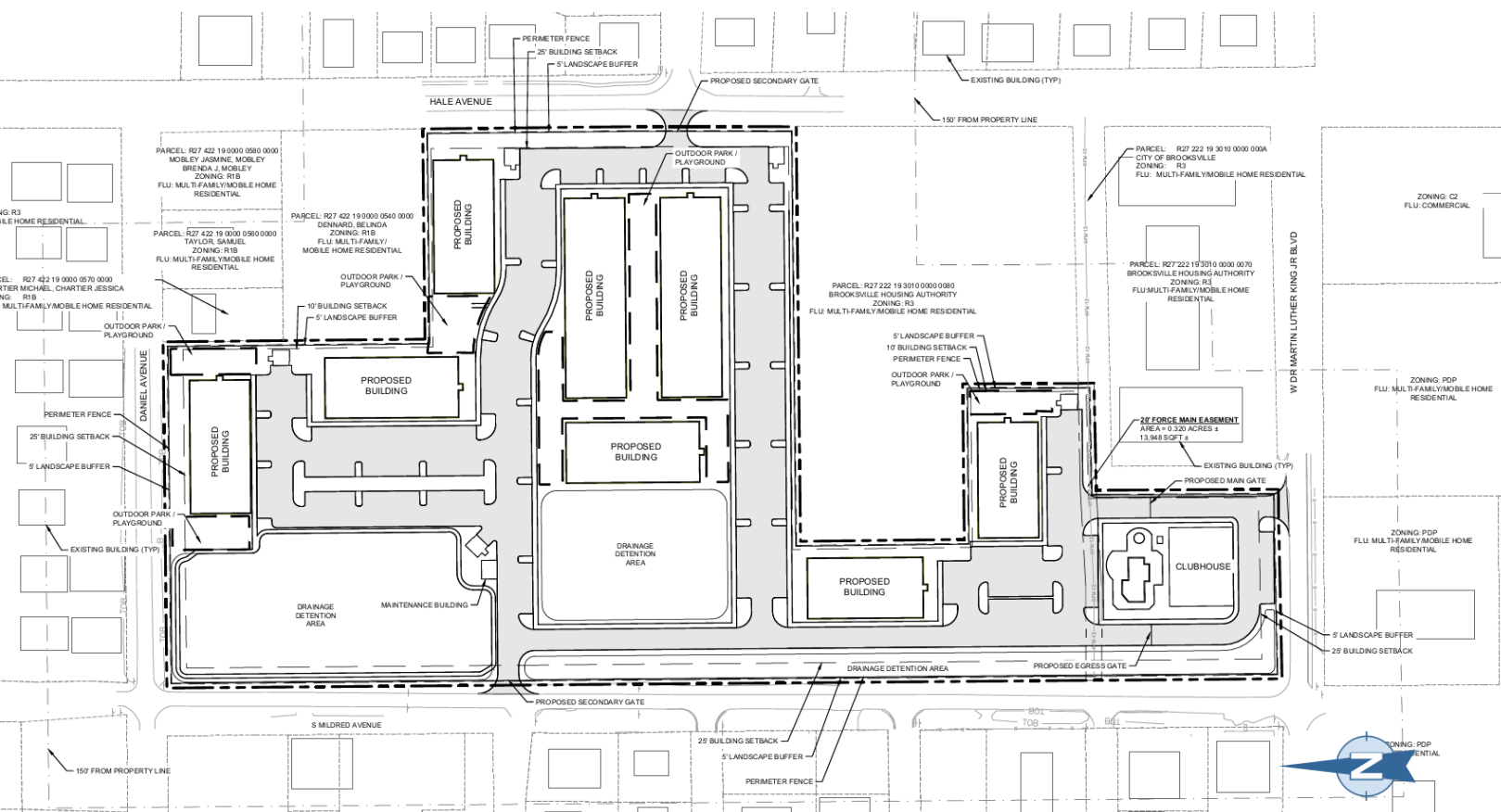
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# 14.4-acre / 216-units Planned Development Project Site

## Conceptual Site Plan



	Required	Approved
Open Space	20%	44% (including pond area)
Landscape Buffer	5 ft	5ft
Building Height	50 ft	40 ft
Floor Area Ratio	N/A	(324,599 sf/627,605 sf) = 0.52

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# 14.4-acre / 216-units Planned Development Project Site

## Comparable Rental Listings

### Estimated Monthly Rent

**\$1,470**

\$1.34  
per sq.ft.

\$735.00  
per bedroom

Low Estimate

High Estimate

**\$1,100**

\$1.00 /sq.ft.

**\$1,840**

\$1.67 /sq.ft.

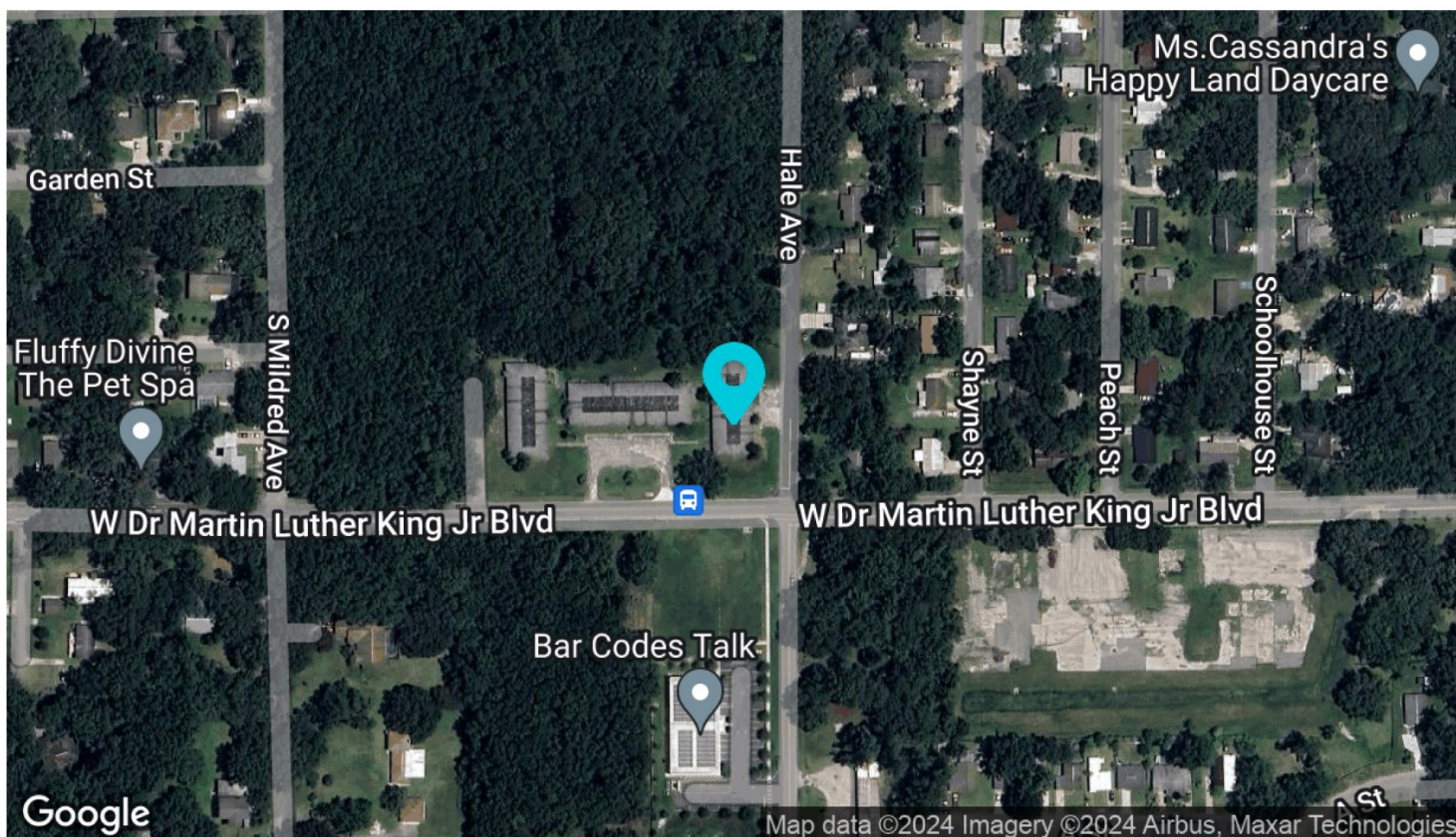
### ADDRESS

510 W Dr Martin Luther King Jr Dr  
Brooksville, FL 34601

Closest physical  
address to the site  
for rent comps

### FEATURES

Property type:	Multi-Family
Bedrooms:	2
Bathrooms:	2
Living area:	1,100 sq.ft.



## Contact:

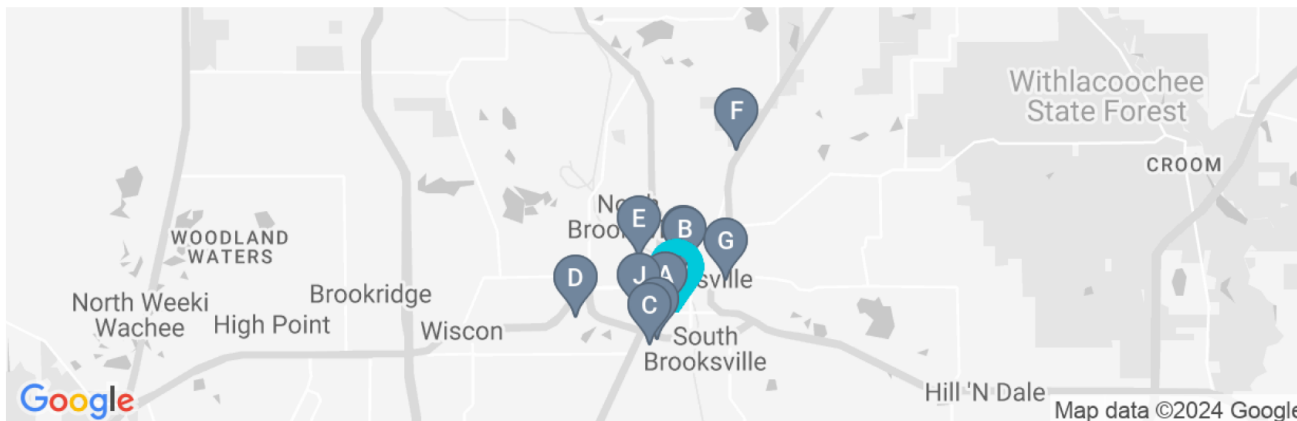
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# 14.4-acre / 216-units Planned Development Project Site

## Comparable Rental Listings



	Address	Listed Rent	Last Seen	Similarity	Distance	Layout	Sq.Ft.	Type
	<b>510 W Dr Martin Luther King Jr Dr Brooksville, FL 34601</b>	-	-	100.0%	0 mi	2 BD   2 BA	1,100	Multi-Family
A	908 Cardinal Ln Brooksville, FL 34601	\$1,300 \$1.23/ft²	6/24/2024 15 days ago	84.4%	0.22 mi	2 BD   2 BA	1,056	Manufactured Built 1972
B	247 N Lemon Ave Brooksville, FL 34601	\$1,395 \$1.52/ft²	4/13/2024 87 days ago	75.7%	0.86 mi	2 BD   1 BA	920	Single Family Built 1957
C	7279 Windy Way, Unit A Brooksville, FL 34601	\$1,300 \$1.44/ft²	5/24/2024 46 days ago	75.3%	0.85 mi	2 BD   1 BA	900	Apartment
D	7960 Southern Pines Dr Brooksville, FL 34601	\$1,800 \$1.08/ft²	6/10/2024 29 days ago	74.5%	2.00 mi	2 BD   2 BA	1,674	Condo Built 2008
E	20022 Suncrest Dr Brooksville, FL 34601	\$825	7/08/2024 1 day ago	73.0%	1.29 mi	2 BD   1 BA	-	Apartment
F	11811 Broad St, Lot 10mh Brooksville, FL 34601	\$1,020 \$1.07/ft²	6/25/2024 14 days ago	72.5%	3.39 mi	2 BD   1 BA	950	Apartment
G	181 Dryden Pl Brooksville, FL 34601	\$1,400 \$1.84/ft²	6/03/2024 36 days ago	71.9%	1.15 mi	2 BD   1 BA	761	Apartment Built 1980
H	262 Pryor St Brooksville, FL 34601	\$1,400 \$1.22/ft²	5/21/2024 49 days ago	71.5%	0.89 mi	3 BD   1.5 BA	1,144	Single Family Built 1912
I	20180 Barnett Rd Brooksville, FL 34601	\$777	7/08/2024 1 day ago	71.0%	0.68 mi	- BD   - BA	-	Apartment
J	965 Candlelight Blvd Brooksville, FL 34601	\$880	7/06/2024 3 days ago	70.9%	0.74 mi	- BD   - BA	-	Apartment Built 1985

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# 14.4-acre / 216-units Planned Development Project Site

## Comparable Rental Listings

### Average Rents

Rent changes displayed for last 12 months

#### Average Market Rent

**\$1,500**

**+2.7%**  
last 12 months

Low Rent

High Rent

**\$795**

**\$3,300**

#### 1 BD RENTALS

**\$1,200 /mo**

**+12.1%**

#### 2 BD RENTALS

**\$1,430 /mo**

**+15.3%**

#### 3 BD RENTALS

**\$1,790 /mo**

**+8.5%**

### Historical Performance

● Market Average ● 2 BD Rentals



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## Comparable Rental Listings

### Rental Trends Summary

	Current Rent	3 Month Change	6 Month Change	1 Year Change	2 Year Change
Market Average	\$1,500	-\$10 (-0.7%)	+\$90 (+6.4%)	+\$40 (+2.7%)	-\$340 (-18.5%)
1 BD Rentals	\$1,200	-\$50 (-4%)	+\$180 (+17.6%)	+\$130 (+12.1%)	+\$20 (+1.7%)
2 BD Rentals	\$1,430	+\$100 (+7.5%)	+\$10 (+0.7%)	+\$190 (+15.3%)	+\$30 (+2.1%)
3 BD Rentals	\$1,790	-\$10 (-0.6%)	+\$90 (+5.3%)	+\$140 (+8.5%)	-\$270 (-13.1%)

### Market Composition

Snapshot of rental listings in the last month

#### Recent Rental Listings

**39**

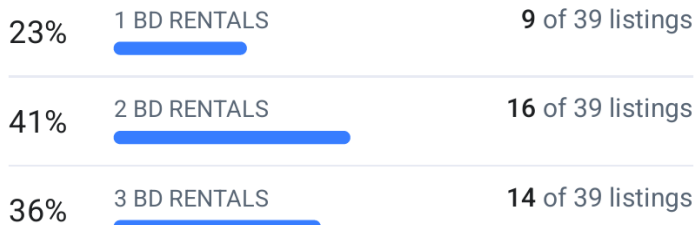
3  
property types

Least Common

Most Common

**1 BD Rentals**  
9 listings

**2 BD Rentals**  
16 listings



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## Offering Memorandum Between MLK & Daniel Ave., Brooksville, FL 34601

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