

FOR SALE
\$1,350,000

10177 Cortez Blvd
Brooksville, FL 34613

BERKSHIRE
HATHAWAY
HOMESERVICES

FLORIDA
PROPERTIES
GROUP

COMMERCIAL DIVISION



REDEVELOPMENT OPPORTUNITY ON CORTEZ BLVD

The property lies less than 5 miles west of the Suncoast Parkway, offering convenient connectivity to the greater Tampa Bay region. It is strategically located under 2 miles west of HCA Oak Hill Hospital, about 3 miles west of a major retail corridor featuring numerous national brands and dining options, and approximately 7 miles west of TGH Brooksville Hospital, also on Cortez Boulevard.

Surrounding development activity enhances the site's long-term value — including the Oak Hill Assisted Living Facility and D.R. Horton's Waterford community, approved for nearly 1,000 new homes within a 2-mile radius. With strong demographics, healthcare and residential growth nearby, and excellent frontage on a major arterial road, 10177 Cortez Blvd presents a prime opportunity for redevelopment or investment in a thriving area of Hernando County.

From the Suncoast Parkway, travel north to the Cortez Boulevard exit, then head west to Oregon Jay Road. The property's prominent corner location provides strong traffic exposure, convenient ingress and egress, and proximity to major retail, dining, and service establishments along the busy Cortez Boulevard corridor—making it an ideal setting for retail, office, or mixed-use development opportunities.

- Premier Visible Location on Hard Corner
- Just West of the Suncoast Pkwy in Brooksville
- Less Than 2 Miles West of HCA Oak Hill Hospital
- About Seven Miles West of TGH Brooksville
- Competitively Priced for the Area
- Commercial Zoning W/ Cortez Blvd.
- 34,500 AADT on Cortez Blvd
- Minutes To Upscale Restaurants & Retail
- CG Zoning
- 1,710± SF
- 1.2± Acres
- 250± FT Frontage on Cortez Blvd

PRESENTED BY:

DAVE RABON
Senior Director

813-951-3190

drabon@bhhsflpg.com

7916 Evolutions Way, Ste 210, Trinity, FL

©2022 BHH Affiliates, LLC. An independently owned and operated franchisee of BHH Affiliates, LLC. Berkshire Hathaway HomeServices and the Berkshire Hathaway HomeServices symbol are registered service marks of Columbia Insurance Company, a Berkshire Hathaway affiliate. Equal Housing Opportunity.