



27,000 ±
Cars/Day

28,500 ±
Cars/Day



Publix

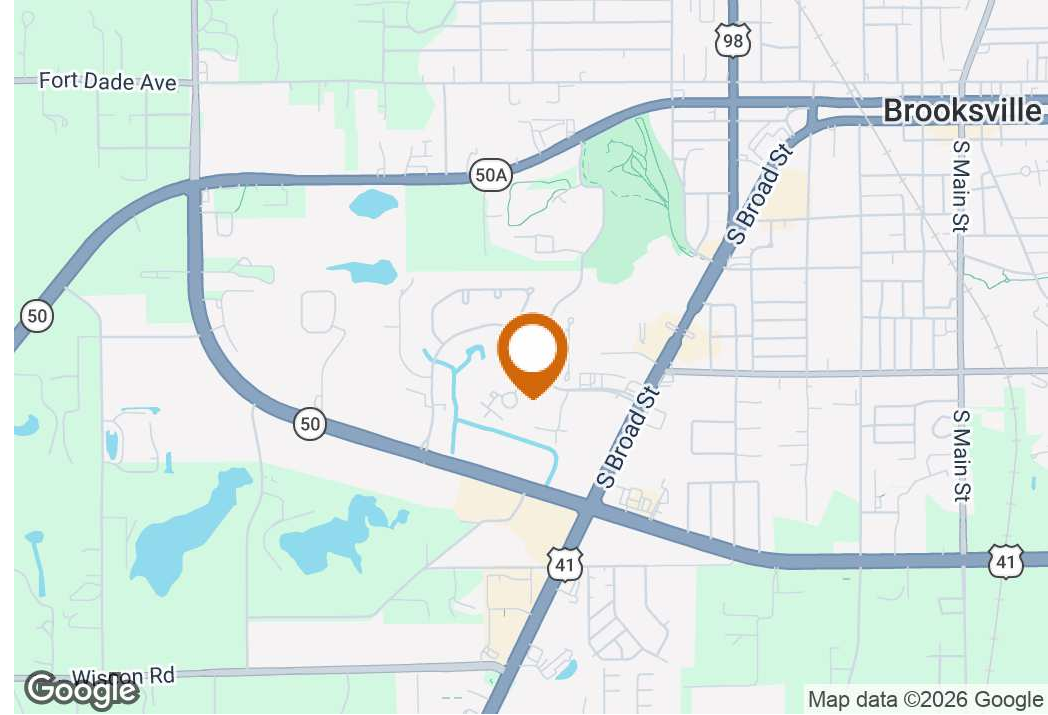
Hernando County Development Land

0 Candlelight Blvd, Brooksville, FL 34601

Eric Ammon, CCIM
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PROPERTY SUMMARY



Sale Price

\$549,900

Offering Summary

Lot Size:	5.98 Acres
Price / Acre:	\$91,956
County:	Hernando
Zoning:	PDP(MF-MH)
Taxes:	\$5027 (2025)
Zoning:	PDP-MF-MH, City of Brooksville - Multifamily
APN:	R4221928000000600160
Video:	View Here

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, all within minutes of the site.

Monthly apartment rents in the immediate area range from a low of \$875 to \$1,400.

This property does have an easement running through the middle, which is shared with the owner to the east. (see below - additional documentation available). This easement, to date, exists on paper only and has yet to be physically created.

The property is minutes away from two major roadways, desirable dining and shopping, including Publix, Wawa, Applebees, Walmart, Lowes, etc.

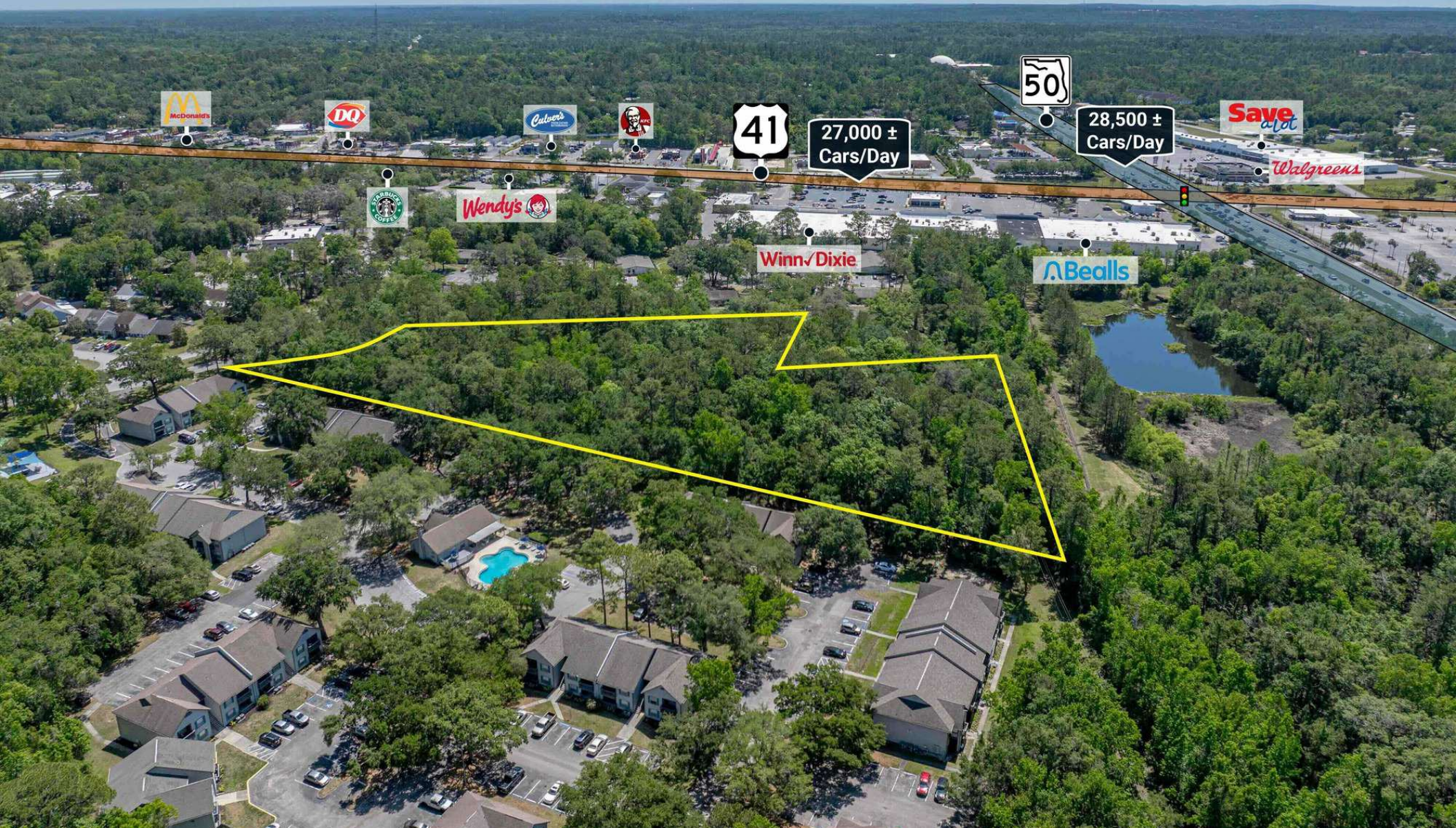
COMPLETE HIGHLIGHTS



Property Highlights

- 5.98 Acres - Residential Vacant at US 41 & Broad Street, Brooksville.
- Zoned PDP MF-MH, City of Brooksville
- Offered at \$91,956 per acre. The location is between two other apartment sites, with the continuance of multifamily apartments being the highest and best use.
- 18 units allowable per acre. Easement (see below) and retention to be factored into the unit cost per apartment.
- The easement covers approx. 1.5 AC.
- Water lines run in front of the property, sewer nearby, City of Brooksville.
- Survey available.
- Clean Phase 1 Environmental Report available from July 2022.
- Conveniently Located at US 41 & SR 50 (Broad & Cortez) - 22,500 AADT.
- Minutes away from desirable dining and shopping - Publix, Wawa, Applebees, Walmart, Lowes, etc.
- Ingress & Egress Easement Information. There are documents recorded at the Hernando County Courthouse affecting this parcel. The first document is the Reciprocal Ingress and Egress Easement, with the adjacent neighbor to the east. (While the easement exists on paper it has yet to be physically created). This easement is recorded in Book 644, Page 1832. This easement bisects the property, and is to be 24 feet wide. Please refer to the sketch found later in this flier.
- The other document is an Ordinance located in Book 949, page 1454.

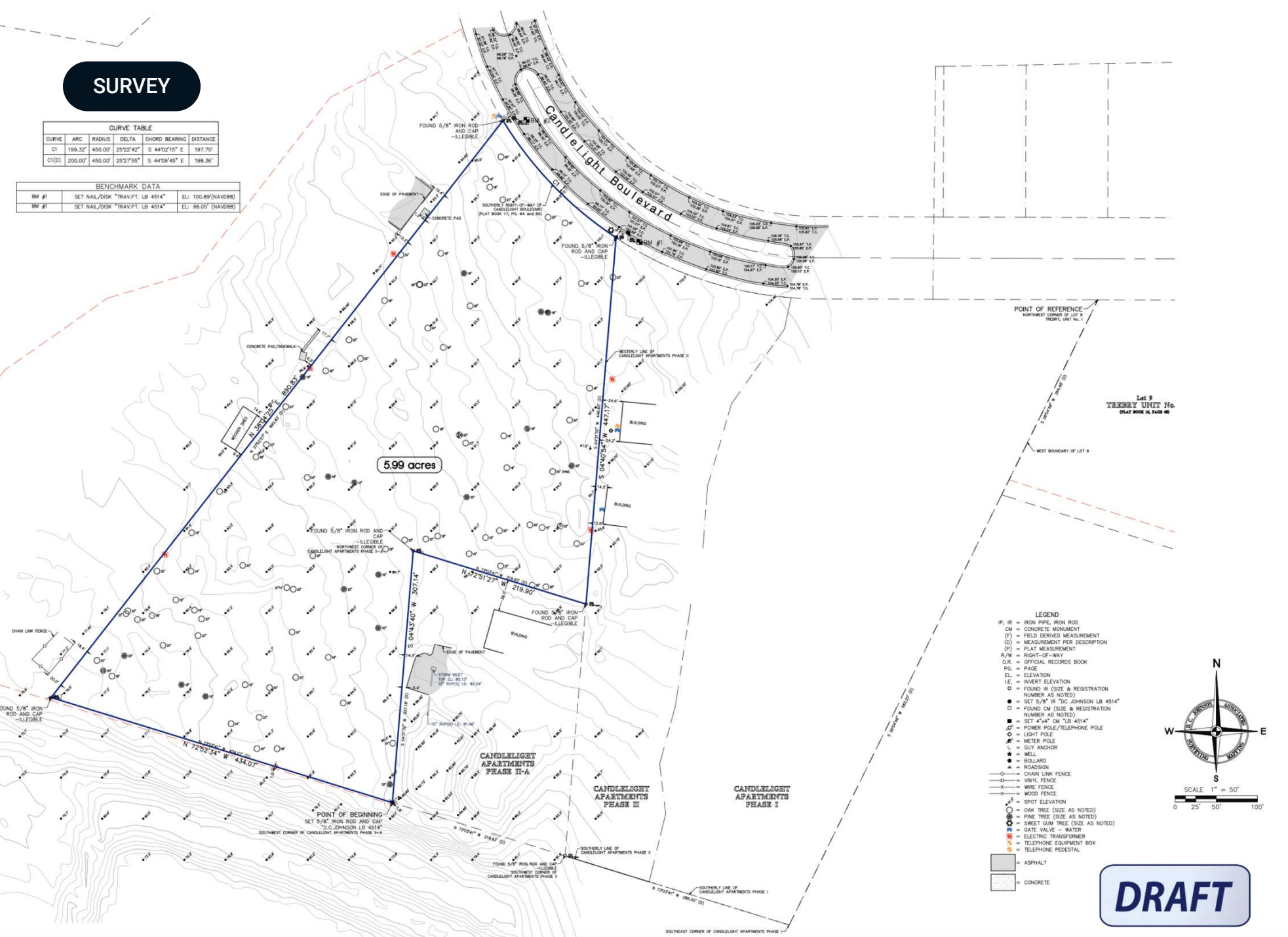
LOCATION WITHIN NEIGHBORHOOD
AND MAIN ROADS



SURVEY

CURVE TABLE					
CURVE	ARC	RADIUS	DELTA	CHORD BEARING	DISTANCE
CI	199.32'	450.00'	25°22'42"	S 44°02'15" E	197.70'
CI(D)	200.00'	450.00'	25°27'55"	S 44°09'45" E	198.36'

BENCHMARK DATA		
BM #1	SET NAL/DISK "TRAV.PT. LB 4514"	EL: 100.89'(NAVD88)
BM #1	SET NAL/DISK "TRAV.PT. LB 4514"	EL: 98.05'(NAVD88)



- LEGEND**
- IP, IR = IRON PIPE, IRON ROD
 - CM = CONCRETE MONUMENT
 - (F) = FIELD DERIVED MEASUREMENT
 - (D) = MEASUREMENT PER DESCRIPTION
 - (P) = PLAT MEASUREMENT
 - R/W = RIGHT-OF-WAY
 - Q.R. = OFFICIAL RECORDS BOOK
 - PC = PAGE
 - EL. = ELEVATION
 - LE = INVERT ELEVATION
 - O = FOUND IR (SIZE & REGISTRATION NUMBER AS NOTED)
 - = SET 5/8" IR TOC JOHNSON LB 4514" NUMBER AS NOTED
 - = FOUND CM (SIZE & REGISTRATION NUMBER AS NOTED)
 - = SET 4"x4" CM "LB 4514"
 - = POWER POLE/TELEPHONE POLE
 - = LIGHT POLE
 - = METER POLE
 - = GUY ANCHOR
 - = WELL
 - = BOLLARD
 - = ROADSIGN
 - = CHAIN LINK FENCE
 - = VINYL FENCE
 - = WIRE FENCE
 - = WOOD FENCE
 - = SPOT ELEVATION
 - = OAK TREE (SIZE AS NOTED)
 - = PINE TREE (SIZE AS NOTED)
 - = SWEET GUM TREE (SIZE AS NOTED)
 - = GATE VALVE - WATER
 - = ELECTRIC TRANSFORMER
 - = TELEPHONE EQUIPMENT BOX
 - = TELEPHONE PEDESTAL
- ASPHALT
 CONCRETE



DRAFT

DATE	REVISION	BY

DATE OF FIELD SURVEY: 6/6/22

BOUNDARY & TOPOGRAPHIC SURVEY

SEE SHEET 1 FOR SURVEYOR'S NOTES AND DESCRIPTION

Boundary & Topographic Survey

Mount Vernon Capital Partners

Candlelight Boulevard

PROJECT NO. 2022-0280/BCD0001

DATE: 6/6/22

LOCATION: Mount Vernon, CO

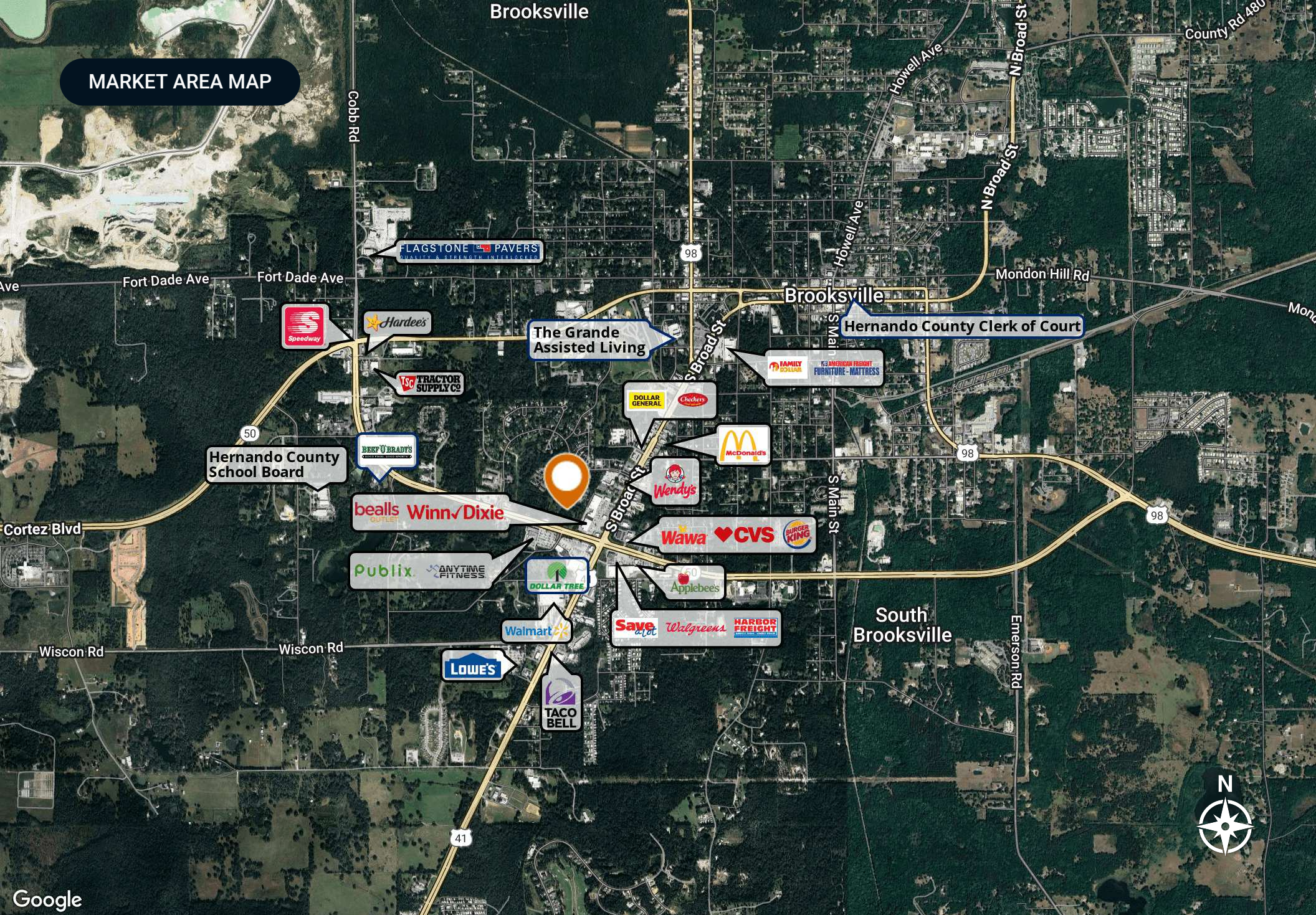
SCALE 1" = 50'

SHEET NO. 2 of 2

PROPERTY DIMENSIONS



MARKET AREA MAP



Brooksville

County Rd 480

Cobb Rd

98

Howell Ave

N Broad St

Fort Dade Ave

Mondon Hill Rd

Brooksville

Hernando County Clerk of Court

Speedway

Hardees

The Grande Assisted Living

FAMILY BEHAVIOR FURNITURE - MATTRESS

TSC TRACTOR SUPPLY CO

DOLLAR GENERAL

Checkers

McDonalds

Hernando County School Board

BREY U BRADTS



Wendy's

bealls Winn/Dixie

Wawa CVS

BURGER KING

publix

ANYTIME FITNESS

DOLLAR TREE

Applebees

Cortez Blvd

South Brooksville

Wiscon Rd

Wiscon Rd

Walmart

Save a lot Walgreens HARBOR FREIGHT

Emerson Rd

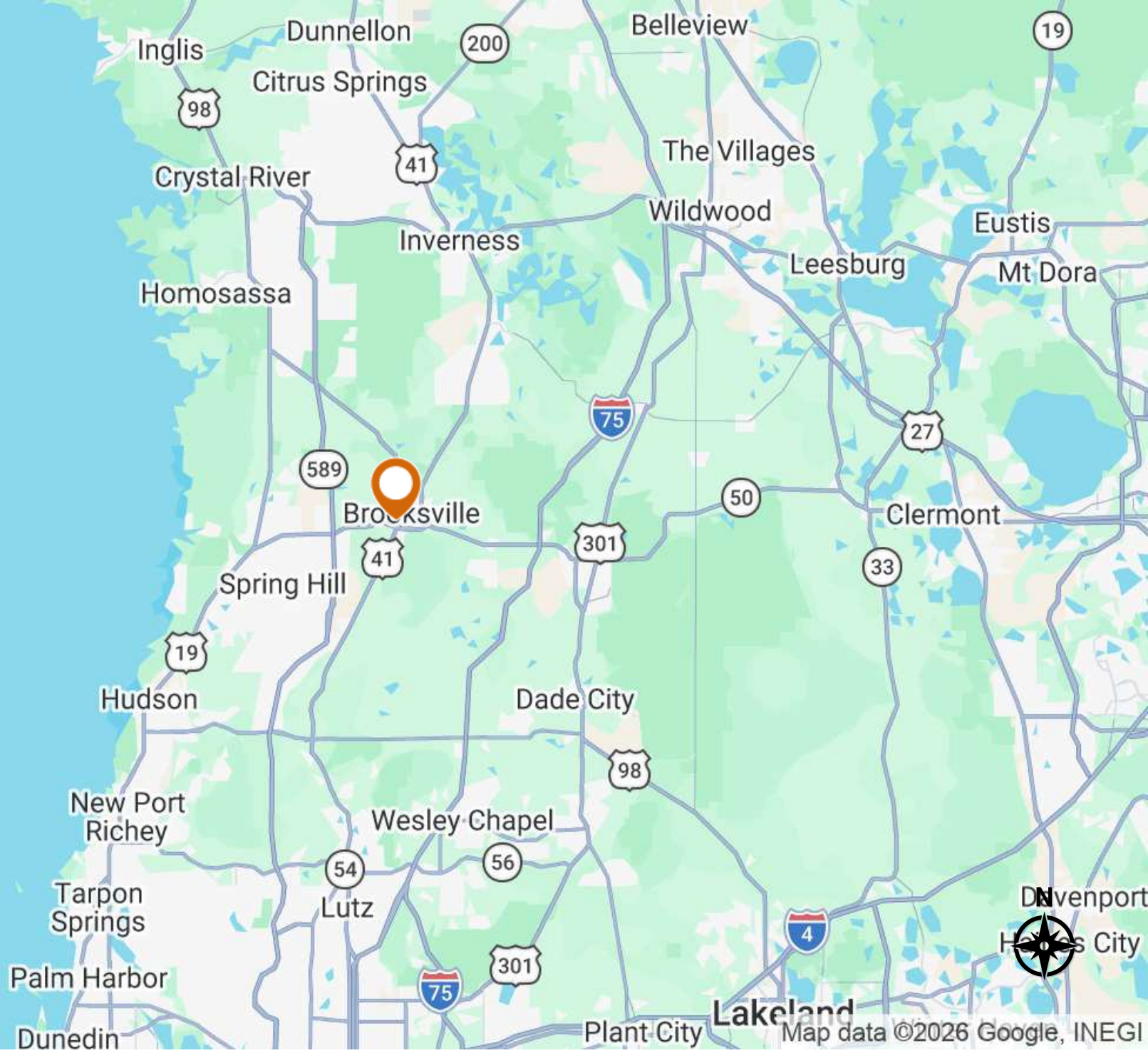
LOWE'S

TACO BELL

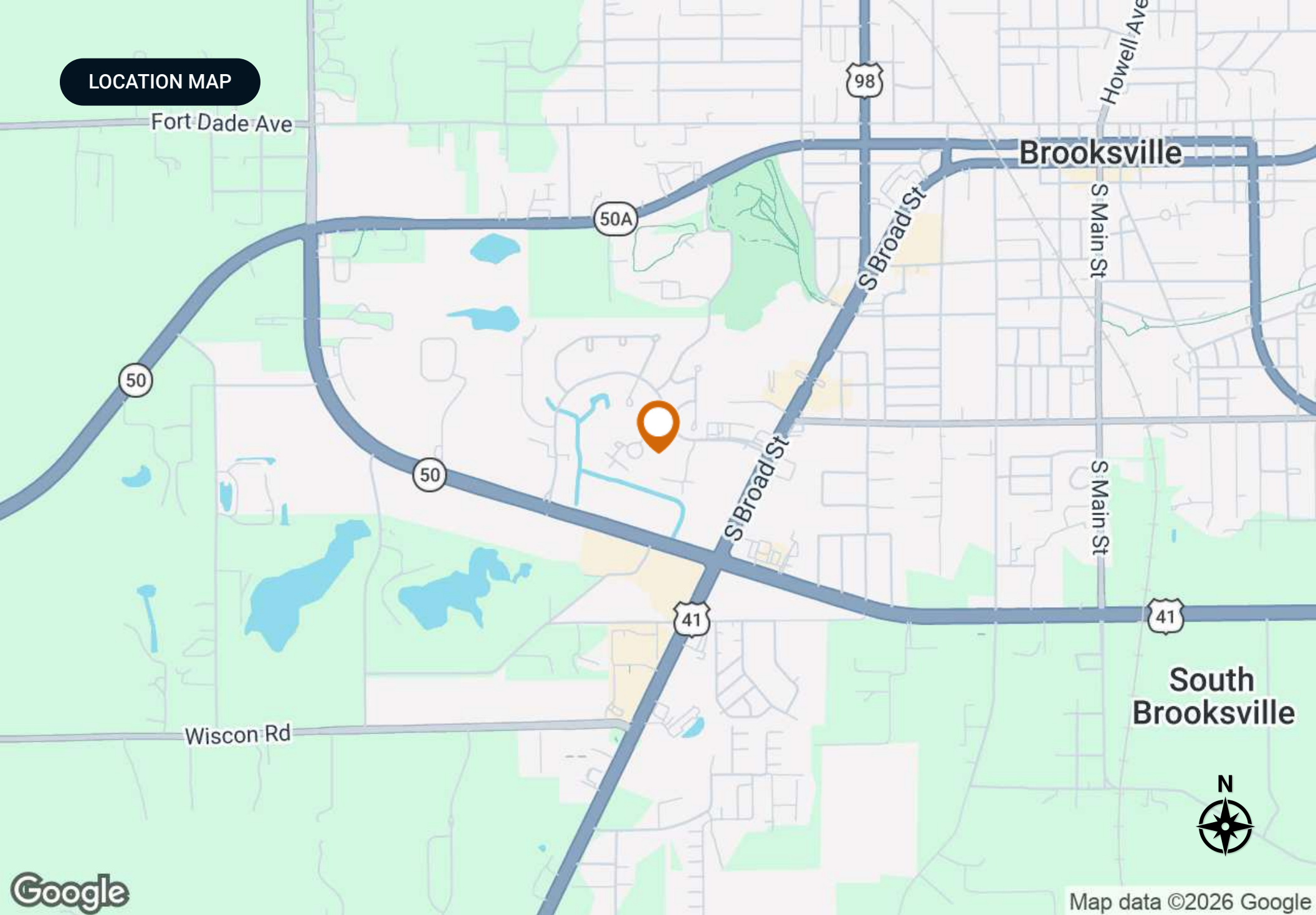
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REGIONAL MAP



LOCATION MAP



Fort Dade Ave

Brooksville

South Brooksville



Google

Map data ©2026 Google

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	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*

ADVISOR BIOGRAPHY



Eric Ammon, CCIM

Senior Advisor

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Direct: **877-518-5263 x353** | Cell: **863-602-1001**

Professional Background

Eric Ammon, CCIM is a Senior Advisor at Saunders Real Estate.

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

ADVISOR BIOGRAPHY



Craig Morby

Senior Advisor

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Professional Background

Craig Morby is a Senior Advisor at Saunders Real Estate.

He has been licensed in real estate since 2006 and has been handling commercial real estate for the past 17 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.

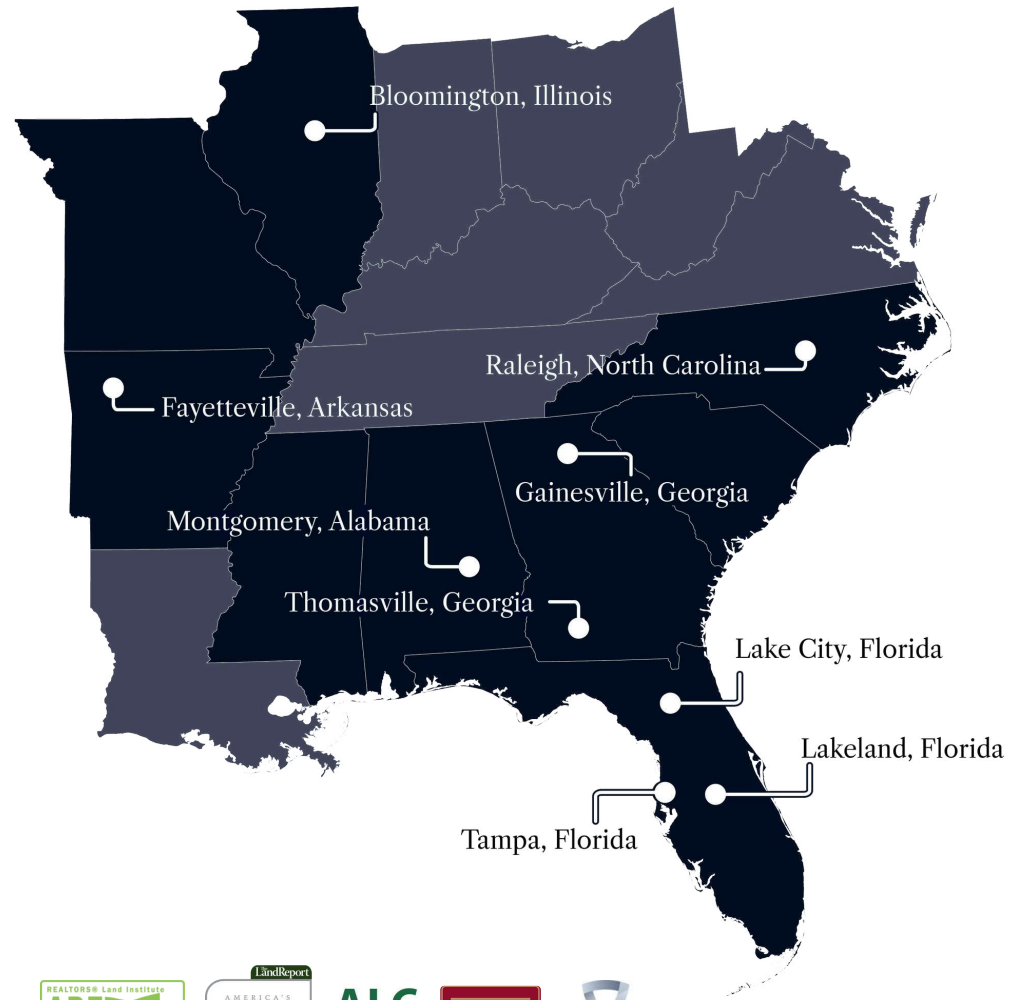
Considered a generalist, Craig has handled every asset class of commercial real estate including multi-family, office, retail, industrial, land, and leasing. He is responsible for millions of dollars in sales, representing both buyers and sellers.

Craig has been very involved in the Lakeland community over the years, serving on the Board of Directors for the Lakeland Chamber of Commerce, the Lakeland Association of Realtors and the Parent Advisory Board for Harrison School for the Arts. 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.



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