

Offering Memorandum



CORTEZ CROSSINGS - NATURE COAST BLVD

NATURE COAST BLVD, BROOKSVILLE, FL 34602

Eshenbaugh
LAND COMPANY
The Dirt Dog

www.thedirtdog.com

Property Description

PROPERTY DESCRIPTION

These parcels offer a prime opportunity for an investor or business seeking a strategic location nestled right off I-75 & SR 50 in Brooksville, FL. These parcels offer easy access and visibility from the interstate, making them a coveted choice for those aiming to capture the attention of a high-traffic audience. The property is being offered as 3 separate sites. Seller is open to subdividing the sites as needed. Utilities are available along Nature Coast Trail and off site retention is available if needed.

LOCATION DESCRIPTION

This property is located at the south west corner of I-75 & Cortez Blvd along Nature Coast Blvd in Brooksville, FL.

MUNICIPALITY

Hernando County

PROPERTY SIZE

Lot 1: .91 Acres
Lots 2-8: 7.2 Acres
Lots 25-27: 4.39 Acres

ZONING

PDP (HHC) - Heavy Highway Commercial (see page 4 for approved uses)

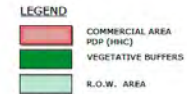
PRICE

Lot 1: \$595,000
Lots 2-8: \$2,500,000
Lots 25-27: \$2,000,000

BROKER CONTACT INFO

Chris Bowers ALC, CCIM	Bill Eshenbaugh, ALC, CCIM
Senior Advisor/Partner	Senior Advisor/Founder
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3 CORTEZ CROSSINGS - NATURE COAST BLVD // NATURE COAST BLVD BROOKSVILLE, FL 34602



OWNER: HERNANDEZ INVESTMENTS INC.
PARCEL KEY NO.: 1530001, 1530090, 1530107, 1530116, 1530125,
1530134, 1530143, 1530152, 1530153, 1530154, 1530163,
1530172, 1530063

SECTION / TOWNSHIP / RANGE: 06/25/21E
CURRENT ZONING: PD(C)C & PD(C)C
WITH CA URBIS
PROPOSED ZONING: PD(C)C WITH ADDITIONAL
SPECIFIED AGERS

PROJECT AREA: 12.53 AC.

SETBACKS:
FRONT: 30 FEET
30 FEET SIDEWAYS APPROVED DEVIATION FROM 30'
REAR: 30 FEET (INCLUSIVE OF BUFFER)

IF ON OUTDOOR SURFACE:

1. SCREENED OUTDOOR STORAGE SHALL BE PERMITTED BEHIND THE BUILDING LINE AS LONG AS IT IS EXPOSED TO A PERMITTED VIEW. SCREENING SHALL BE REQUIRED FROM ADJOINING AND CONTIGUOUS PROPERTIES BY A WALL, FENCE OR OTHER APPROVED ENCLOSURE. SCREENING SHALL AFFORD A ONE (1) FOOT HUNGER (10%) PERCENT GROUND COVER. EACH SCREENING SHALL BE MINIMUM 10 FEET BEHIND THE BUILDING LINE AND SHALL HAVE A MINIMUM HEIGHT OF EIGHT (8) FEET.
2. A TYPICAL (20' FOOT BUFFER IS PROVIDED ALONG THE EAST (E) AND WEST (W) SIDES OF THE BUILDING.
3. A VEGETATIVE BUFFER IS AN AREA OF LAND CONTAINING ANY COMBINATION OF PERENNIAL, NATURAL, VEGETATIVE OR INSTALLED GREENERY THAT MAY INCLUDE BERRIES, FENCES, OR WALLS THAT GRASS IS ACCEPTABLE AS A VEGETATIVE GROUND COVER, BUT NOT AS A "VEGETATIVE BUFFER" IF A FENCE OR WALL IS USED, IF THAT IS THE DOMINANT COVER TYPE. VEGETATIVE BUFFER SHALL BE MAINTAINED PERMANENTLY (PERMANENTLY WITHIN FIVE (5) MONTHS OF PLANTING).

LAND USE	ACRES
NON-RESIDENTIAL / COMMERCIAL HEAVY HIGHWAY COMMERCIAL (HHC)	11.59
BUFFERS	0.94
TOTAL AREA	±12.53

Coastal
Engineering
Planning
Design
Construction
Transportation
Construction Management
engineering subsidiaries, inc.

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EO-0000142

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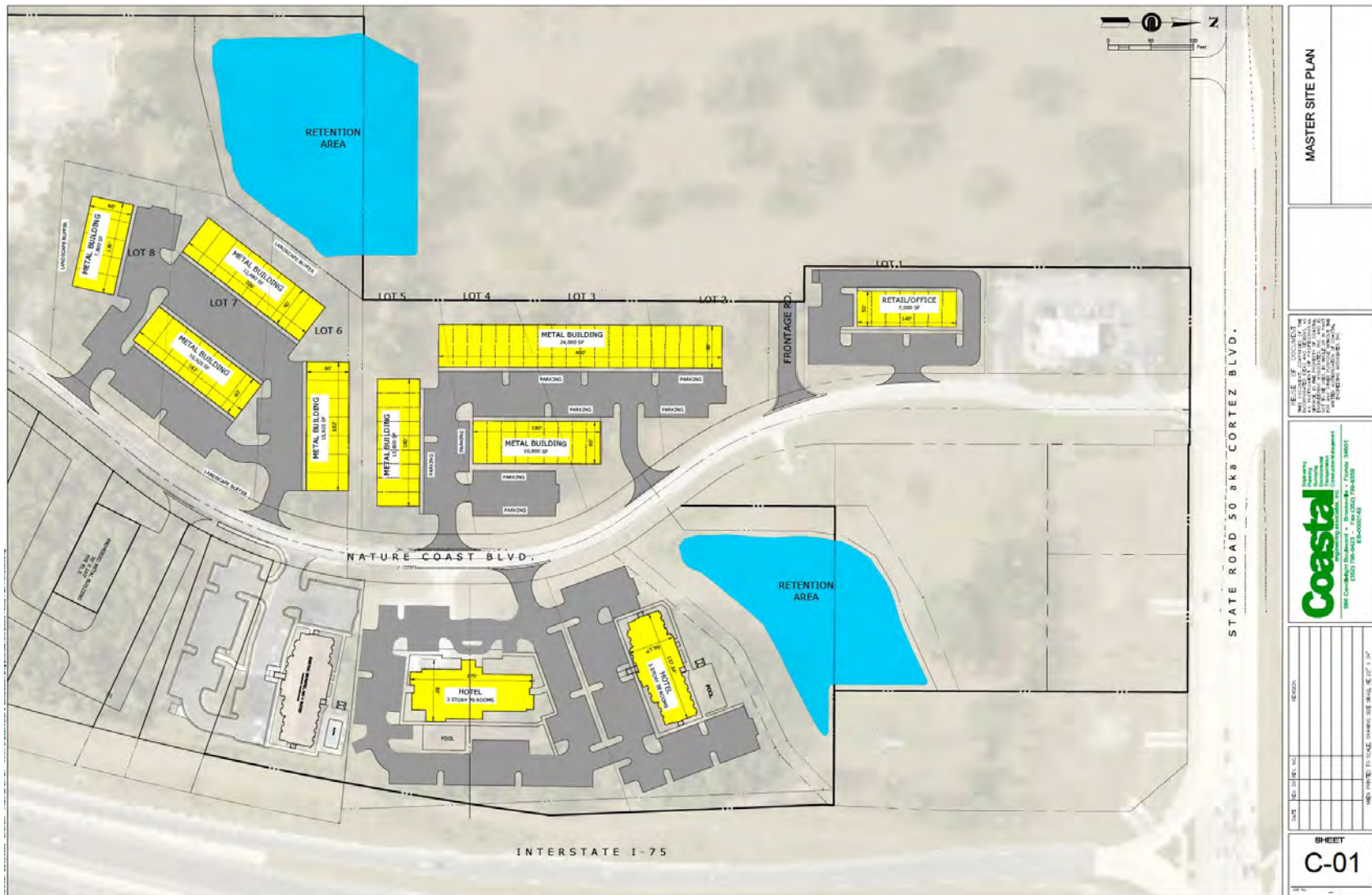
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SHEET
1

4



Conceptual Site Plan



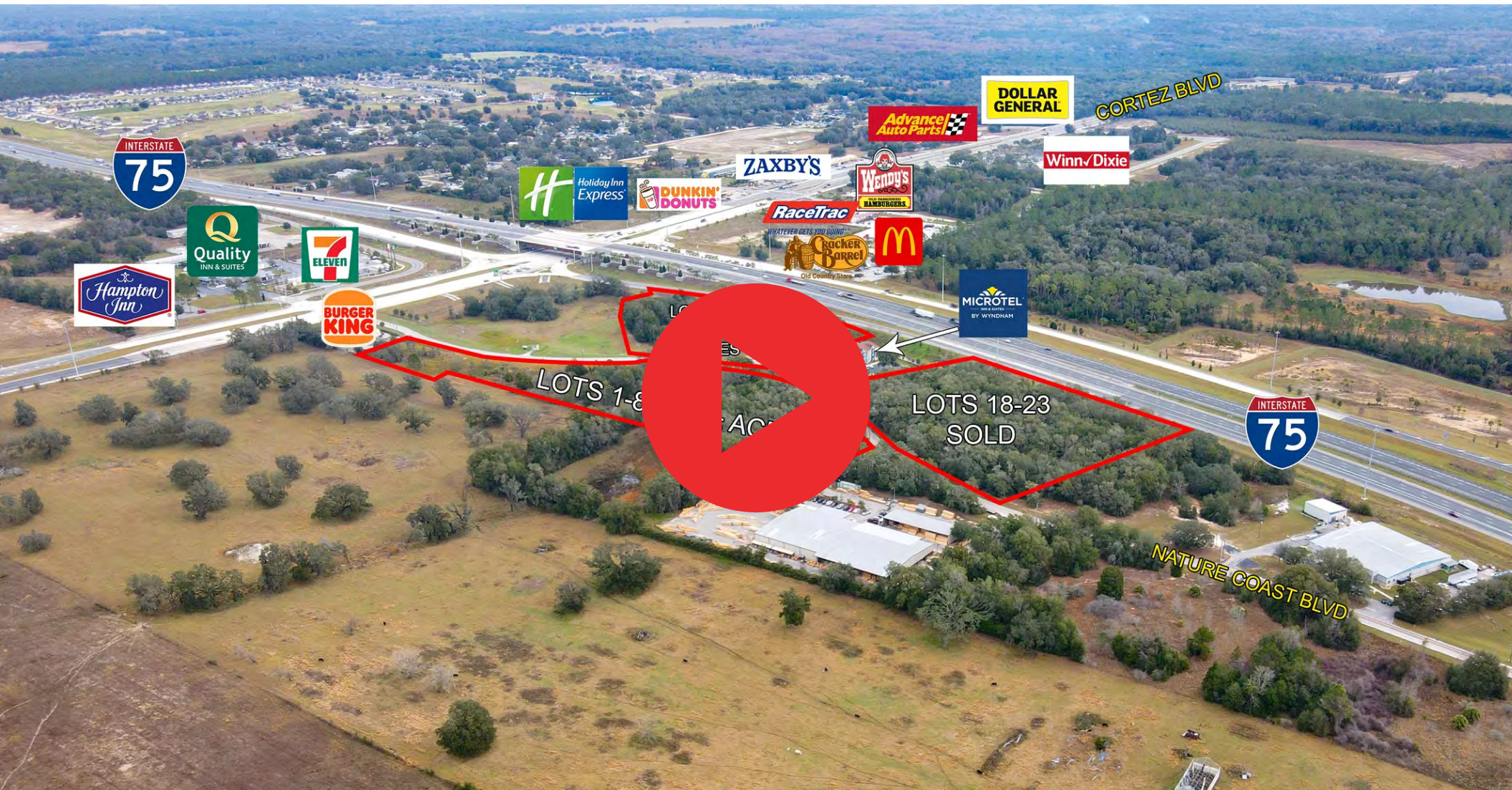
Aerial Looking North



Aerial Looking South



360 Aerial View



Development Map



Demographics Map & Report

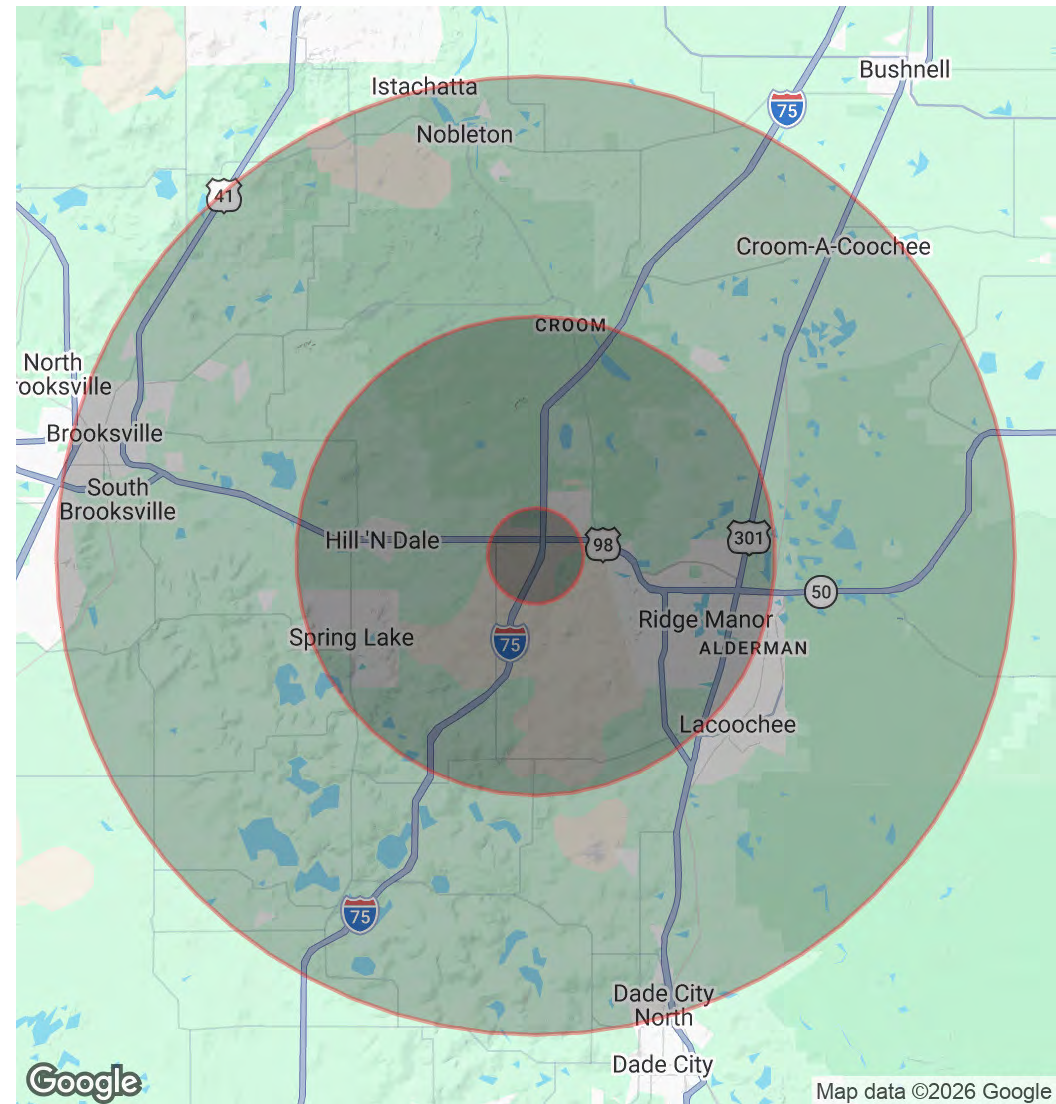
POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	394	13,328	47,428
Average Age	46.3	47.5	46.0
Average Age (Male)	48.6	46.1	44.4
Average Age (Female)	46.3	49.4	46.5

HOUSEHOLDS & INCOME

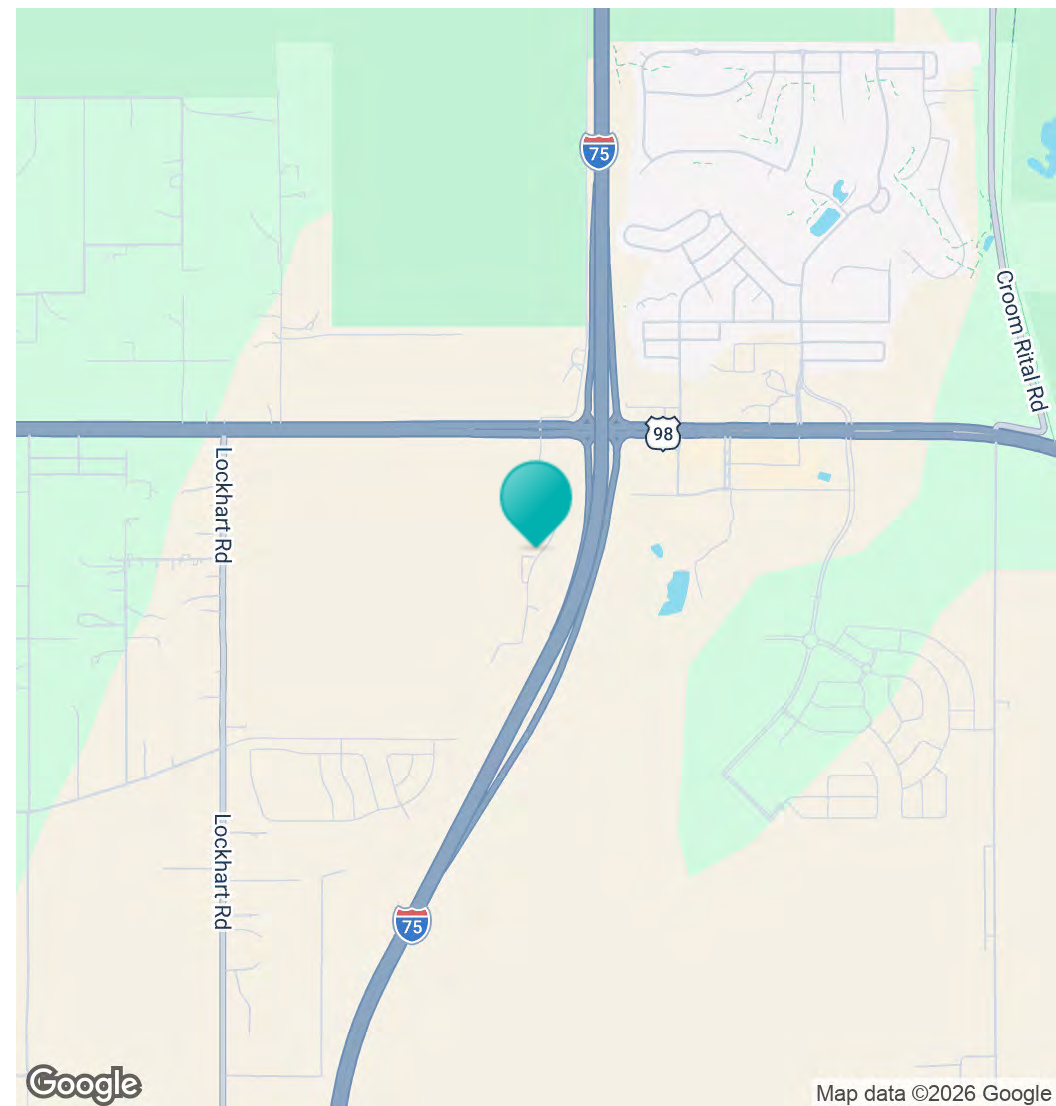
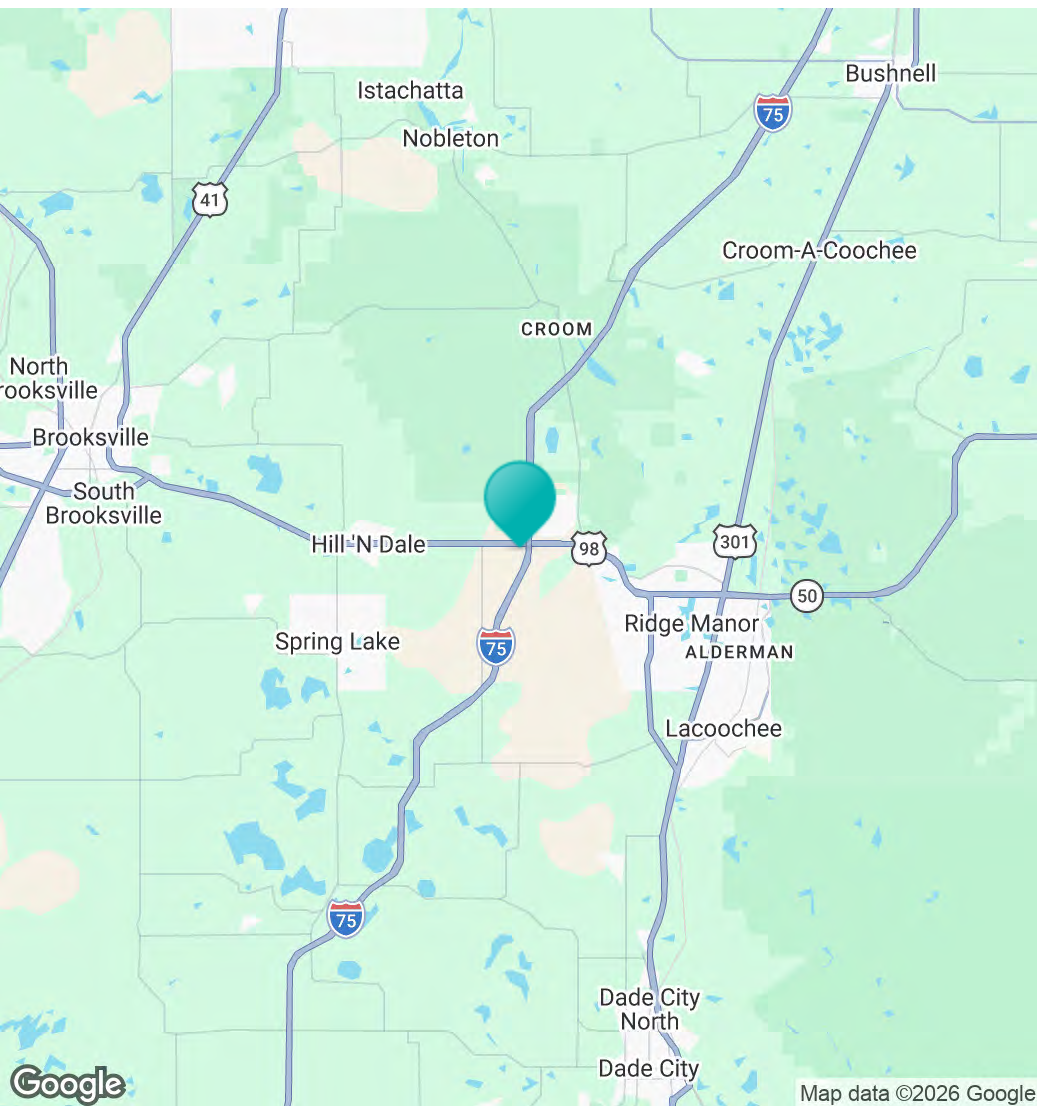
	1 MILE	5 MILES	10 MILES
Total Households	191	6,050	20,709
# of Persons per HH	2.1	2.2	2.3
Average HH Income	\$50,412	\$57,650	\$54,038
Average House Value	\$136,842	\$151,926	\$148,255

2020 American Community Survey (ACS)



Map data ©2026 Google

Location Maps



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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Eshenbaugh Land Company, LLC in compliance with all applicable fair housing and equal opportunity laws.

Eshenbaugh Land Company is a licensed real estate brokerage firm in Florida and William A. Eshenbaugh is the broker of record.



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Questions | Give us a call or drop us an email



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