



PROPERTY FOR SALE

BROOKSVILLE COMMERCIAL LAND

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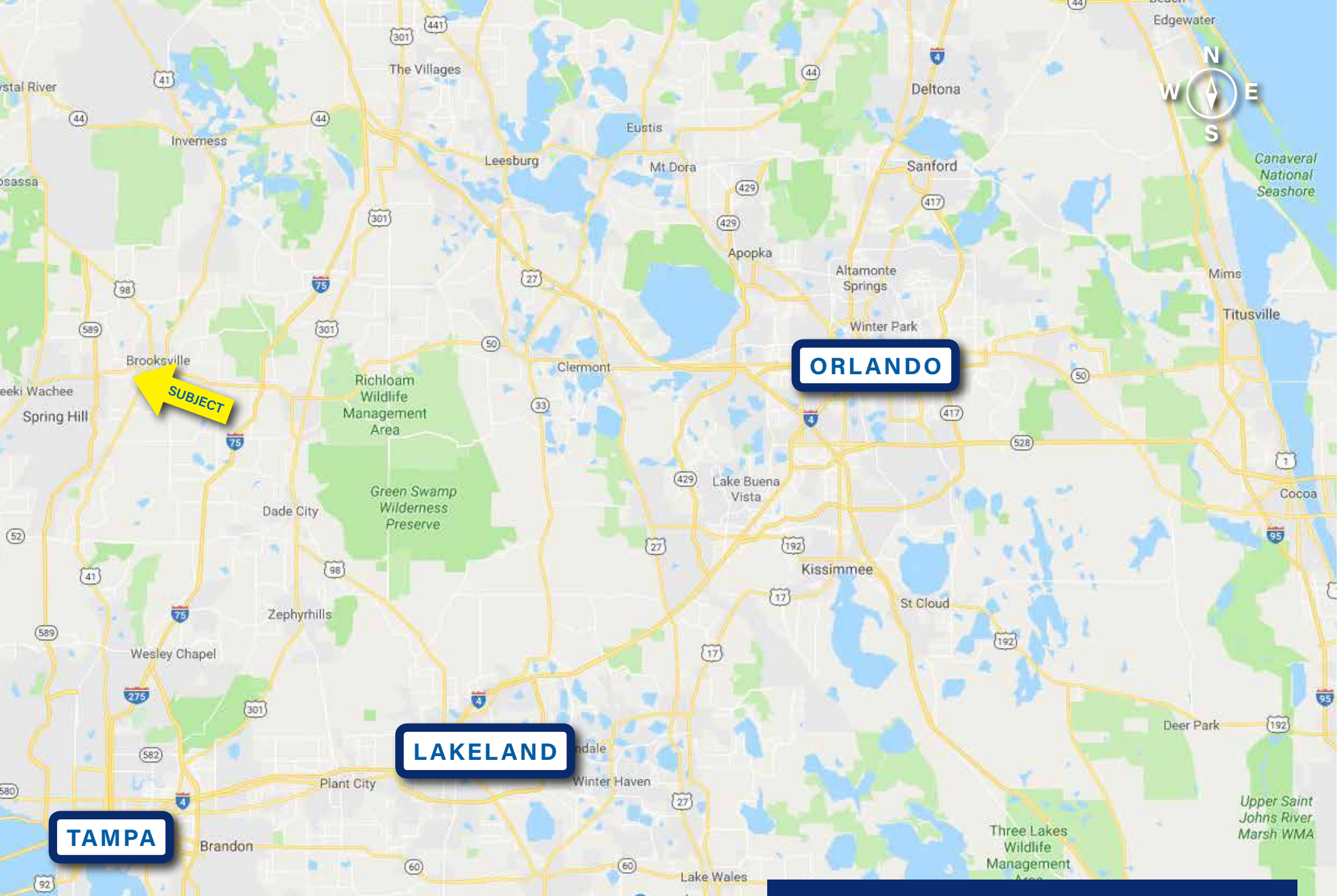


EXECUTIVE SUMMARY

CORTEZ BLVD BROOKSVILLE, FL 34601

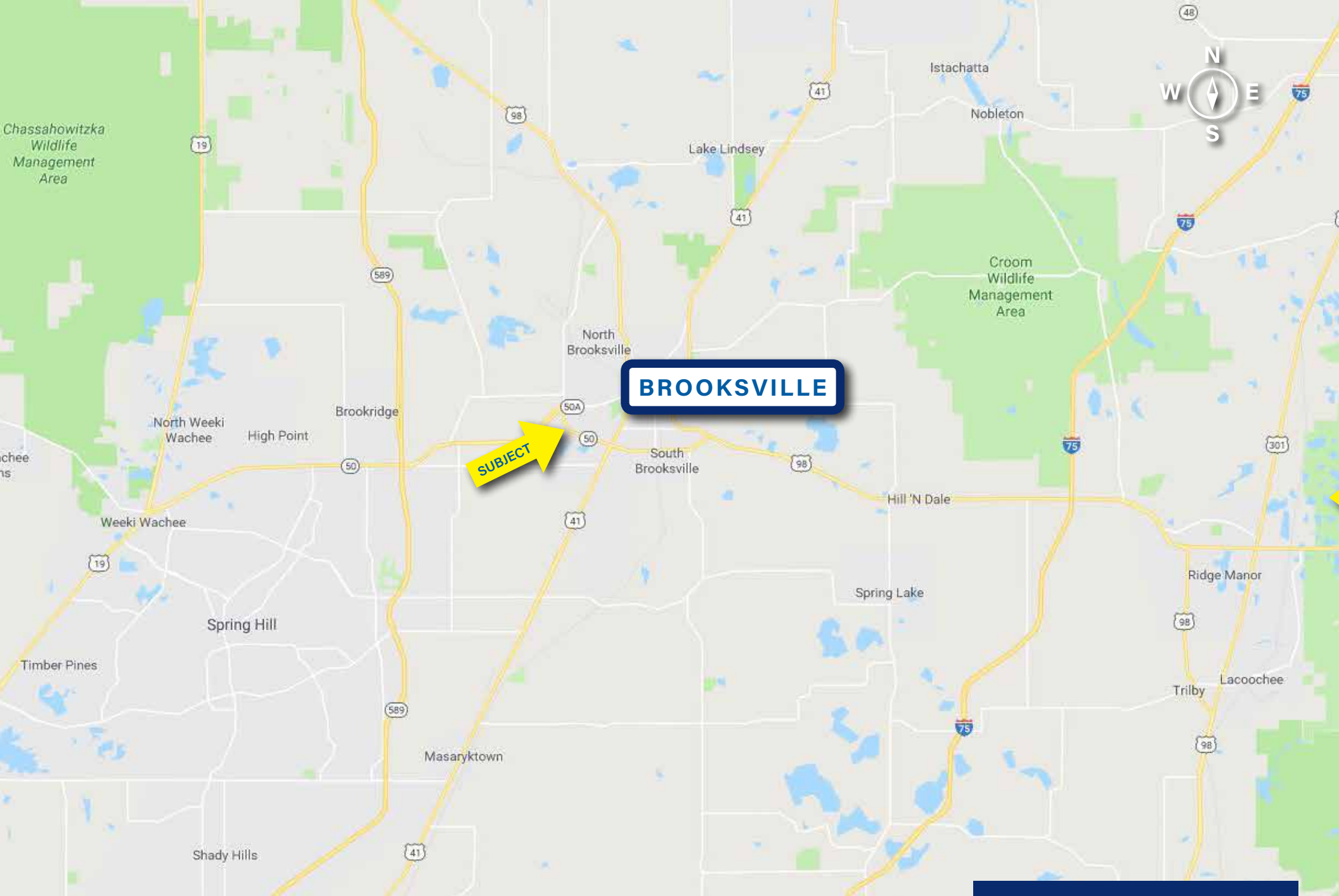
The subject property is just over 5 acres of commercial land in Brooksville, Florida. Water and sewer from City of Brooksville is available, and traffic counts are suitable for new commercial development. The site has 455 +/- FT of frontage along SR 50 (Cortez Blvd.), and there is a full median cut at Clinton Blvd., providing excellent access for customers.

Site Address:	Cortez Blvd, Brooksville, FL 34601
County:	Hernando
PIN (Property Identification Number):	R4221929000003800070
Land Size:	5.39 +/- Acres
Property Use:	Vacant Commercial
Utilities:	Water & Sewer - City of Brooksville
Road Frontage:	455 +/- FT on SR 50 (Cortez Blvd.)
Zoning:	C-2 - City of Brooksville
Taxes:	\$9,045.52 (2018)
Traffic Count:	16,300 cars/day on SR 50 (Cortez Blvd)
Price:	\$299,000



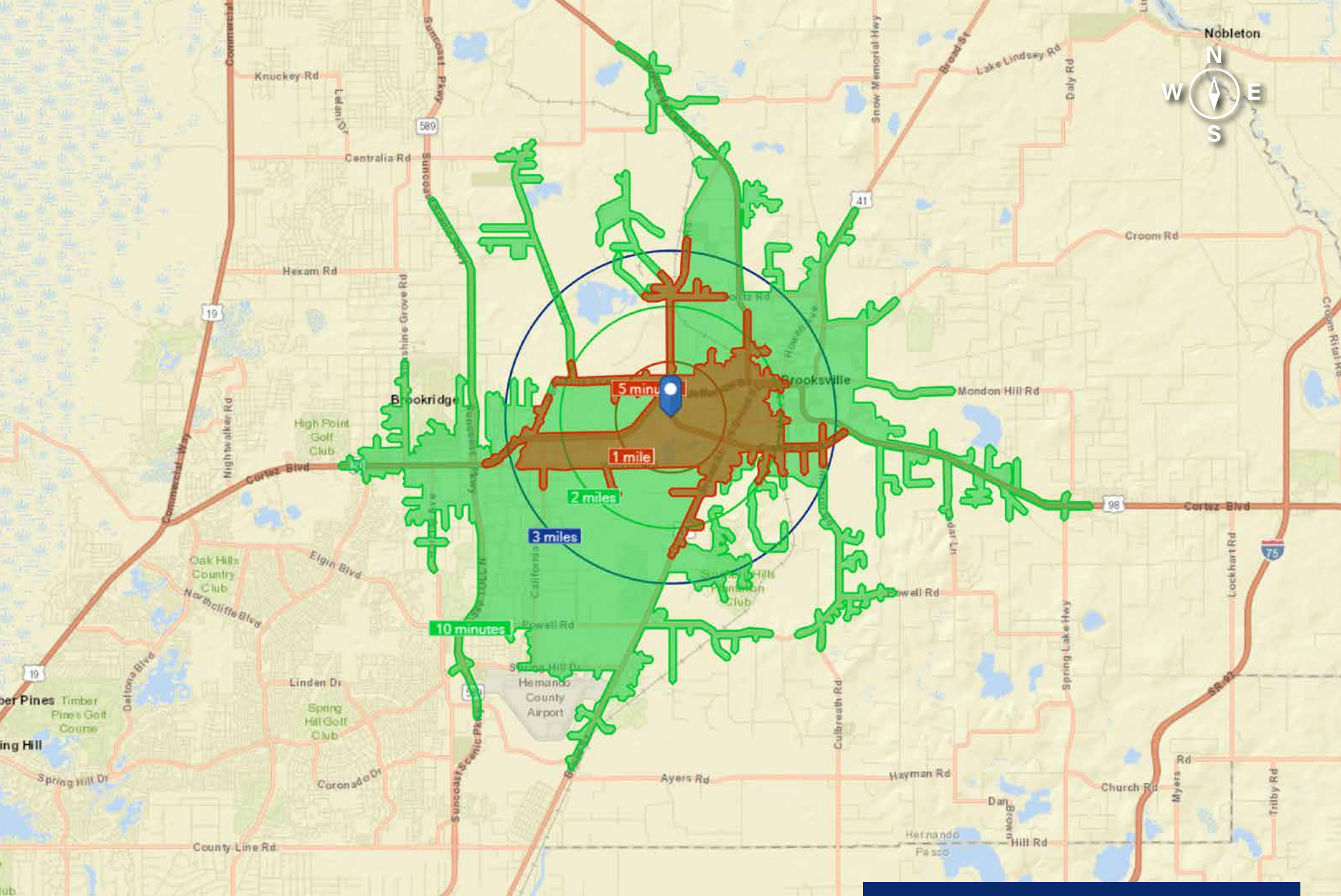
Located in the Tampa-St. Petersburg-Clearwater MSA.

REGIONAL LOCATION MAP



The subject property is located on SR 50, near the US 41 intersection.

LOCATION MAP



1, 2, 3 mile radius

5, 10 minute drive time

DEMOGRAPHICS MAP

BENCHMARK DEMOGRAPHICS

	1 Mile	2 Miles	3 Miles	5 Mins	10 Mins	Hernando	MSA	FL	US
Population	1,606	5,780	11,817	5,158	20,163	185,678	3,098,274	20,875,686	330,088,686
Households	775	2,565	4,892	2,297	8,338	75,890	1,257,748	8,152,541	124,110,001
Families	357	1,356	2,873	1,226	5,046	51,765	776,149	5,273,287	81,631,156
Average Household Size	1.96	2.16	2.32	2.15	2.31	2.42	2.42	2.51	2.59
Owner Occupied Housing Units	232	1,227	2,810	1,091	5,583	59,200	793,257	5,193,134	78,262,285
Renter Occupied Housing Units	543	1,338	2,082	1,206	2,755	16,690	464,491	2,959,407	45,847,716
Median Age	39.5	43.7	45.0	43.3	49.6	50.2	42.8	42.3	38.3
Income									
Median Household Income	\$30,620	\$35,212	\$37,777	\$34,849	\$38,055	\$45,812	\$51,596	\$52,098	\$58,100
Average Household Income	\$39,219	\$46,252	\$53,212	\$47,038	\$53,658	\$61,313	\$73,608	\$75,281	\$83,694
Per Capita Income	\$20,214	\$21,602	\$23,452	\$21,780	\$23,991	\$25,374	\$30,364	\$29,913	\$31,950
Trends: 2015 - 2020 Annual Growth Rate									
Population	0.94%	1.02%	1.03%	0.97%	0.93%	1.26%	1.40%	1.41%	0.83%
Households	0.86%	0.96%	0.99%	0.94%	0.85%	1.14%	1.27%	1.36%	0.79%
Families	0.72%	0.84%	0.90%	0.82%	0.77%	1.07%	1.22%	1.30%	0.71%
Owner HHs	2.31%	1.96%	1.88%	1.92%	1.54%	1.61%	1.81%	1.91%	1.16%
Median Household Income	2.12%	1.83%	2.56%	2.07%	2.58%	2.96%	2.48%	2.52%	2.50%

The Median Age within a 2 mile radius of 43.7 is 6.5 years younger than the Median Age in Hernando County of 50.2.

BENCHMARK DEMOGRAPHICS

1 Mile 2 Miles 3 Miles 5 Mins 10 Mins Hernando MSA FL US

Households by Income

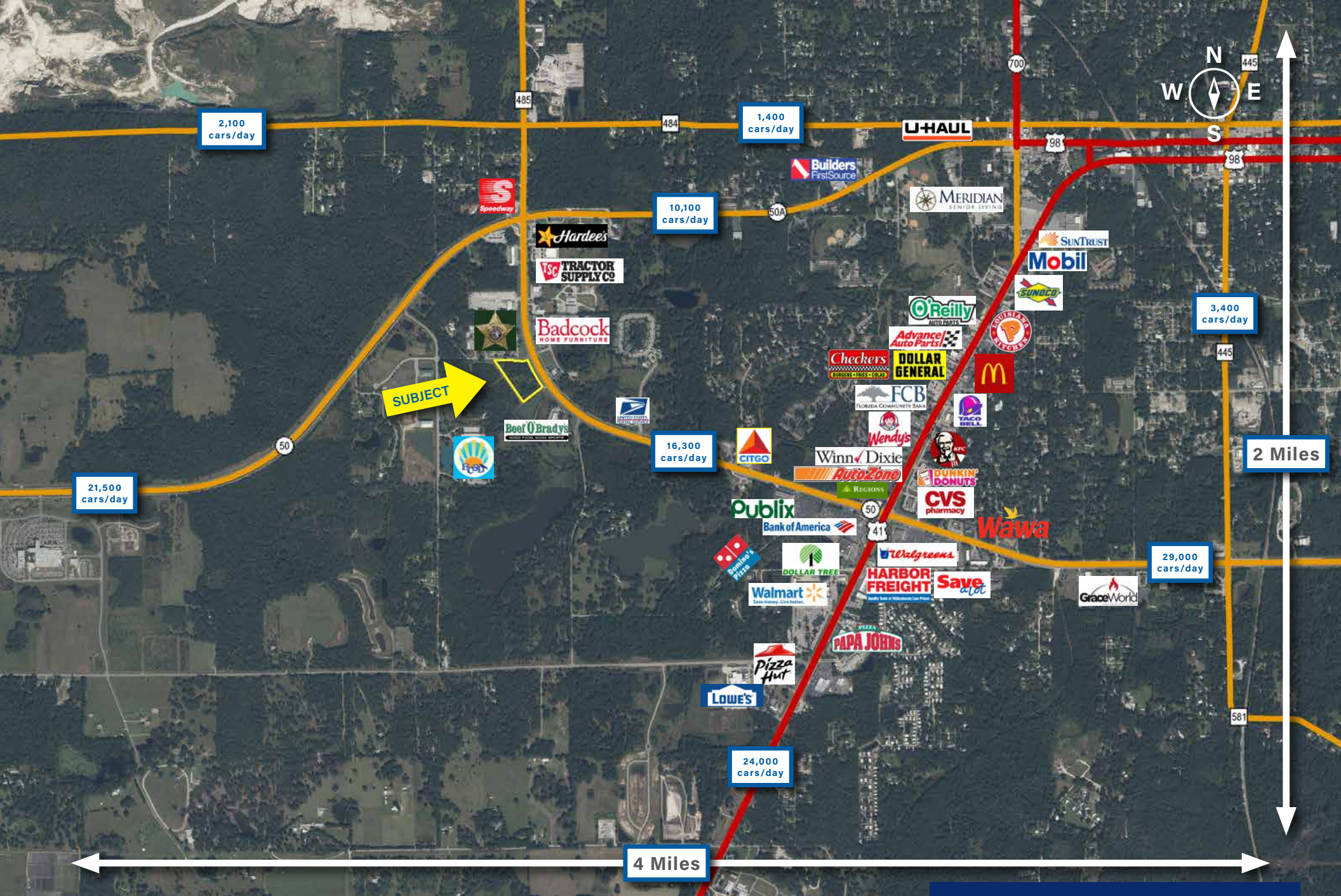
<\$15,000	24.30%	20.30%	17.70%	20.50%	16.10%	11.90%	11.50%	11.70%	11.20%
\$15,000 - \$24,999	11.90%	11.90%	11.40%	11.90%	13.60%	12.20%	11.00%	10.60%	9.40%
\$25,000 - \$34,999	21.40%	17.40%	16.00%	17.80%	15.20%	12.60%	10.80%	10.70%	9.30%
\$35,000 - \$49,999	19.10%	21.40%	19.50%	19.90%	18.70%	17.00%	14.90%	14.70%	12.80%
\$50,000 - \$74,999	12.00%	14.20%	15.30%	14.20%	15.80%	20.70%	18.80%	18.70%	17.60%
\$75,000 - \$99,999	6.50%	7.00%	9.30%	7.50%	9.60%	11.70%	11.90%	11.90%	12.50%
\$100,000 - \$149,999	4.60%	5.60%	6.80%	5.60%	7.20%	9.20%	12.00%	12.10%	14.40%
\$150,000 - \$199,999	0.00%	1.10%	2.00%	1.20%	1.80%	2.40%	4.40%	4.50%	6.00%
\$200,000+	0.40%	1.20%	2.10%	1.40%	1.90%	2.30%	4.70%	5.10%	6.70%

Population by Age

0 - 4	6.70%	5.90%	5.80%	6.10%	4.90%	4.60%	5.20%	5.30%	6.00%
5 - 9	5.40%	5.60%	5.60%	5.60%	4.90%	4.90%	5.40%	5.40%	6.20%
10 - 14	4.70%	5.20%	5.40%	5.20%	4.90%	5.10%	5.60%	5.60%	6.30%
15 - 19	5.50%	5.10%	5.20%	5.20%	4.80%	4.90%	5.60%	5.70%	6.40%
20 - 24	7.60%	6.10%	5.40%	6.20%	5.20%	4.70%	6.20%	6.30%	6.90%
25 - 34	14.80%	13.30%	12.50%	13.30%	11.00%	10.10%	12.90%	13.20%	13.90%
35 - 44	11.00%	10.20%	10.00%	10.20%	9.40%	9.80%	11.80%	11.70%	12.50%
45 - 54	11.20%	11.60%	11.90%	11.70%	11.20%	12.00%	13.10%	12.70%	12.80%
55 - 64	12.50%	14.30%	14.80%	14.20%	14.80%	15.00%	13.90%	13.60%	13.00%
65 - 74	9.30%	11.40%	12.40%	11.20%	14.80%	15.40%	11.40%	11.50%	9.40%
75 - 84	6.10%	7.30%	7.30%	7.00%	9.80%	9.60%	6.20%	6.30%	4.60%
85+	5.10%	4.20%	3.60%	4.20%	4.30%	4.00%	2.90%	2.70%	2.00%

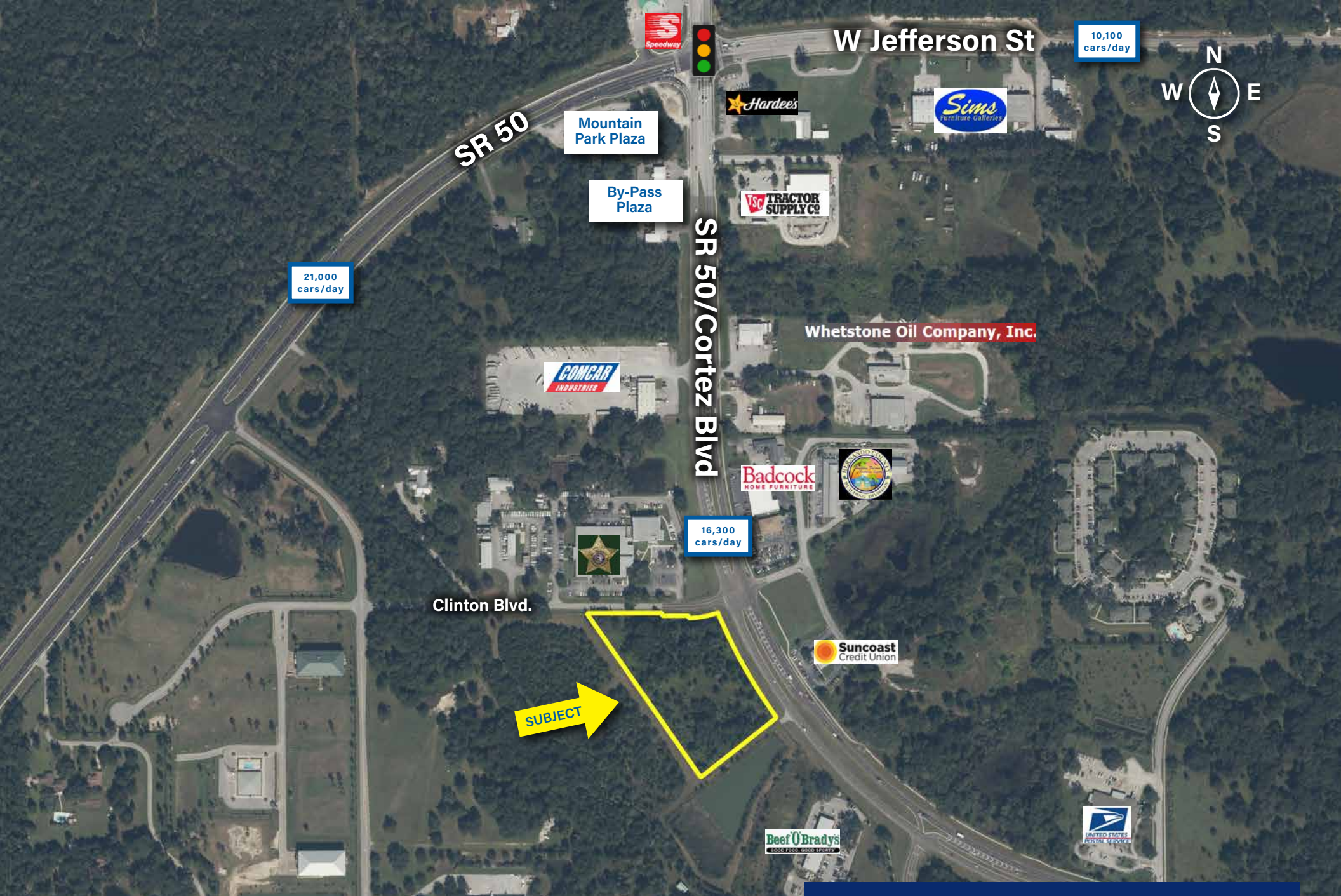
Race and Ethnicity

White Alone	79.10%	75.50%	76.90%	75.50%	81.50%	87.50%	76.30%	73.00%	69.90%
Black Alone	13.80%	18.00%	16.90%	18.20%	12.60%	5.50%	12.50%	16.40%	12.90%
American Indian Alone	0.20%	0.40%	0.50%	0.40%	0.40%	0.40%	0.40%	0.40%	1.00%
Asian Alone	1.50%	1.10%	1.00%	1.10%	0.90%	1.30%	3.50%	2.80%	5.70%
Pacific Islander Alone	0.10%	0.10%	0.10%	0.10%	0.10%	0.10%	0.10%	0.10%	0.20%
Some Other Race Alone	2.10%	2.10%	2.00%	2.00%	2.00%	2.50%	4.10%	4.30%	6.90%
Two or More Races	3.10%	2.70%	2.60%	2.80%	2.50%	2.70%	3.20%	3.00%	3.40%
Hispanic Origin (Any Race)	10.00%	9.10%	8.60%	9.20%	8.80%	13.30%	19.70%	25.90%	18.30%



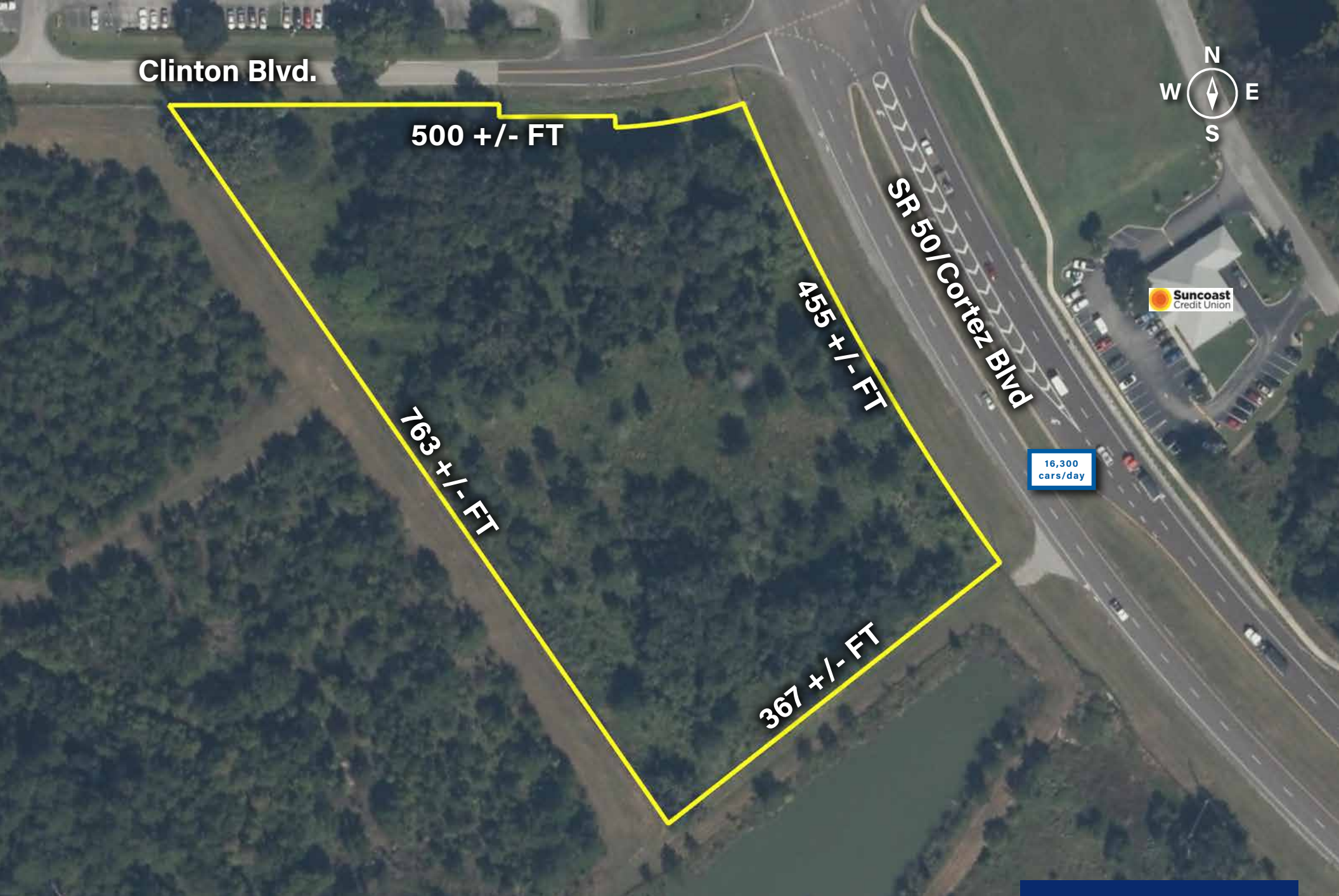
The trade area has a large portion of residential and commercial activity near the subject.

TRADE AREA MAP



This commercial neighborhood includes significant national and regional names like Tractor Supply and Suncoast Credit Union.

NEIGHBORHOOD AERIAL



Clinton Blvd.

500 +/- FT

455 +/- FT

763 +/- FT

367 +/- FT

SR 50/Cortez Blvd

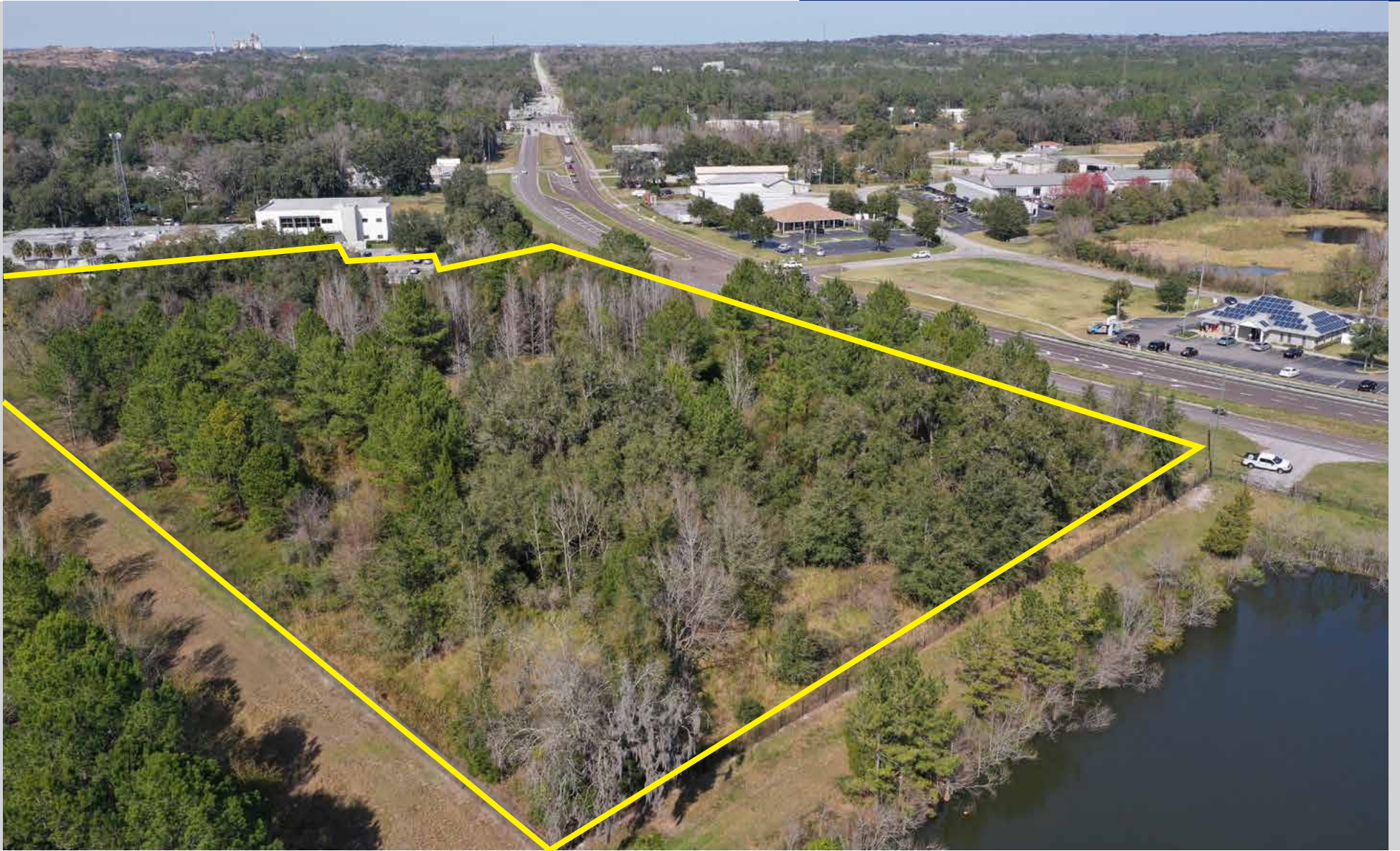
16,300 cars/day



SITE AERIAL

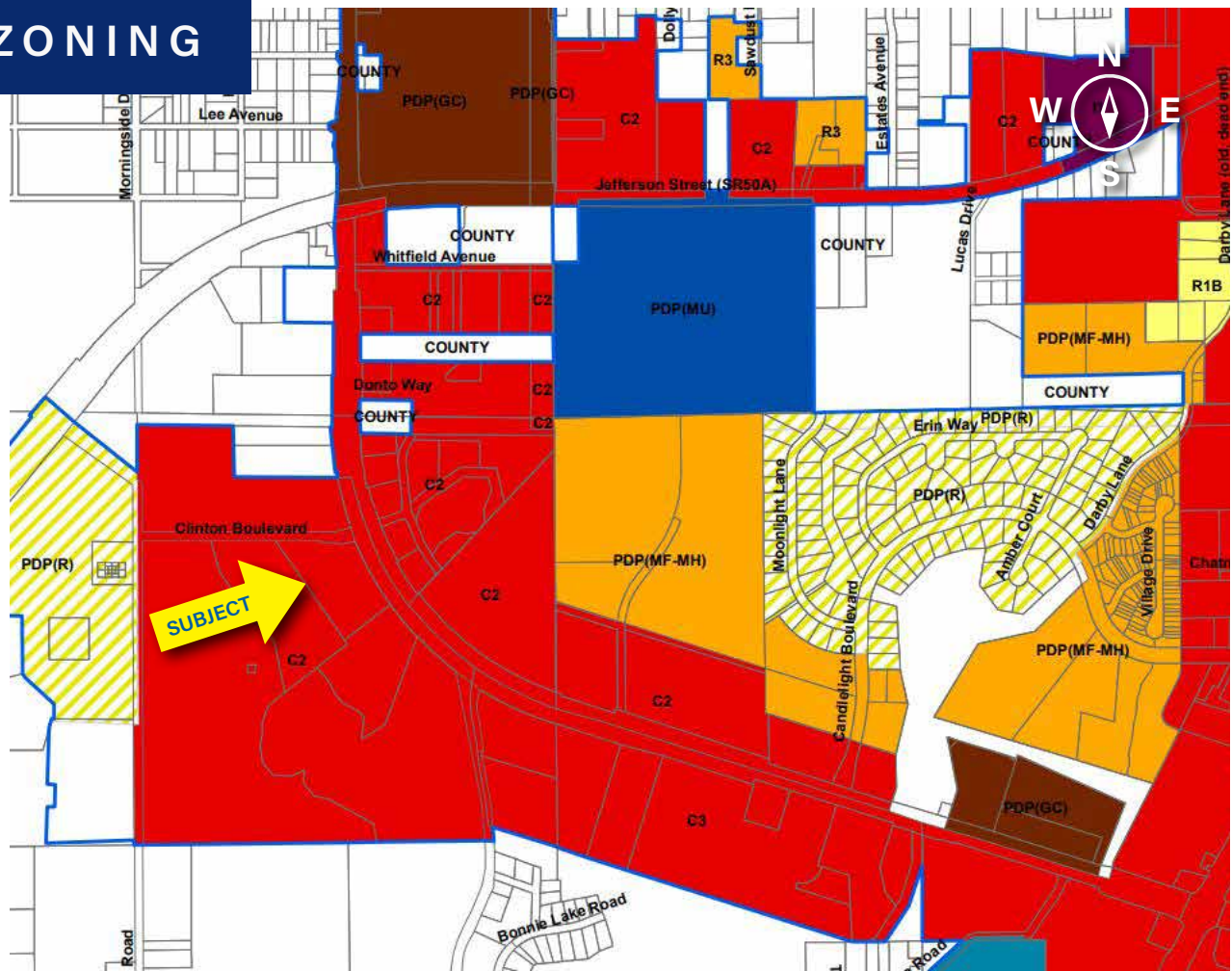
The property has excellent frontage on SR 50. The median cut at the intersection of SR 50 and Clinton Blvd. for full directional travel.

Aerial view looking north along SR
50/Cortez Blvd









ZONING



Highway Commercial District (C-2)

This district is designed to permit the development of commercial areas at appropriate locations on major highways and is intended to meet the needs of motorists and other consumers through the provision of automobile-oriented service activities and other heavier commercial activities, in addition to those allowable in the C-1 district, located in a desirable grouping rather than in a strip or linear fashion along the highway.

-  C-2
-  PDP (MU)
-  R1B
-  PDP (MF-MH)



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