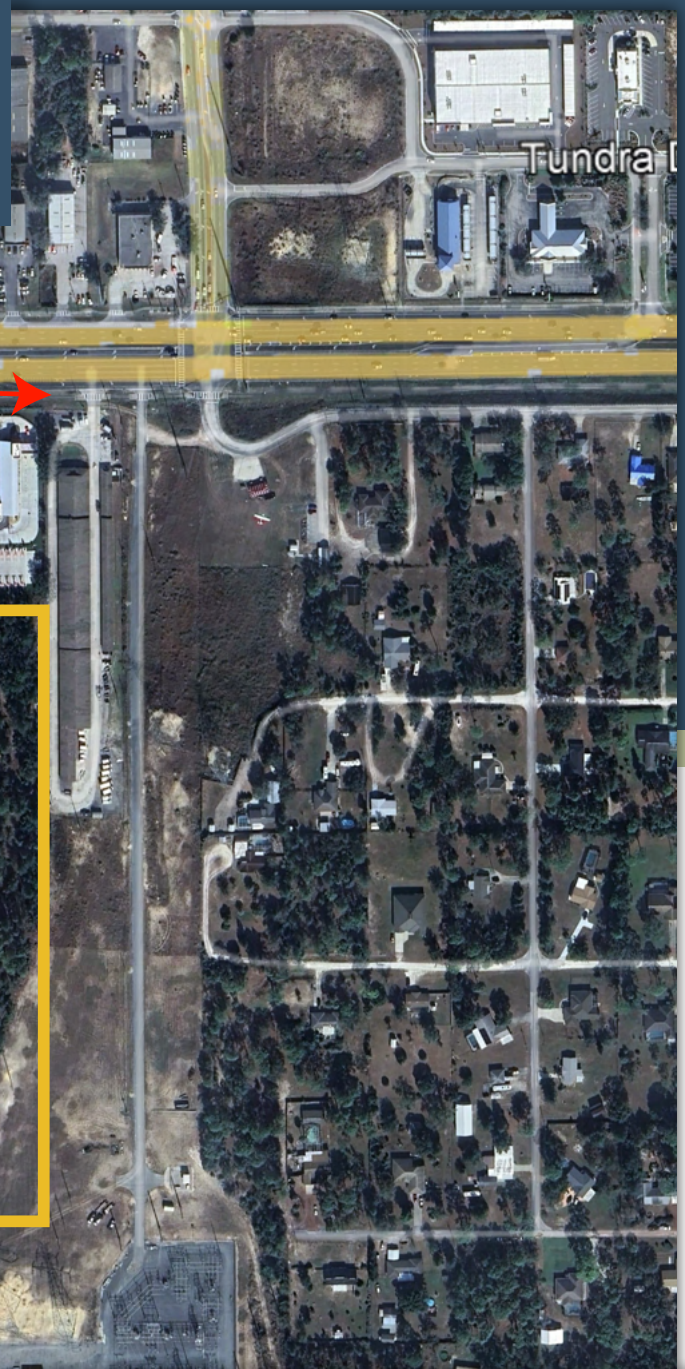




**MAURY L. CARTER
& ASSOCIATES, INC.**
FLORIDA LICENSED REAL ESTATE BROKER



4.25± AC RETAIL DEVELOPMENT SITE FOR SALE!

Cortez Blvd, Brooksville, FL 34613

Price: \$1,500,000

PROPERTY DETAILS

- Size: 4.25± acres
- Zoning: C2 Commercial
- Utilities: Water & Sewer Available
- Parcel ID: R3322218129300000020
- FLU: Residential
- Price: \$1,500,000

Property Highlights

4.25 acres available for sale along Cortez Boulevard in Brooksville. Surrounded by retail anchors, high traffic counts and close proximity to the suncoast parkway!



GEOGRAPHICAL DETAILS

Local Demographics

- Total Population: 9,235
- Median HH Income: \$47,796
- Median Home Value: \$112,400

Brooksville, 2023 US Census

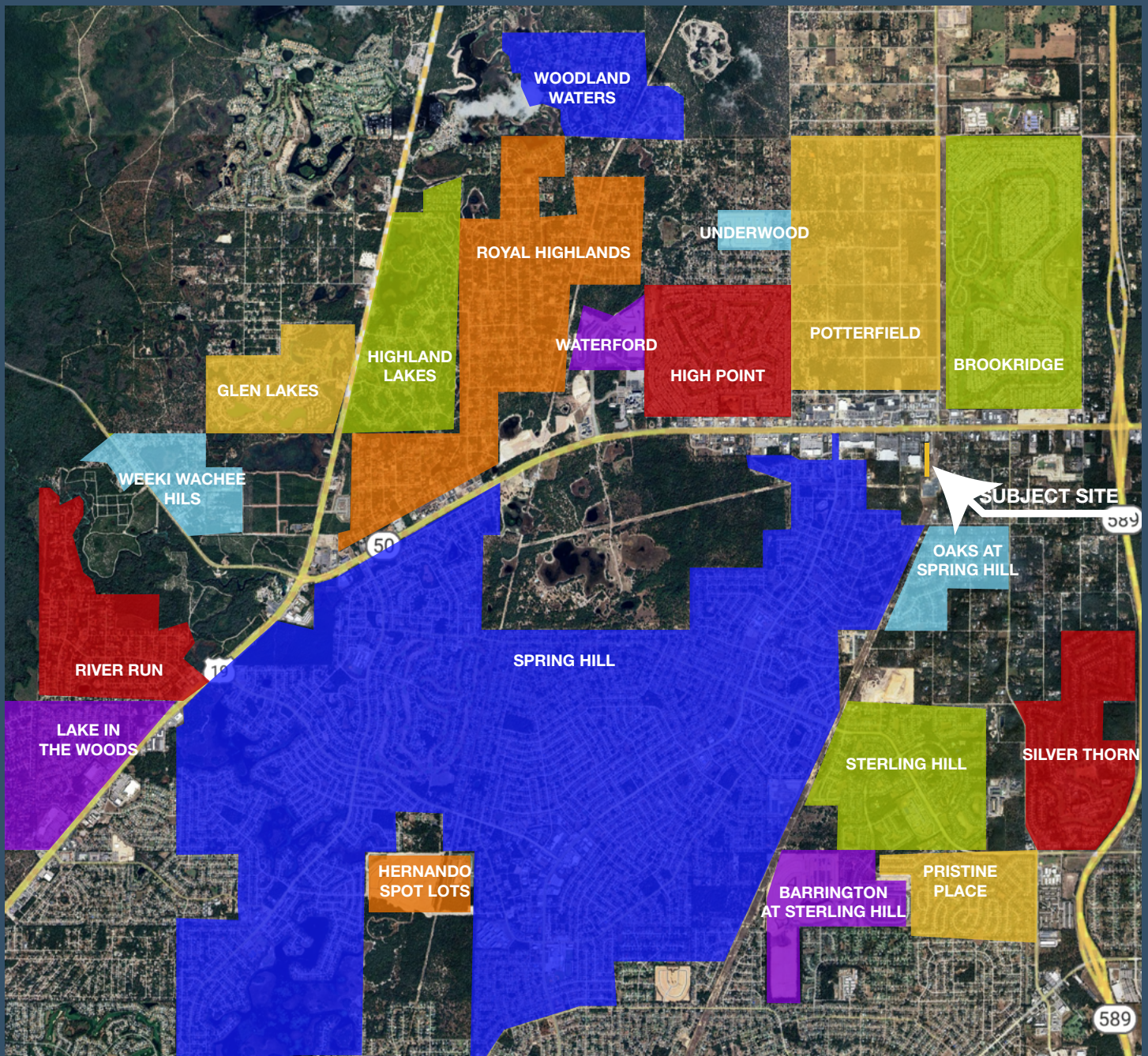
County Demographics

- Total Population: 201,512
- Median HH Income: \$63,193
- Median Home Value: \$240,700

Hernando County, 2023 US Census

Daily Traffic Counts

- Cortez Blvd: 46,000
- Sunshine Grove Rd: 15,500
- Mariner Blvd: 26,000
- Suncoast Pkwy: 20,800

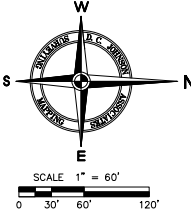


CONCEPT MAP

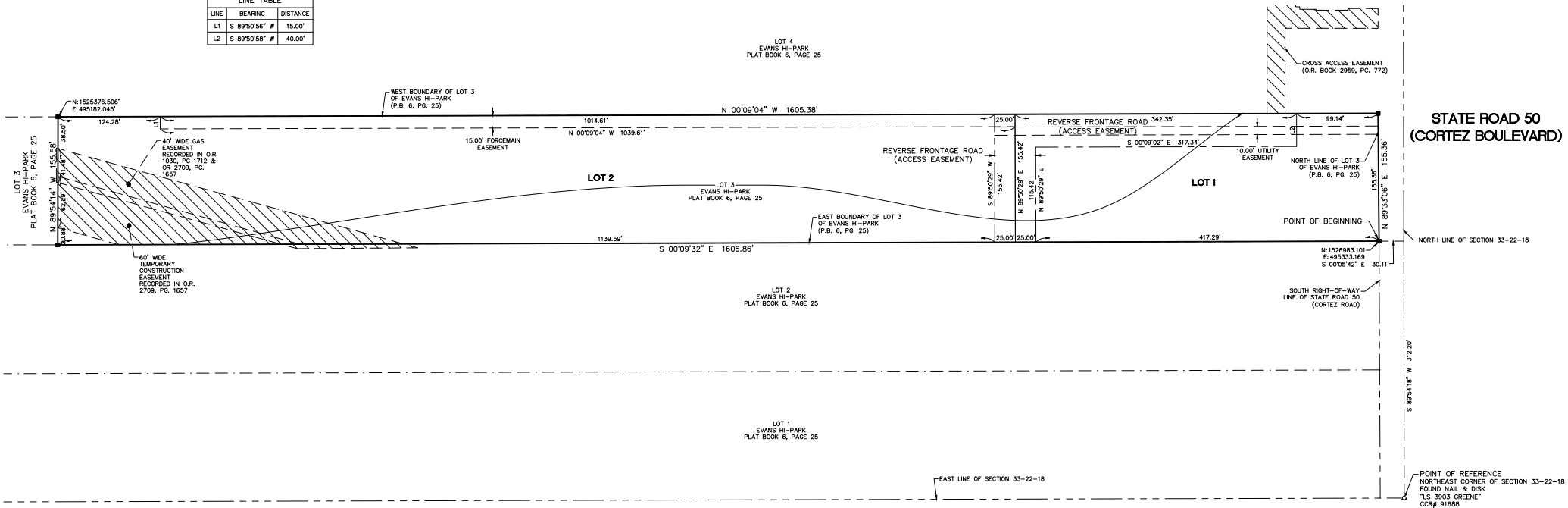
TOMMY'S ADDITION

A REPLAT OF A SUBDIVISION OF A PORTION OF EVANS HI-PARK RECORDED IN PLAT BOOK 6, PAGE 25
OF SECTION 36, TOWNSHIP 23 SOUTH, RANGE 17 EAST, HERNANDO COUNTY, FLORIDA

PLAT BOOK PAGE
SHEET 2 OF 2



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 89°50'56" W	15.00'
L2	S 89°50'58" W	40.00'



LEGEND
CM = CONCRETE MONUMENT
R/W = RIGHT-OF-WAY
O.R. = OFFICIAL RECORDS BOOK
P.B. = PLAT BOOK
C.C.R. = CERTIFIED CORNER RECORD
PG. = PAGE
● = SET 4"x4" CM "LB 4514"
○ = FOUND NAIL & DISK (SIZE & REGISTRATION NUMBER AS NOTED)

REGIONAL MAP

Drive Times

- Brooksville: 10 min
- Dade City: 45 min
- Homosassa: 30 min
- Tampa: 50 min
- St. Petersburg: 1 hr 10 min
- Clermont: 1 hr 10 min
- Clearwater: 1 hr 15 min
- Lakeland: 1 hr 35 min
- Orlando: 1 hr 40 min
- Sanford: 2 hr

