

Cortez Boulevard Commercial

Commercial Development Outparcels
Cortez Oaks Boulevard, Brooksville, FL 34613



**BERKSHIRE
HATHAWAY**

HomeServices

Florida Properties Group

COMMERCIAL DIVISION



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For Sale

- Development sites 1.10± acres to 30.91± acres zoned Commercial.
- Signalized intersection planned | Rapid growth area.
- 950± units of single-family, villa, and multi-family new residential development behind sites.
- Adjacent to Oak Hill Hospital ~ \$100 mil expansion | Major employer ~ 1,500 - 2,000 on staff.
- Frontage and exposure to Cortez Blvd. (SR50), a six-lane major commuter roadway.
- Strategically located 2.25± miles east of US19 and 3.5± miles west of the Suncoast Parkway.
- Call or email agent for more information.

Awarded #2 Producing Berkshire Hathaway Commercial Real Estate Company 2019

Teamwork | Integrity | Passion | Excellence

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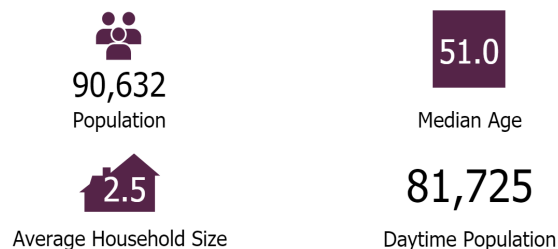
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PARCEL USE/ LOT NUMBER	SIZE (ACRES)	SIZE (SF)	PRICE	PRICE/ACRE	PRICE/SF
COMMERCIAL TRACT 6	6.00	261,360	\$3,150,000	\$525,000	\$12.05
COMMERCIAL TRACT 7	11.00	479,160	\$5,775,000	\$525,000	\$12.05
COMMERCIAL TRACT 8	4.41	192,100	\$2,315,250	\$525,000	\$12.05
MIXED USE TRACT 9	2.40	104,544	\$1,308,000	\$545,000	\$12.51
MIXED USE TRACT 10	1.10	47,916	\$643,500	\$585,000	\$13.43
MIXED USE TRACT 11	1.10	47,916	\$643,500	\$585,000	\$13.43
MIXED USE TRACT 12	1.20	52,272	\$702,000	\$585,000	\$13.43
MIXED USE TRACT 13	1.20	52,272	\$702,000	\$585,000	\$13.43
MIXED USE TRACT 14	1.20	52,272	\$702,000	\$585,000	\$13.43
MIXED USE TRACT 15	1.30	56,628	\$760,500	\$585,000	\$13.43

AREA DEMOGRAPHICS (5 MILE RADIUS)

KEY FACTS



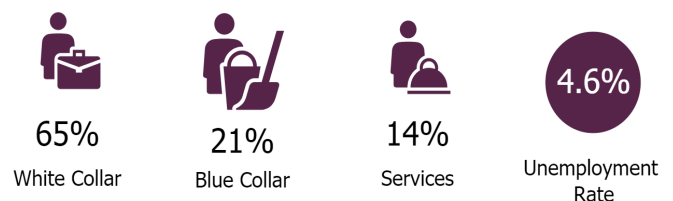
ANNUAL HOUSEHOLD SPENDING



INCOME



EMPLOYMENT



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Available, 1.1± acres up to 30.91± acres commercial development sites in Brooksville/Spring Hill area of Hernando County. This property is strategically located 2.25± miles east of US Highway 19 and 3.25± miles west of the Suncoast Parkway, major north-south travel routes into and through the Gulfcoast area.

These sites feature frontage on Cortez Boulevard (SR 50) a six-lane major commuter and travel route. A signalized intersection is planned for this Planned Development Project (CPDP).

Adjacent to the site, Oak Hill Hospital, employer to 1,500 - 2,000, is completing a \$100 million expansion. 950+ residential units will be built directly behind the commercial development sites .

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