

CORNER COMMERCIAL FOR SALE



Cortez Blvd & Clayton Rd | ~5.5 Acres | PDP (HC) Zoning with C2 Uses

Listed By

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11 N Main St, Brooksville, FL 34601



Property Summary

Welcome to ~5.5 acres of grade-level corner property located on Cortez Blvd and Clayton Rd with PDP (Highway Commercial) Zoning including all C2 uses. With about 710 FT of frontage on Cortez Blvd which sees 27,500 vehicles daily, this property presents itself as an investment opportunity or development opportunity for an owner-user given its flexible split zoning and future land use designation of commercial. It is located 10 minutes from I-75 and 8 minutes from Brooksville. The area near I-75 is primed for explosive development with ~4,200 homes beginning development in the Sunrise Development of Regional Impact. Just near this site are the popular restaurants, Papa Joe's and Deep South Barbecue, as well as some retail shops and an event venue, Whitehead Farms. Much of the surrounding property is in a flood zone, however, this property is almost all upland acres (88%) with just a small floodplain portion in the southeast corner. This listing is comprised of two separate parcels being sold together.

Highlights

- Corner commercial property along Cortez Blvd/US Hwy 98
- Traffic counts of 27,500 vehicles each day
- 88% uplands property with flexible use opportunities
- Income levels within a 5-minute drive are higher than the Hernando County averages



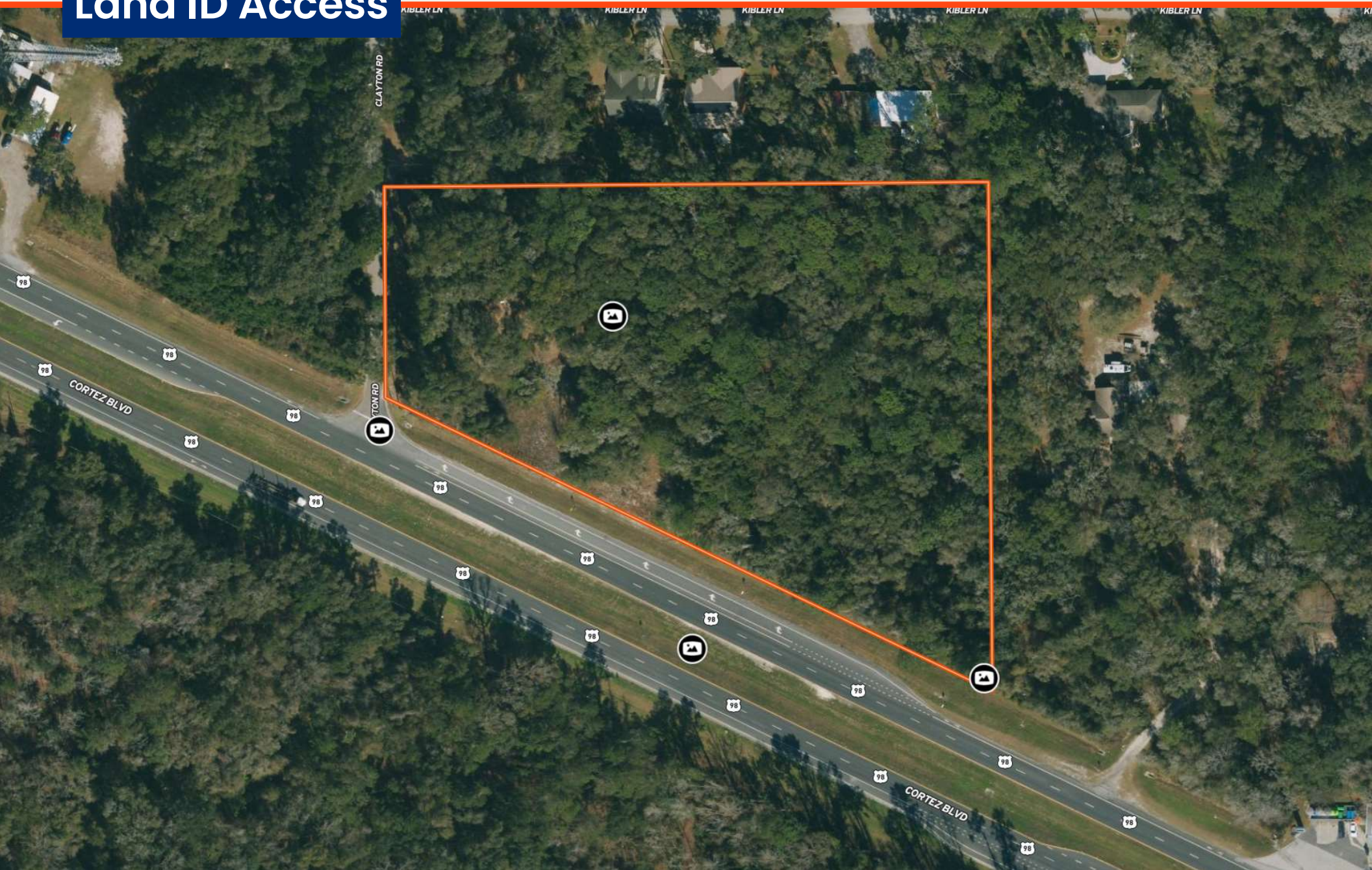
Location Information

Site Address	Cortez Boulevard & Clayton Road
City, State, Zip	Brooksville, FL 34601
County	Hernando

Property Information

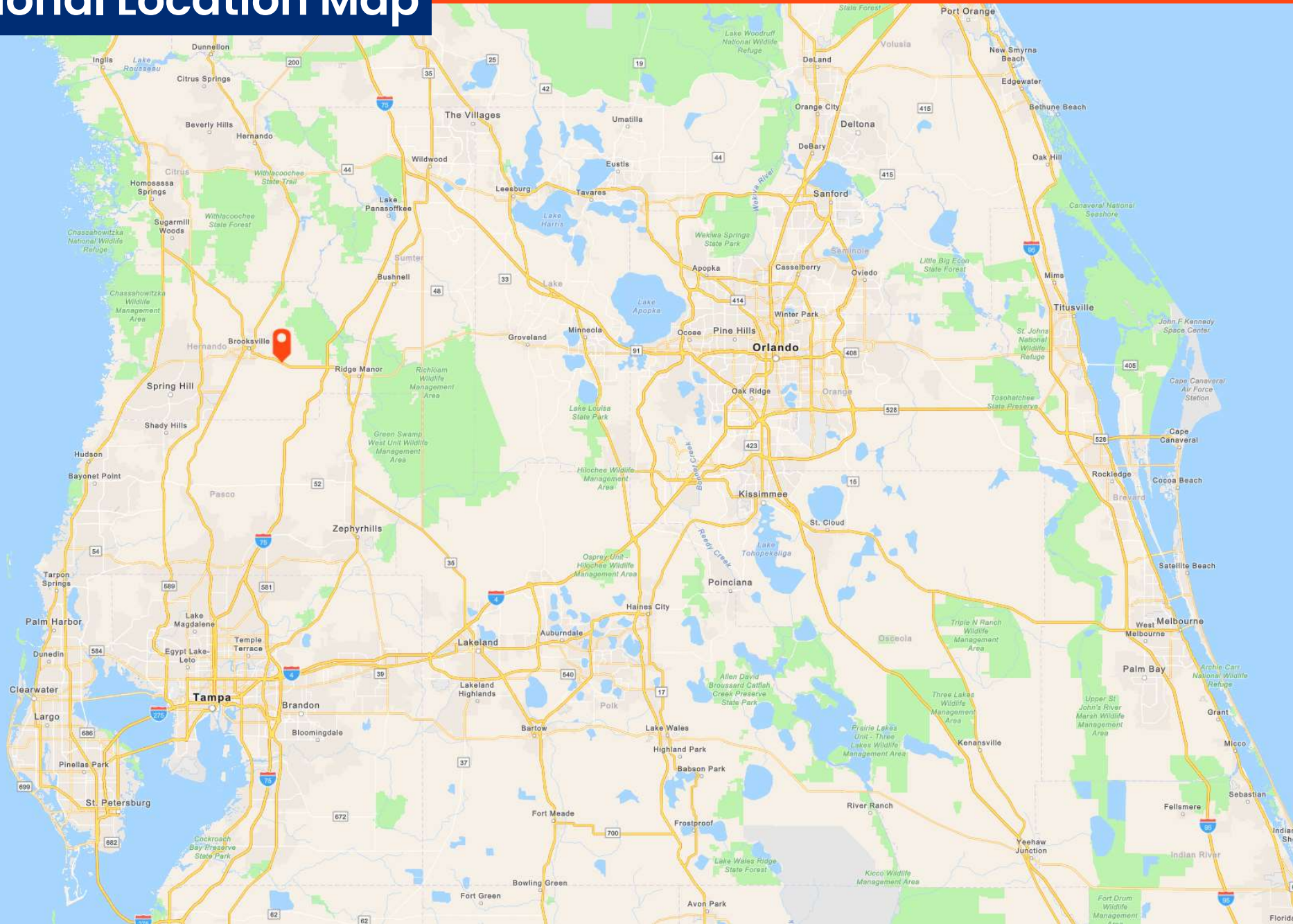
Size +/- (Acres, SF)	5.5 Acres
Parcel Key #	369648 & 1113173
Zoning	Split Zoning C2 & AG
DOR Use Code	(10) Vacant Commercial
Utilities/Water	Well & Septic Needed
Frontage	~710 Frontage Feet on Cortez Blvd
Traffic Counts	27,500 Vehicles Per Day
Taxes	\$3,443.25 + 3,265.31 = \$6,708.56
Price	\$599,000

Land ID Access

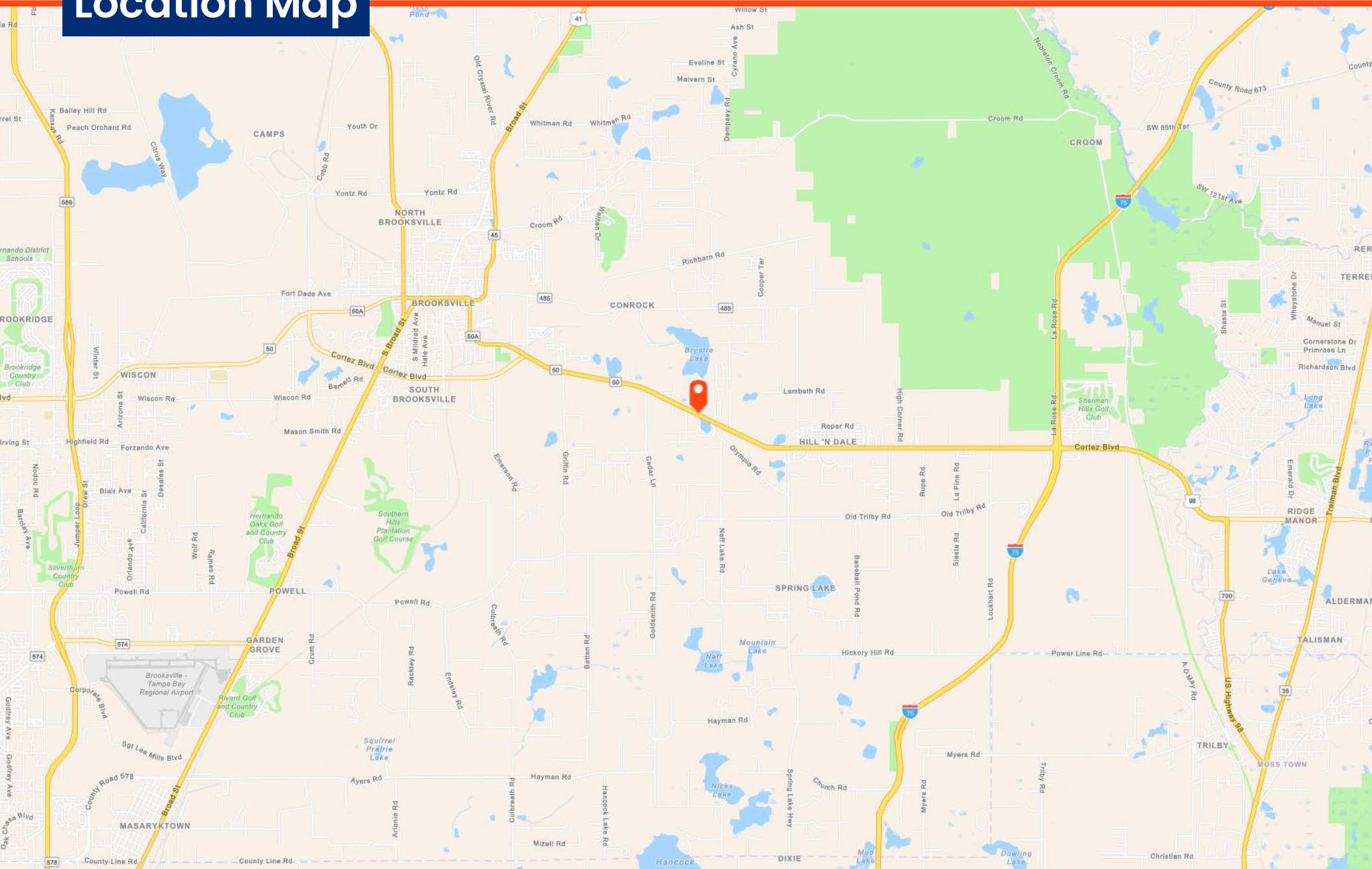


View the map by visiting - <https://id.land/ranching/maps/9b1b60961778c9b63de2cff88eba0868/share>

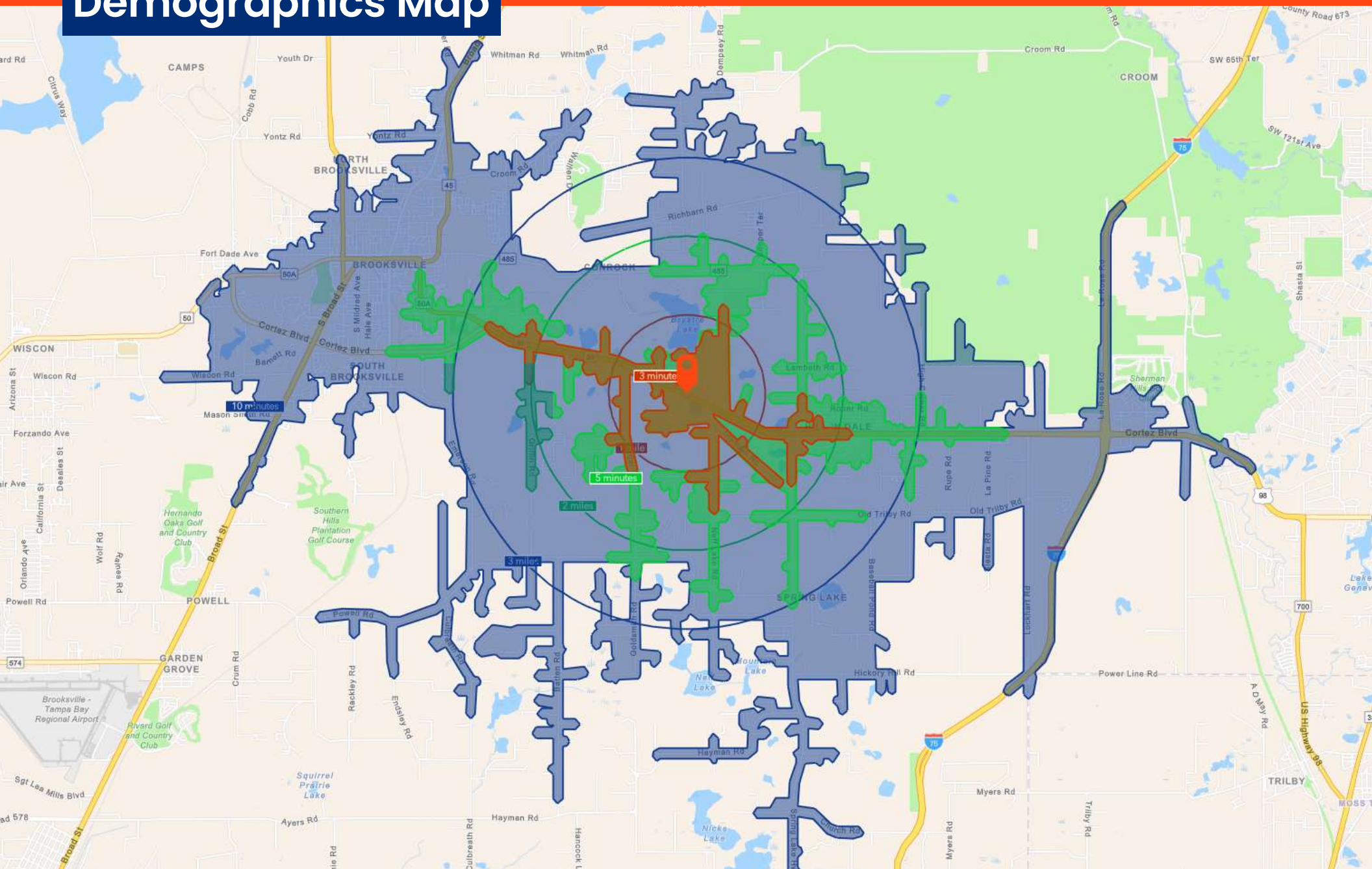
Regional Location Map



Location Map



Demographics Map



Drive Time	3 Minutes	5 Minutes	10 Minutes	1 Miles	2 Miles	3 Miles	Hernando	Florida
Population Data								
Total Population	572	4,205	18,878	340	2,907	6,673	202,880	22,381,338
Households	215	1,633	8,062	130	1,179	2,703	83,439	8,909,543
Average Household Size	2.66	2.57	2.3	2.62	2.46	2.47	2.41	2.46
Owner Occupied Housing	161	1,308	5,624	97	1,001	2,234	67,213	5,917,802
Renter Occupied Housing	54	325	2,438	33	178	469	16,226	2,991,741
Median Age	55.3	49.5	51	64.6	52.5	50.7	51	42.9
Income Data								
Median Household Income	\$65,113	\$62,916	\$47,083	\$62,169	\$70,516	\$67,727	\$58,359	\$65,081
Average Household Income	\$79,906	\$87,909	\$69,483	\$72,164	\$95,754	\$89,660	\$80,935	\$97,191
Per Capita Income	\$34,767	\$36,048	\$29,821	\$35,830	\$40,108	\$36,682	\$33,331	\$38,778
Business Data								
Total Businesses	18	112	1,089	8	68	127	6,201	1,049,923
Total Employees	74	842	11,128	44	315	624	54,314	9,507,215

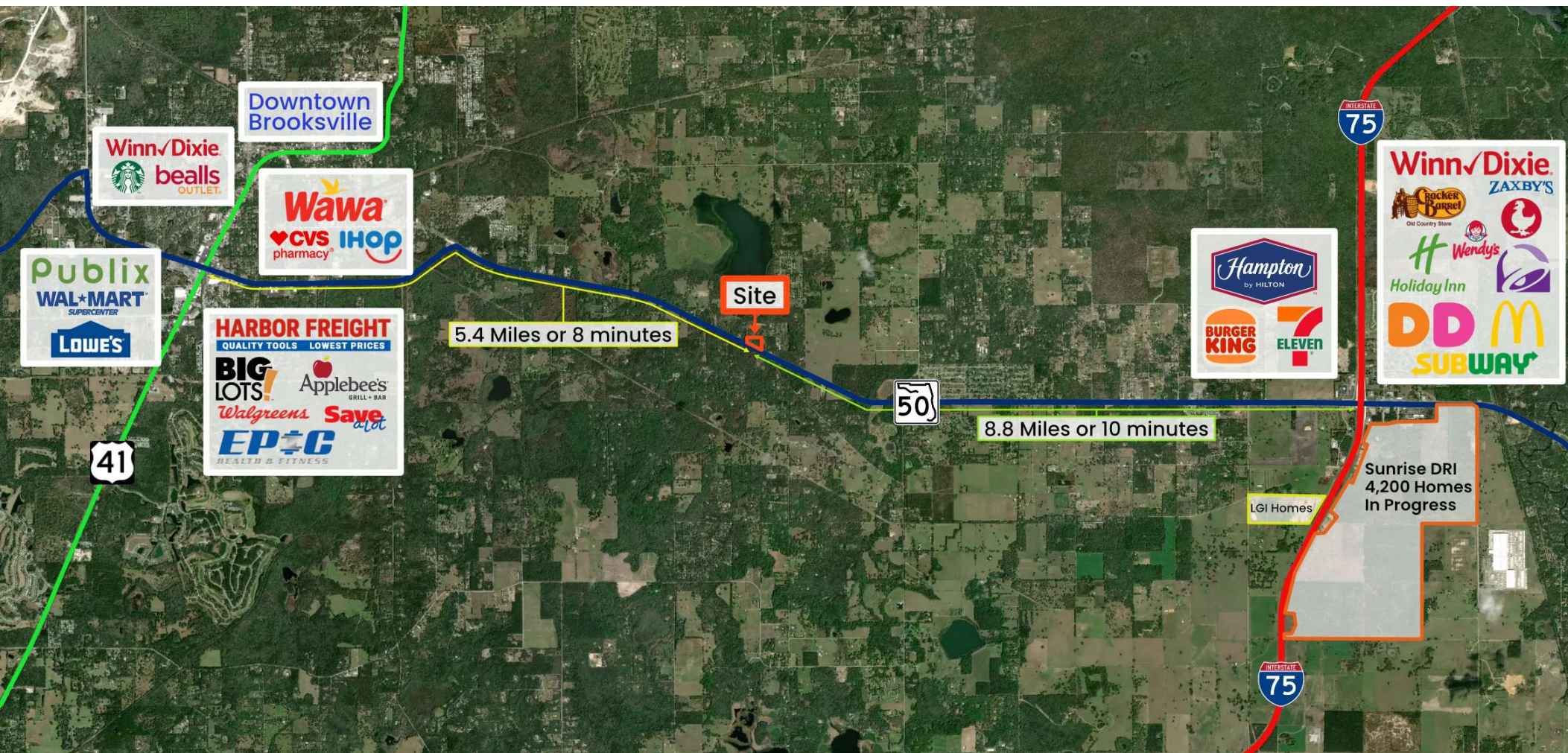
Key Highlights:

- Income levels within a 5-minute drive are higher than the Hernando County averages.
- There are 1,089 other businesses within a 10-minute drive.

Neighborhood Trade



Trade Area Map



Property Aerial



Topographic Map

A topographic map showing a mountainous region. The map features contour lines indicating elevation, with labels such as 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 89

Soils Report



Boundary

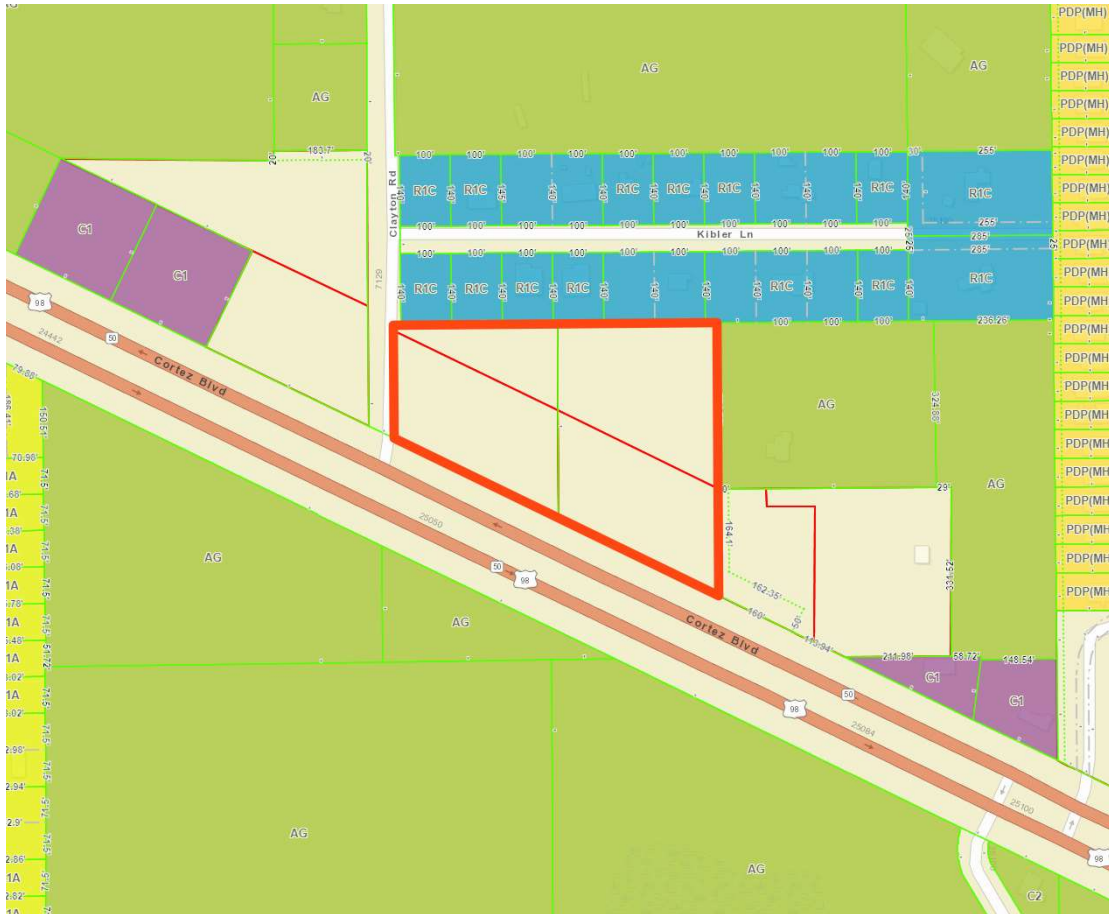
The information contained herein was obtained from sources deemed to be reliable. Land id™ Services makes no warranties or guarantees as to the completeness or accuracy thereof.

Boundary 5.54 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
21	Flemington fine sandy loam, 2 to 5 percent slopes	3.83	69.13	0	44	3w
36	Nobleton fine sand, 0 to 5 percent slopes	1.45	26.17	0	44	2w
52	Wauchula fine sand, 0 to 5 percent slopes	0.26	4.69	0	36	3w
TOTALS		5.54(*)	100%	-	43.62	2.74

(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

Zoning Classification



Zoning Information

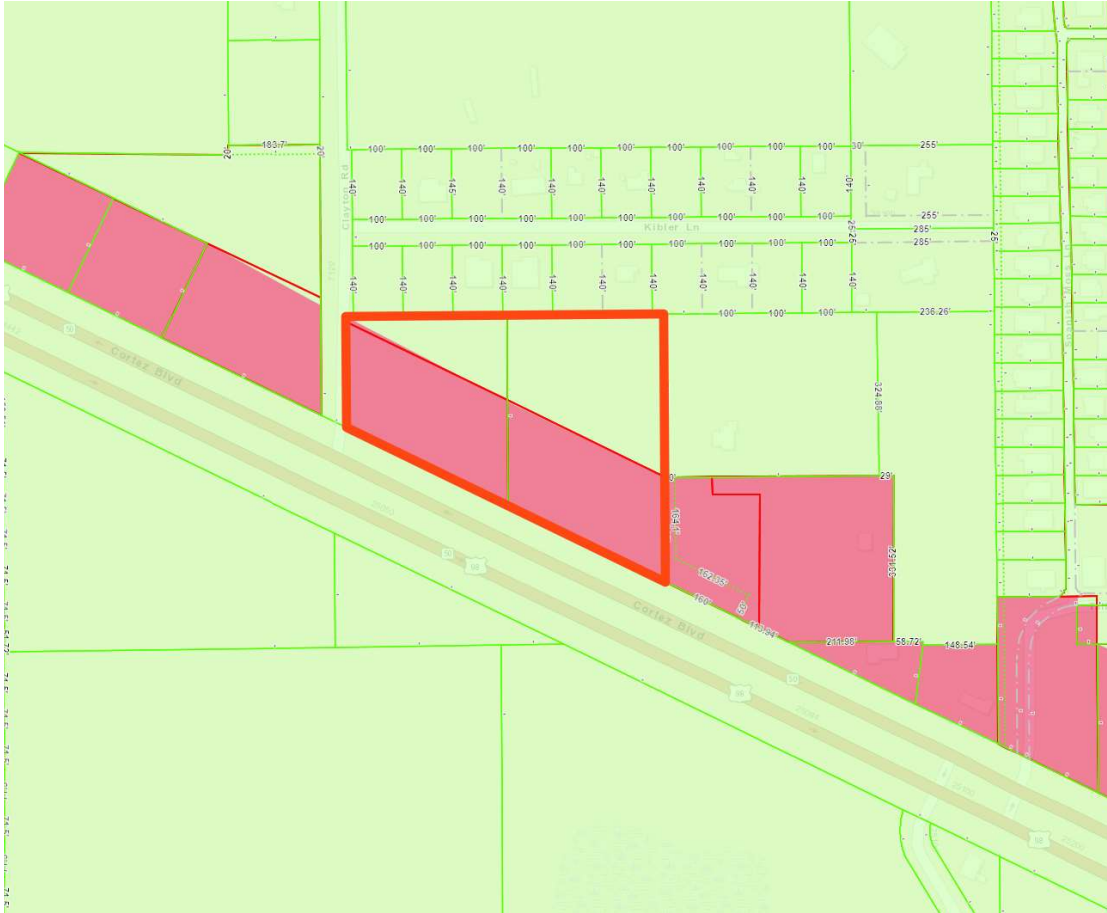
PDP Highway Commercial zoning with C2 uses.

Information on C2 Zoning—https://library.municode.com/fl/herando_county/codes/code_of_ordinances?nodeId=PTIICOOR_APXA_ZO_ARTIVZODIRE_S3CODI

Zoning Key

-  Commercial (C1)
-  Agricultural (AG)
-  Residential (RIC)
-  Residential (RIA)

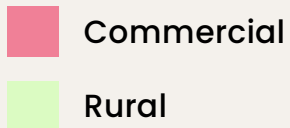
Future Land Use



Future Land Use Comments

Future land use for the subject is split with the front portion being designated as commercial and the remainder as rural.

Future Land Use Key







Charles Buckner

Senior Associate

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About & Experience

Charles marks the seventh generation of his family to live in Hernando County. From having grown up right here in Brooksville, he credits his first real estate interests stemming from the time spent with his father, Robert Buckner, hunting and picking oranges on the local land from a young age. Charles went on to earn his real estate degree from the University of Central Florida and his Master's in Real Estate from the University of Florida. He has since moved back to Brooksville and utilized much of what he learned to spearhead the brokerage's new look and features that are seen in use today. Charles is a devoted gym-goer and greatly enjoys the aquarium hobby.

Education

- BSBA in Real Estate, University of Central Florida
- Master of Science in Real Estate, University of Florida

Community Involvement

- Board Member, The Ederington Foundation
- Member, Hernando County Chapter of the Coastal Conservation Association

Focus Areas

- Land Brokerage
- Commercial Brokerage and Leasing

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