

Cortez Blvd

50

42,500 ±
Cars/Day

Cortez Blvd Commercial Development

0 Cortez Boulevard, Spring Hill, Florida 34613

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Sale Price

\$6,900,000

Property Overview

Prime commercial opportunity in the growing Brooksville/Spring Hill area of Hernando County. This exceptional commercial site is strategically located 2.25 miles east of US Highway 19 and approximately 3.25 ± miles west of the Suncoast Parkway, providing seamless access to major North-South corridors serving Florida's Gulf Coast. Situated at a signalized intersection with direct frontage on Cortez Boulevard (SR 50) a six-lane major commuter route with daily traffic counts of 42,500 AADT, the property offers outstanding visibility and accessibility.

Offering Summary

Acreage:	28.95 Acres
Price / Acre:	\$238,342
State:	Florida
City:	Spring Hill
County:	Hernando
Traffic Count:	42,500 ± Cars/Day (SR 50)
Property Type:	Development Land (Office & Retail)

Zoned MPUD, the site presents a versatile canvas for a range of development opportunities, including office, medical office, retail, or mixed use development. Adjacent to the property, Oak Hill Hospital - employing approximately 1500-2000 people has recently completed a \$100 million dollar expansion, reinforcing the area's strong employment base and daytime population. Directly behind the site, D.R. Horton is constructing more than 950 new residential units, further driving rooftops and consumer demand in this rapidly expanding corridor.

With prime positioning, strong traffic counts, and significant surrounding growth, this property offers an ideal foundation for investors and developers seeking to capitalize on the continued momentum of the Spring Hill commercial market.

PROPERTY DESCRIPTION



Property Highlights

- 28.95 ± acre development site zoned commercial (can be subdivided)
- Strategic location at a signalized intersection in a rapid growth area
- 950 ± units of single family, villa and multi-family new residential development behind site
- Adjacent to Oak Hill Hospital with a recent \$100MM expansion - Major employer with 2000+ on staff
- Frontage and exposure to Cortez Blvd (SR 50), a six lane major commuter roadway
- Strategically located 2.25 ± miles east of US 19 and 3.5 ± miles west of the Suncoast Parkway
- Ideal for office, medical office and retail developers
- Convenient accessibility

Location Description

Discover the endless possibilities of Spring Hill, FL, where the property is located. Situated in an area known for its vibrant business community and prime investment opportunities, this location offers convenient access to major roadways, dining, shopping, and recreational amenities. Nearby points of interest include the Oak Hill Hospital and medical complex, 950 new residential homes, and the Oak Hill Senior Living Facility. With a growing population and a diverse array of businesses, the area presents an excellent opportunity for office, retail and office building investors to establish a presence in a thriving and dynamic community.

SITE PLANS

LEGEND

- PROPERTY LINE
- RESIDENTIAL
- ATTACHED VILLAS
- RECREATION
- DRAINAGE
- MIXED USE
- COMMERCIAL
- 50' LANDSCAPE BUFFER
- POTENTIAL ACCESS LOCATION

LAND USE			
LAND USE	ACRES	DWELLING UNITS	BUILDING SQ. FT.
SINGLE FAMILY RESIDENTIAL	184.0 ±	500	
ATTACHED VILLAS	90.3 ±	320	
MIXED USE (OFFICE / MULTIFAMILY)	75.5 ±	160	80,000
COMMERCIAL	26.1 ±		140,000
TOTAL	375.9 ±	980	

NOTE: DRAINAGE, ROAD R.O.W., RECREATION, BUFFERS, AND OPEN SPACE ARE INCORPORATED IN THE ABOVE LAND USES.

SITE DATA

APPLICANT: CHRIST CHARITY FOR KIDS, INC. AND FATHER HAMMS CARE FOR KIDS, LLC AND MIKHAIL VYKHODEN
 PO BOX 3289
 SPRING HILL, FL 34610-3289

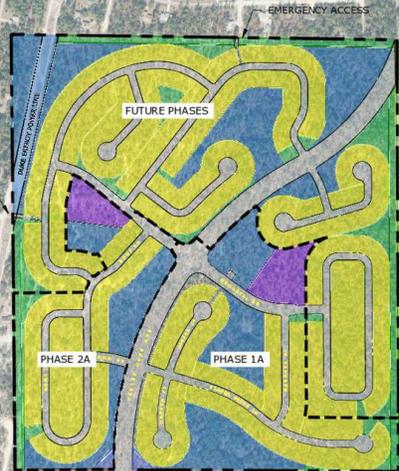
APPLICANT: HERNANDO HEALTH CARE PROPERTIES, LLC
 1800 N. WABASH RD., STE 300
 MARION, IN, 46952

PARCEL AREA = APPROX. 375.9 +/- ACRES
 PARCEL KEY NUMBERS: 00346673, 00346726, 1765744 and 01725191
 LOCATED IN SECTIONS 30 AND 31 34, TOWNSHIP 22 S., RANGE 18 E., HERNANDO COUNTY, FLORIDA.

APPROVED ZONING: COMBINED PLANNED DEVELOPMENT PROJECT WITH SINGLE FAMILY, ATTACHED VILLAS, MULTI-FAMILY, COMMERCIAL AND OFFICE PROFESSIONAL USES [C/PDP (SF) (MF) (OP) AND (CC)]
 FUTURE LAND USE MAP DESIGNATION: RURAL, RESIDENTIAL & COMMERCIAL

FLOOD INSURANCE RATE MAP (FIRM):
 COMMUNITY PANEL NO. 12053C0155D EFFECTIVE DATE FEBRUARY 2, 2012

TOTAL NUMBER OF LOTS: 980.



COMMERCIAL / MIXED USE PHASE 1 PLAT

- SKILLED NURSING FACILITY USE (108-216 BEDS) / ASSISTED LIVING FACILITY / MEMORY CARE USE (60-120 UNITS)
- MULTIFAMILY / INDEPENDENT LIVING USE (75 UNITS) / OFFICE OR MEDICAL OFFICE USE (45,000 SF)

1. SKILLED NURSING FACILITIES AND ASSISTED LIVING FACILITIES / MEMORY CARE ARE EXEMPT FROM DRI REVIEW / AGGREGATION PER SECTION 380.0651(2)(a) FLORIDA STATUTES

CORTEZ OAKS REZONING MASTER PLAN
 CHRIST CHARITY FOR KIDS, INC. AND FATHER HAMMS CARE FOR KIDS, LLC

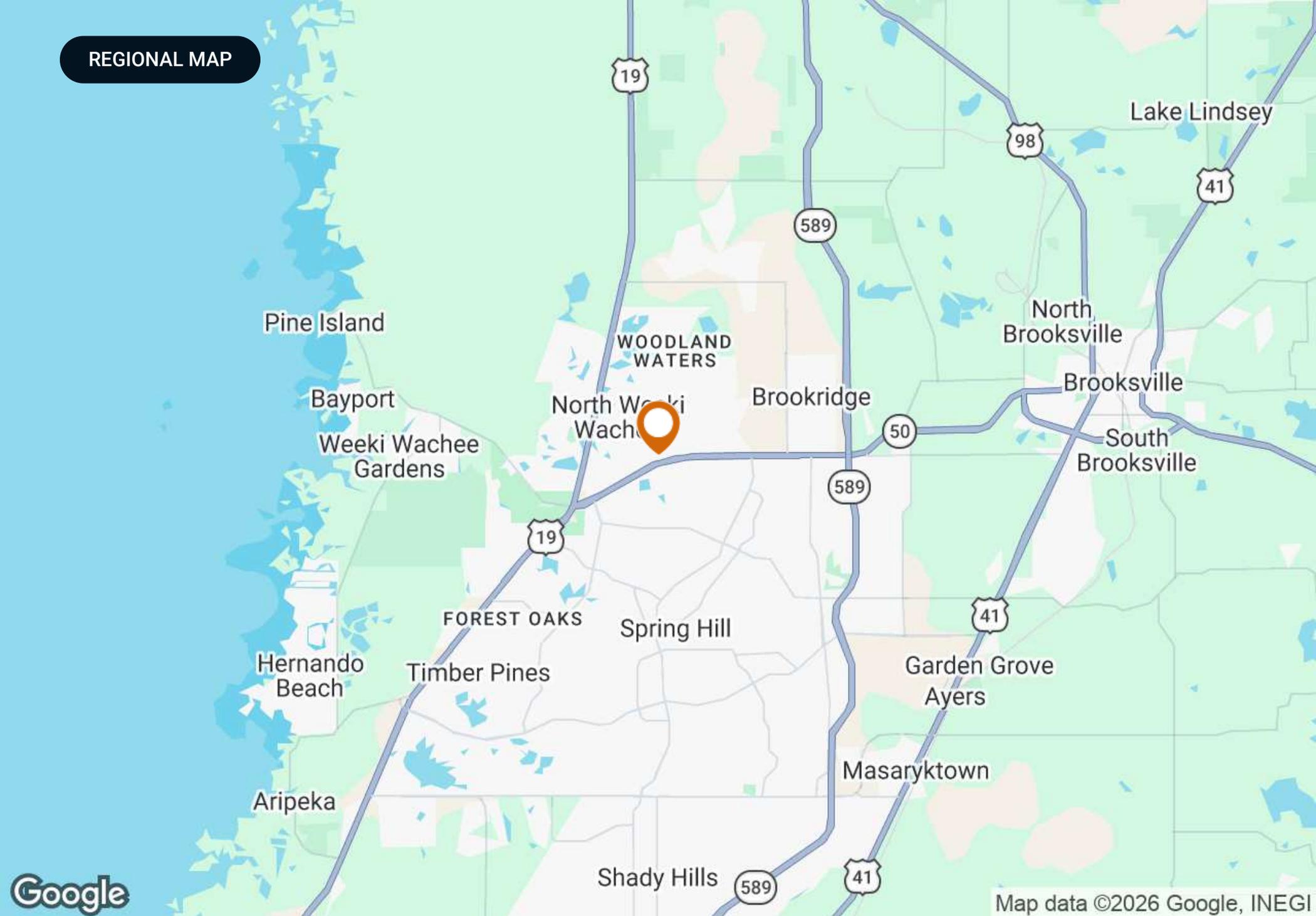
Coastal
 CONSULTING ENGINEERS, INC.
 1900 Highway 17 North, Suite 200
 Palm Bay, FL 32909
 888.888.8888

190012

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REGIONAL MAP



Map data ©2026 Google, INEGI

LOCATION MAP

North Weeki
Wachee

AVIS OAKS

High Point

Commercial Way

Cortez Blvd

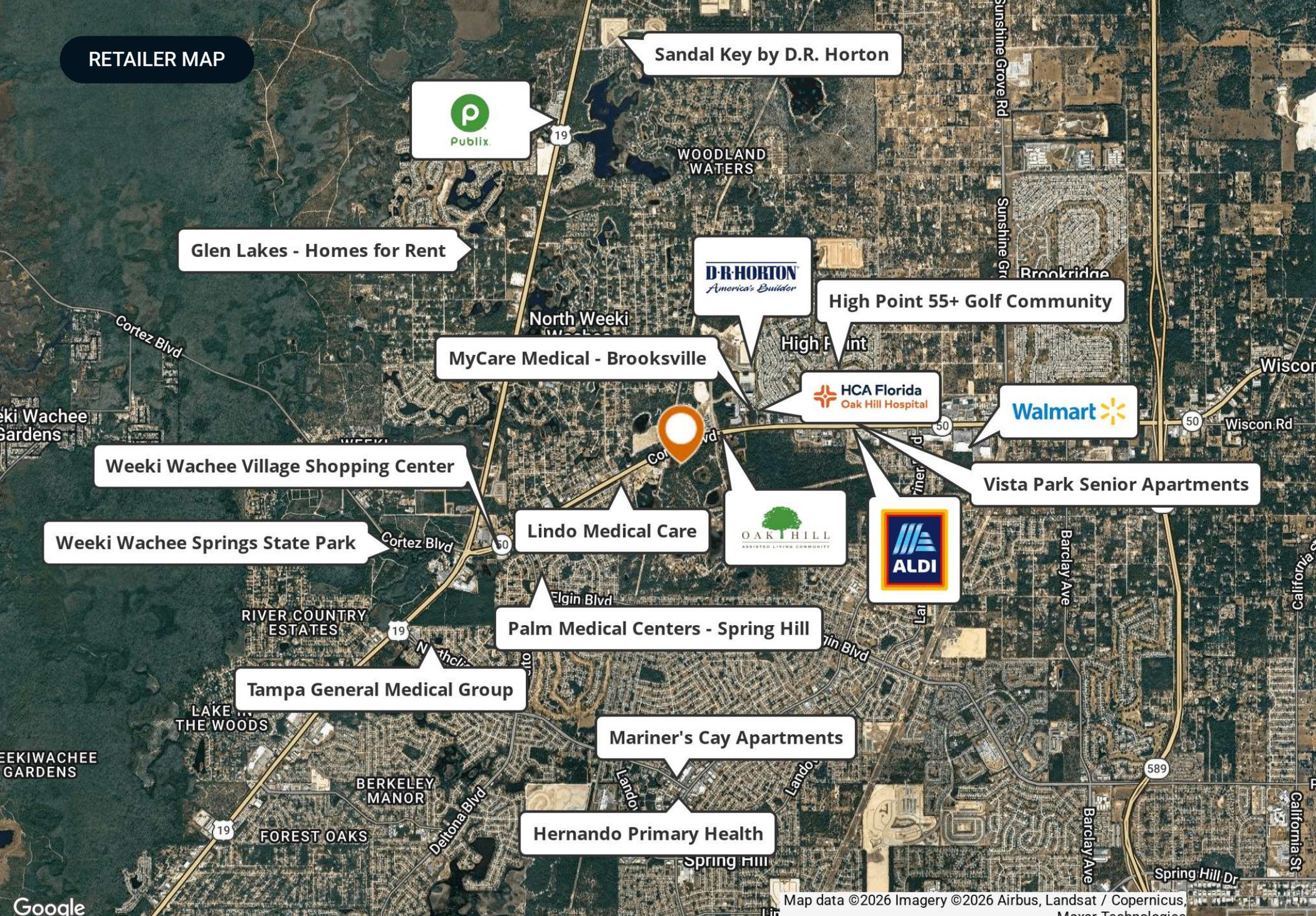
Deltona Blvd

50



Map data ©2026 Google

RETAILER MAP




Publix

Sandal Key by D.R. Horton

Glen Lakes - Homes for Rent


D-R HORTON
America's Builder

High Point 55+ Golf Community

MyCare Medical - Brooksville


HCA Florida
Oak Hill Hospital


Walmart

Vista Park Senior Apartments

Weeki Wachee Village Shopping Center

Weeki Wachee Springs State Park

Lindo Medical Care


OAK HILL
ASSISTED LIVING COMMUNITY


ALDI

Palm Medical Centers - Spring Hill

Tampa General Medical Group

Mariner's Cay Apartments

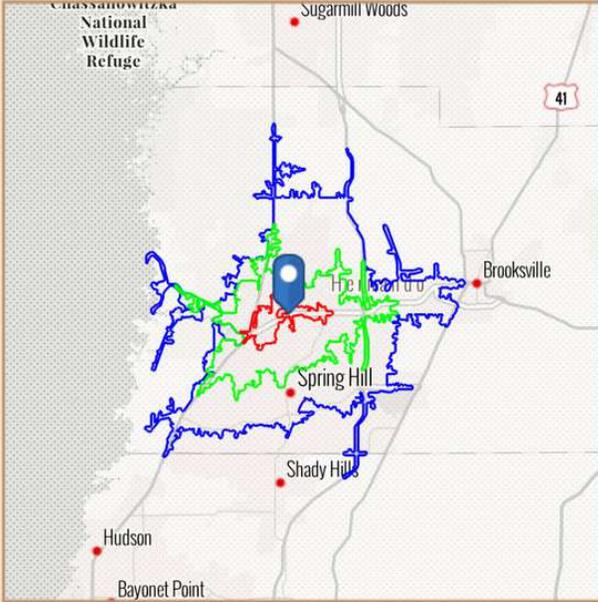
Hernando Primary Health

Map data ©2026 Imagery ©2026 Airbus, Landsat / Copernicus, Maxar Technologies

BENCHMARK DEMOGRAPHICS

Cortez Blvd, Brooksville, Florida, 34613

Drive time of 5 mins, 10 mins, & 15 mins



Based on ideas by Gary M. Ralston, CCIM, SIOR, CPM, CRE, CLS, CDP, CRX, FRICS

Source: This infographic contains data provided by Esri (2025, 2030), Esri-Data Axle (2025)

THE CCIM INSTITUTE



DRIVE TIME

5 mins 10 mins 15 mins

GEOGRAPHY

Counties: Hernando County
 CBSAs: Tampa-St. Petersburg-Clearwater, FL Metropolitan Statistical Area
 States: Florida, USA

AGE SEGMENTS

Age Segment	5 mins	10 mins	15 mins	Counties	CBSAs	States	USA
0 - 4	3.95%	4.15%	4.19%	4.34%	4.70%	4.69%	5.39%
5 - 9	4.64%	4.55%	4.56%	4.76%	5.08%	5.03%	5.75%
10 - 14	4.78%	5.13%	5.10%	5.13%	5.40%	5.34%	5.98%
15 - 19	4.94%	5.15%	5.20%	5.23%	5.84%	5.84%	6.47%
20 - 34	12.31%	14.80%	14.76%	14.93%	18.51%	18.43%	20.33%
35 - 54	20.03%	21.43%	21.55%	21.99%	25.01%	24.41%	25.20%
55 - 74	30.54%	29.38%	29.04%	29.23%	25.41%	25.55%	22.82%
75+	18.77%	15.40%	15.60%	14.44%	10.06%	10.74%	8.05%

HOUSEHOLD INCOME

Household Income	5 mins	10 mins	15 mins	Counties	CBSAs	States	USA
<\$15,000	9.1%	8.0%	7.9%	7.8%	8.2%	8.0%	8.3%
\$15,000-\$24,999	9.0%	7.2%	6.3%	6.1%	5.8%	5.8%	5.9%
\$25,000-\$34,999	7.0%	7.7%	7.2%	7.6%	6.6%	6.7%	6.3%
\$35,000-\$49,999	13.5%	15.6%	14.0%	13.1%	10.4%	10.5%	9.8%
\$50,000-\$74,999	25.1%	22.0%	21.2%	20.8%	16.9%	16.9%	15.6%
\$75,000-\$99,999	12.5%	16.4%	16.3%	16.0%	12.8%	12.9%	12.5%
\$100,000-\$149,999	14.8%	14.0%	15.9%	15.9%	18.3%	18.4%	17.8%
\$150,000-\$199,999	3.5%	4.8%	7.1%	7.5%	8.8%	8.7%	9.8%
\$200,000+	5.4%	4.4%	4.1%	5.4%	12.0%	12.1%	14.0%

KEY FACTS

Key Fact	5 mins	10 mins	15 mins	Counties	CBSAs	States	USA
Population	3,872	44,804	122,577	209,837	3,385,153	23,027,836	339,887,819
Daytime Population	5,789	45,742	112,991	190,931	3,364,494	22,846,618	338,218,372
Employees	1,527	17,401	47,810	83,740	1,636,712	10,832,721	167,630,539
Households	1,652	18,573	51,043	86,963	1,406,545	9,263,074	132,422,916
Average HH Size	2.33	2.39	2.39	2.39	2.36	2.43	2.50
Median Age	54.3	50.3	50.3	49.5	43.2	43.6	39.6

HOUSING FACTS

Housing Fact	5 mins	10 mins	15 mins	Counties	CBSAs	States	USA
Median Home Value	224,628	284,911	314,857	322,096	404,577	416,969	370,578
Owner Occupied %	87.1%	80.9%	81.7%	81.8%	67.0%	67.2%	64.2%
Renter Occupied %	12.9%	19.1%	18.4%	18.2%	33.0%	32.8%	35.8%
Total Housing Units	1,885	20,541	56,775	96,838	1,564,169	10,635,372	146,800,552

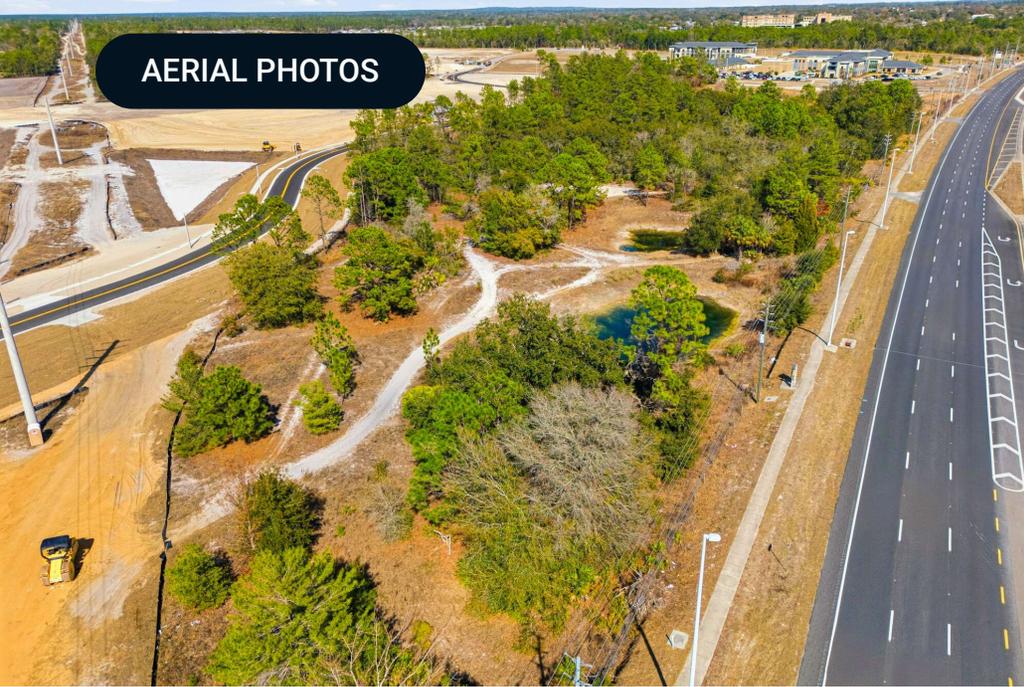
INCOME FACTS

Income Fact	5 mins	10 mins	15 mins	Counties	CBSAs	States	USA
Median HH Income	\$60,618	\$62,576	\$66,696	\$68,105	\$78,083	\$78,205	\$81,624
Per Capita Income	\$34,531	\$33,114	\$34,379	\$35,511	\$45,617	\$44,891	\$45,360
Median Net Worth	\$277,288	\$258,471	\$276,325	\$283,775	\$245,761	\$253,219	\$228,144

STREET VIEW PHOTOS



AERIAL PHOTOS





Kim Lohry

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Professional Background

Kim Lohry is a licensed sales professional with over 35 years of industry experience. She has a long record of successfully guiding private clients, public corporations, and international investors through commercial real estate acquisitions, dispositions, and lease negotiations.

Before joining Saunders Real Estate, Kim worked as a senior director at Berkshire Hathaway's commercial division, specializing in hospitality, multi-family, assisted living facilities, and mixed-use sales and leasing while consistently ranking in the top 5% of agents nationwide. In addition, she was responsible for the representation and disposition of bank-owned assets, as well as performing and non-performing notes.

Kim is embracing the rising prevalence of technology in this industry and recognizes how artificial intelligence helps her access the market in real time. This, along with her deep knowledge of area growth and a blend of practical experience, gives her a competitive edge and a strategic approach that is targeted and accurate to meet and exceed her clients' needs and expectations. Kim will continue to focus on site selection for mixed-use development, hospitality, retail, and office sales and leasing, primarily on the West Coast of Florida.

Kim serves as the Pasco County chairperson for CCIM (Certified Commercial Investment Member) for the West Coast District of Florida. She is an active member of professional real estate groups, including ICSC (International Council of Shopping Centers) and TBRA (Tampa Bay Retail Alliance), where she currently serves on the executive board as Secretary.

Kim specializes in:

- Mixed-Use Development
- Multifamily
- Hospitality
- Retail
- Office

ADVISOR BIOGRAPHY



Liz Menéndez, CCIM

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Professional Background

Liz Menéndez, CCIM is a Senior Advisor at Saunders Real Estate.

Operating out of Tampa, Florida, Liz expertly serves her commercial real estate clients by providing superior service and thoughtful knowledge throughout every stage of the real estate process. Her personal approach and service commitment to clients enables Liz to create meaningful, positive relationships with clients while helping them close on successful real estate transactions.

She has been a REALTOR® since 2005. Her experience in both residential and commercial sales and leasing provides Liz with a wealth of knowledge capable of tackling any transaction. In her previous roles, Liz has served as a Certified Short Sales Specialist, Commercial Leasing Agent, Commercial Sales Agent, and a Residential Sales Agent.

Liz also earned the designation of Certified Commercial Investment Member (CCIM) in 2008. Prior to working in real estate, her seventeen-year career in banking included: financial areas of banking administration, commercial and consumer lending, business banking, and financial consulting - Series 6 and 63 licenses. She also graduated from the University of South Florida with her BA in Finance.

She is a proud, lifetime resident of South Tampa and is very familiar with the entire Tampa Bay region. As a full-time professional real estate advisor, it is more than just her career, it is her passion.

Liz specializes in:

- Office
- Industrial
- Retail
- Leasing & Tenant Representation
- Medical Office



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Serving the Southeast

At Saunders Real Estate, we deliver full-service real estate solutions across the Southeast, built on more than 30 years of trusted experience. Our dedicated teams—experts in both land and commercial real estate—offer tailored guidance backed by deep regional insight and a proven track record. We believe that successful outcomes start with strong relationships built on trust and a shared commitment to your goals.



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