

LAND FOR SALE

18.7 Acres

O Cortez Blvd.
Brooksville, FL 34601

Brent Nye
Partner
C: 813.997.3333
brent@nyecommercial.com



4875 Bruce B. Downs Blvd., Wesley Chapel, FL 33544 | nyecommercial.com

0 Cortez Blvd

Brooksville, FL 34601



PROPERTY DESCRIPTION

Positioned at the northeast corner of Emerson Road and SR 50, this property offers approximately 1,848 ft of frontage along a major corridor. Zoned PDP (GC), the site was successfully rezoned in 2007. While the original master plan has expired, prior entitlements remain in place and can be re-established.

The property previously received approval for a $\pm 114,000$ sf development on approximately 453,539 sq ft of land. Approximately 2.0 acres are allocated for power line easements, with Duke Energy indicating a willingness to collaborate with future development plans.

All proposed development will require review and approval by Hernando County.

PROPERTY HIGHLIGHTS

- Zoned Commercial Vacant Land
- Strategic location in Brooksville area
- High potential for development
- Close proximity to key amenities

Brent Nye

Partner

C: 813.997.3333

brent@nyecommercial.com

OFFERING SUMMARY

| | |
|--------------------|-------------|
| Sale Price: | \$1,199,000 |
| Lot Size: | 18.7 Acres |

| DEMOGRAPHICS | 1 MILE | 3 MILES | 5 MILES |
|--------------------------|----------|----------|----------|
| Total Households | 1,106 | 6,286 | 9,184 |
| Total Population | 2,296 | 13,659 | 21,096 |
| Average HH Income | \$68,369 | \$71,035 | \$75,169 |



Conceptual Plan

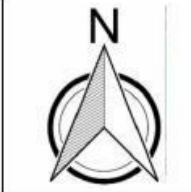
Cortez Blvd

Brooksville, FL 34613

Parcel ID: R26-422-19-0000-0090-0010

Lot area: 18.7 Acres

Paper Size: 11"x17"



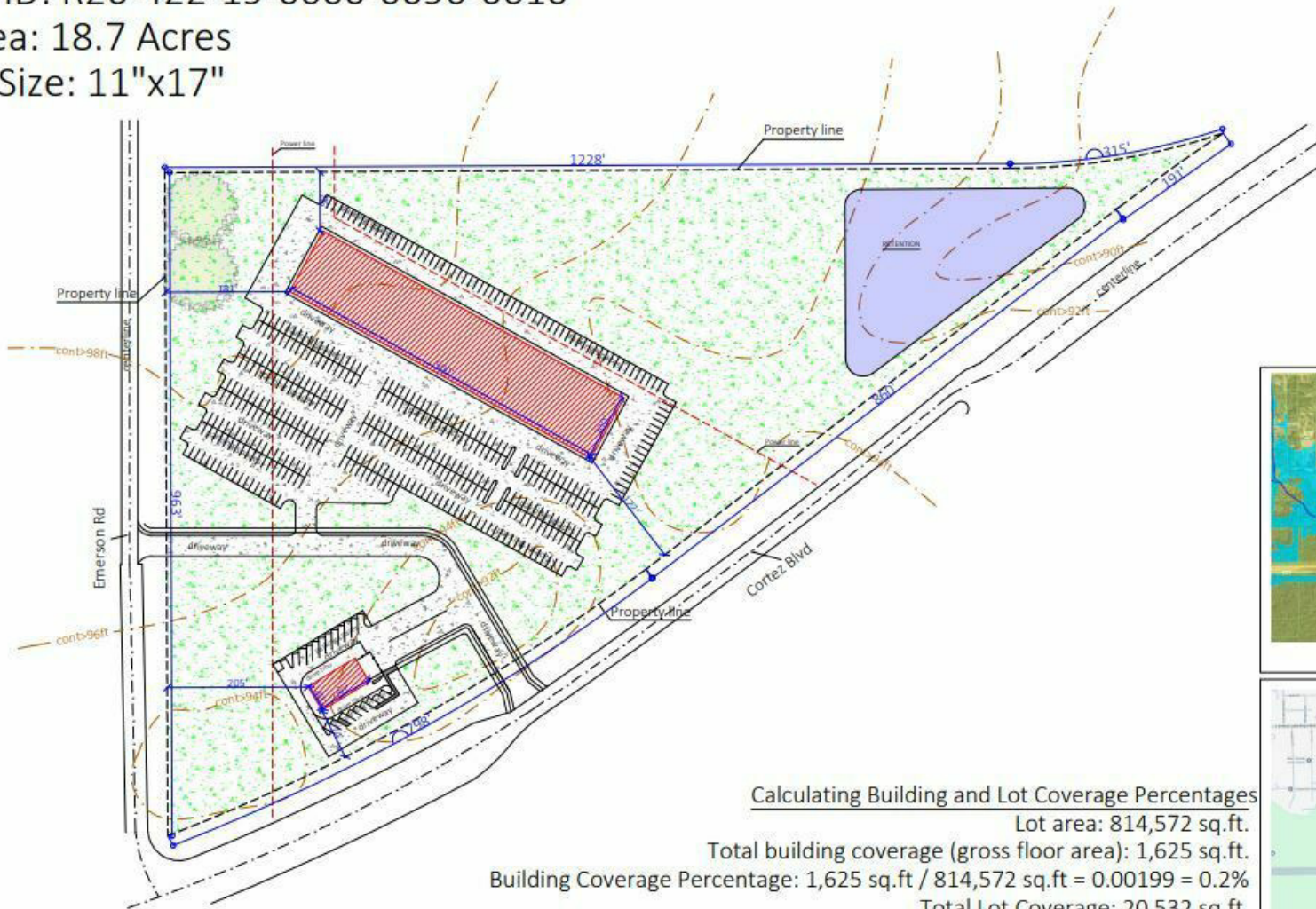
scale 1"=160'



Disclaimer

This is not a Legal Survey, nor is it intended to be or replace one.

These measurements are approximate and are for illustrative purposes only. This work product represents only generalized location of features, objects or boundaries and should not be relied upon as being legally authoritative for the precise location of any feature, object or boundary.



FLOOD ZONE



VICINITY MAP

Calculating Building and Lot Coverage Percentages

Lot area: 814,572 sq.ft.

Total building coverage (gross floor area): 1,625 sq.ft.

Building Coverage Percentage: $1,625 \text{ sq.ft} / 814,572 \text{ sq.ft} = 0.00199 = 0.2\%$

Total Lot Coverage: 20,532 sq.ft.

Lot Coverage Percentage: $20,532 \text{ sq.ft} / 814,572 \text{ sq.ft} = 0.02520 = 2.5\%$

*Total landscape areas:

Brent Nye

Partner

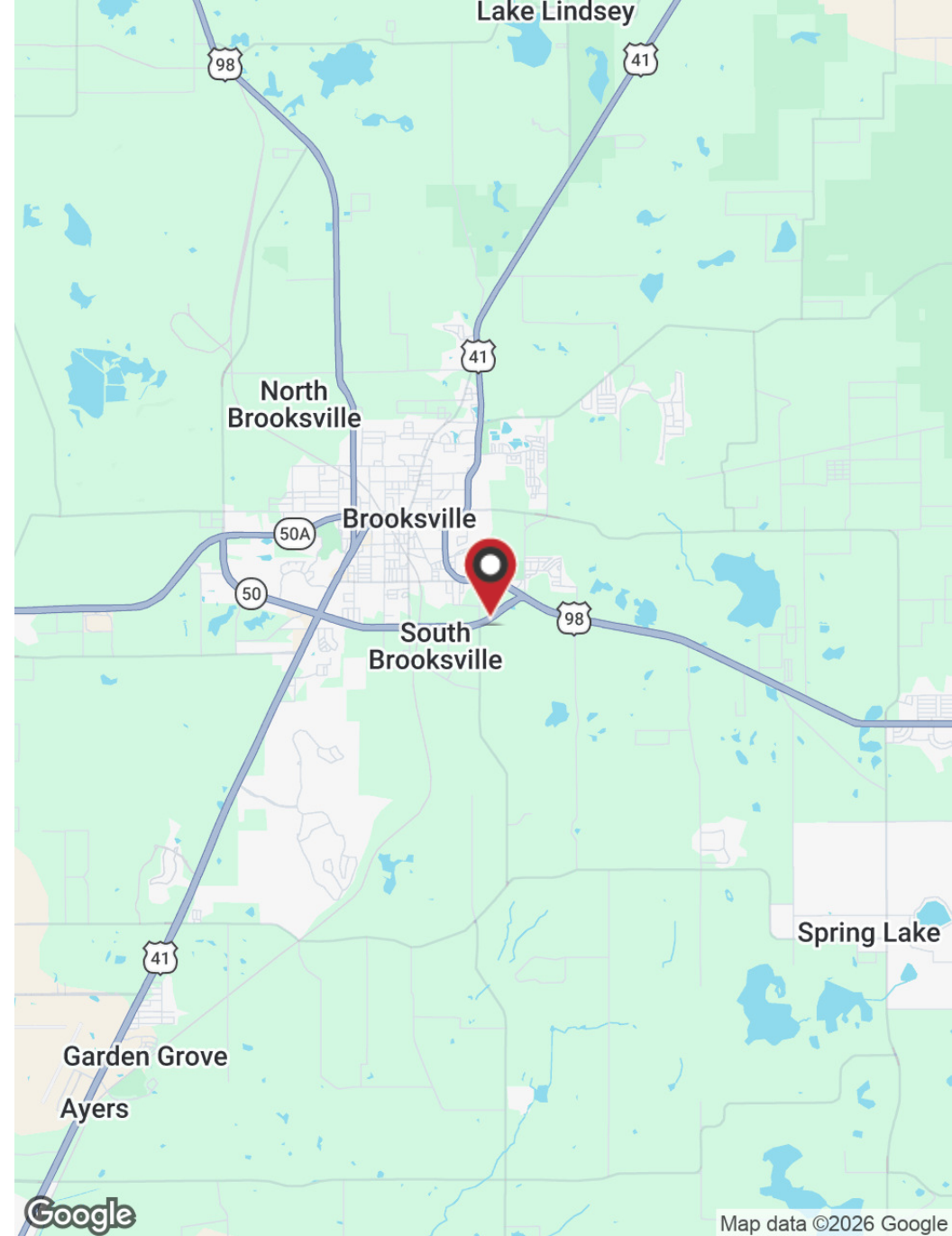
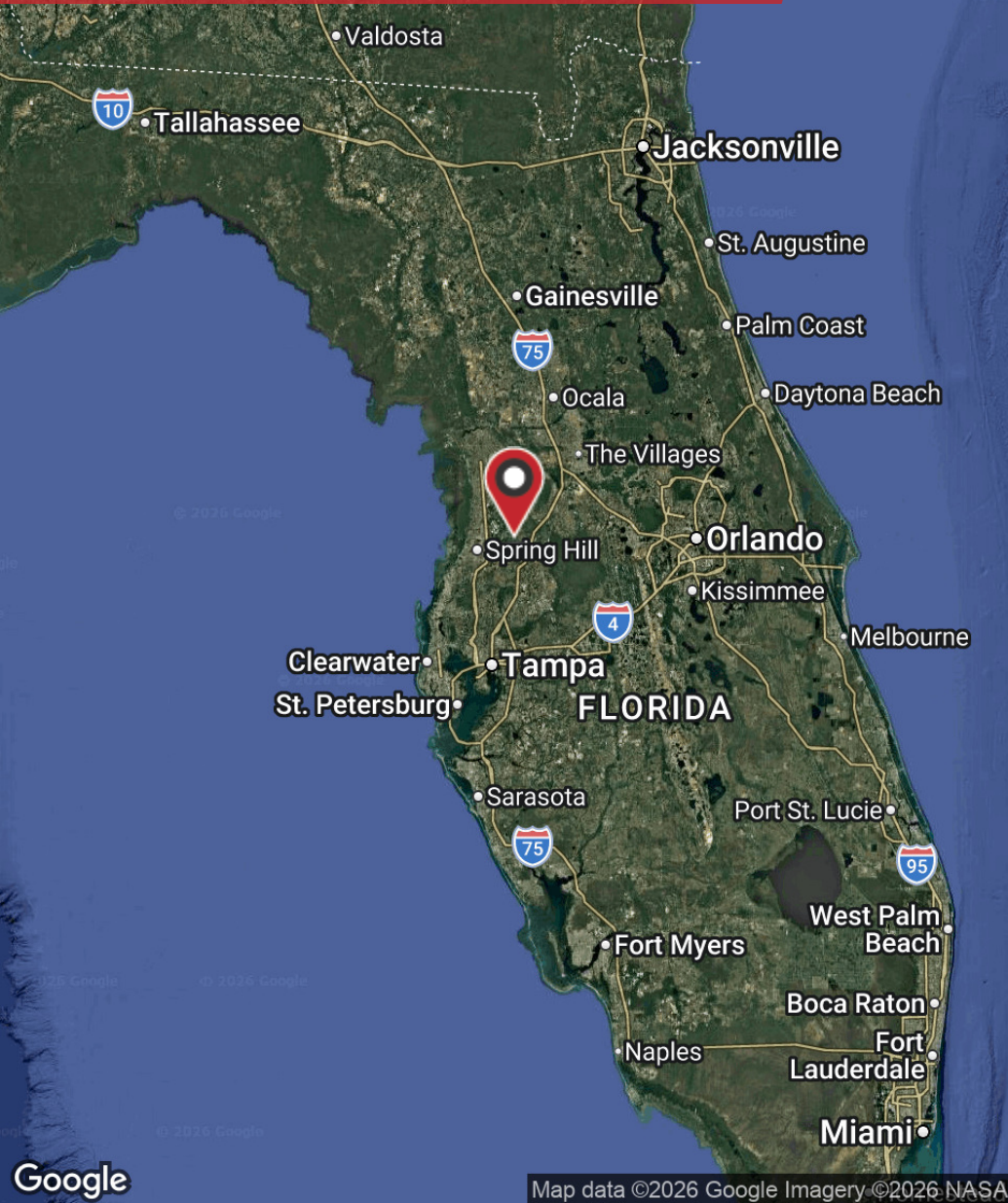
C: 813.997.3333

brent@nyecommercial.com



0 Cortez Blvd

Brooksville, FL 34601



Brent Nye
Partner
C: 813.997.3333
brent@nyecommercial.com



4875 Bruce B. Downs Blvd., Wesley Chapel, FL 33544 | nyecommercial.com

0 Cortez Blvd

Brooksville, FL 34601



Brent Nye
Partner
C: 813.997.3333
brent@nyecommercial.com



Demographics

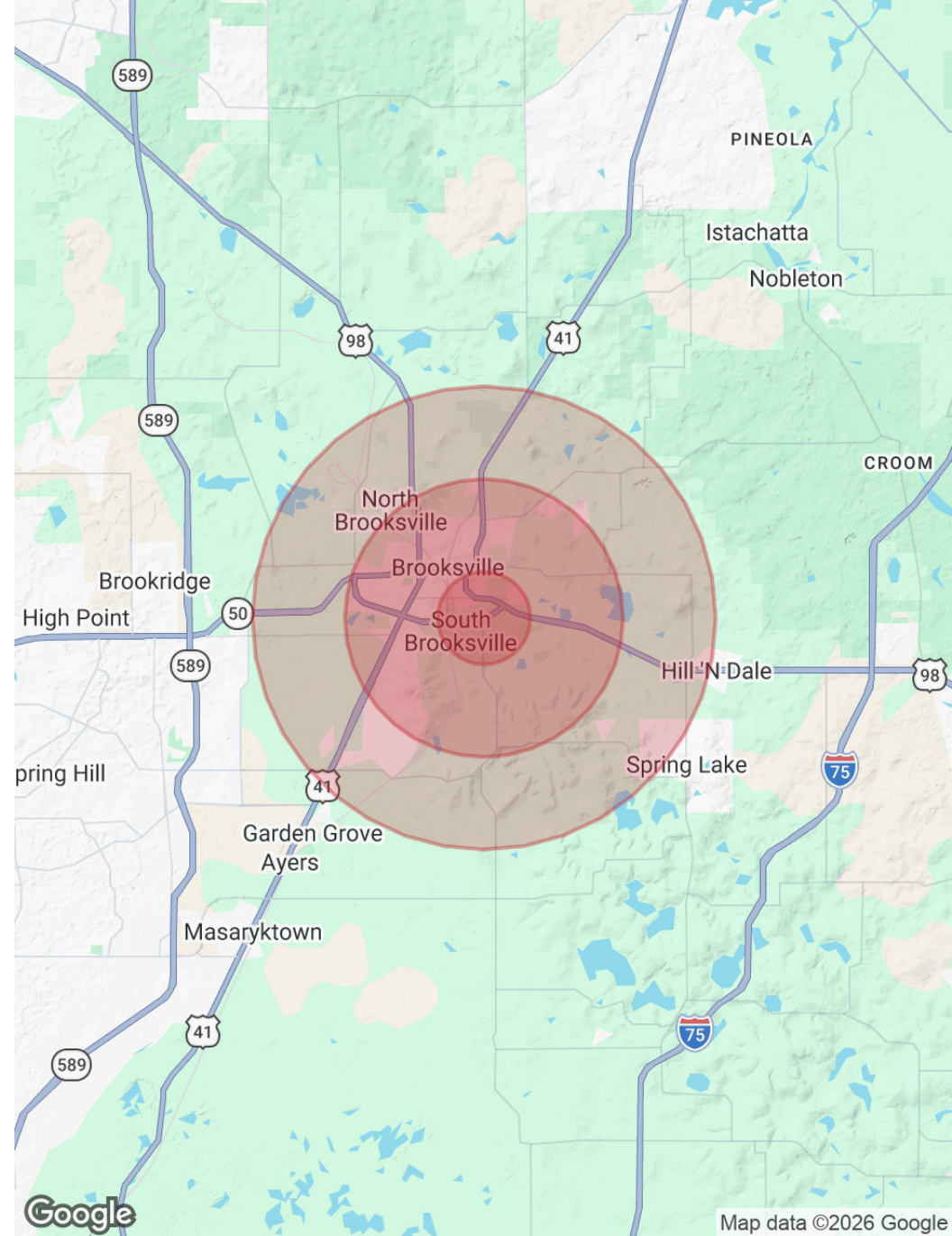
Brooksville, FL 34601

| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population | 2,296 | 13,659 | 21,096 |
| Average Age | 46.2 | 48.0 | 48.4 |
| Average Age (Male) | 43.7 | 45.6 | 46.8 |
| Average Age (Female) | 45.4 | 48.5 | 49.0 |

| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
|---------------------|-----------|-----------|-----------|
| Total Households | 1,106 | 6,286 | 9,184 |
| # of Persons per HH | 2.1 | 2.2 | 2.3 |
| Average HH Income | \$68,369 | \$71,035 | \$75,169 |
| Average House Value | \$114,575 | \$148,460 | \$190,397 |

| TRAFFIC COUNTS | 1 MILE | 3 MILES | 5 MILES |
|----------------|------------|---------|---------|
| | 25,000/day | | |

2023 American Community Survey (ACS)



Brent Nye
 Partner
 C: 813.997.3333
 brent@nyecommercial.com





BRENT NYE

Partner

brent@nyecommercial.com

Direct: **813.973.0214** | Cell: **813.997.3333**

PROFESSIONAL BACKGROUND

Brent has been an instrumental part of the family real estate business for over 15 years, working closely with his father, Bill Nye. Brent covers a variety of aspects of commercial real estate including investment brokerage, site selection, and property development. He is actively involved with the rezoning of client assets, land assemblage, and the development of his family-owned assets.

Brent leads the office in commercial listings and sales. He has extensive knowledge with experience in many product types including office, multifamily, hospitality, retail, industrial, self-storage, and land. He has successfully assisted his clients in navigating many real estate development issues and has had great success in the rezoning process. Brent's experience in real estate began with Century 21 - Bill Nye Realty, where he became a top-selling agent in residential sales. Expanding into commercial sales and earning the designation of the number one producing commercial agent in the world among the Century 21 commercial division. This led to the birth of Nye Commercial Advisors.

Brent is a motivated, personable, and persistent broker who enjoys digging in and developing strategies with clients to determine the best route of action for their real estate needs.

EDUCATION

Brent attended the University of North Carolina, Wilmington where he played Division 1 collegiate tennis. He also held positions in the Delta Sigma Phi Fraternity and graduated with a bachelor's degree in communication studies with a minor in the Spanish language.

NYE Commercial Advisors
4875 Bruce B. Downs Blvd.
Wesley Chapel, FL 33544
813.973.0214

Brent Nye
Partner
C: 813.997.3333
brent@nyecommercial.com

