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**W7881258 15010 CORTEZ BLVD, BROOKSVILLE, FL 34613**



**County:** Hernando  
**Legal Subdivision Name:** POTTERFIELD GARDEN AC - N  
**Property Style:** Office  
**Ownership:** Corporation  
**Lot Features:** Street Paved  
**Flood Zone Code:** X  
**Flex Space SqFt:**  
**Office Retail Space SqFt:**  
**New Construction:** No  
**Construction Status:**  
**Number of Tenants:**  
**Financial Package:**

**Status:** Active  
**List Price:** \$2,900,000  
**LP/SqFt:** \$286.56  
**Year Built:** 1983  
**Special Sale:** None  
**ADOM:** 44  
**CDOM:** 44  
**Heated Area:** 7,754 SqFt / 720 SqM  
**Total Area:** 10,120 SqFt / 940 SqM

\*\*\*BEST LOCATION in Hernando County --- located at the SW corner of the Suncoast Parkway (589) and Cortez Blvd (State Road 50). If you are heading east on Cortez, this is the last property on the right before you pull onto the on ramp to go south on the parkway!! Public Water, Forced Sewer Main, and Teco Natural Gas...all 3 utilities are nearby to connect into. 2.2 ACRES!! AADT: 38,500 at last county and growing rapidly!! ZONED C-2!! TWO BUILDINGS on the property currently. Tear them down or use them! Currently a medical cardiologist office! With You can do just about anything with it as C-2 already...gas station and convenience store, new medical facility not too far from Tampa General Hospital Brooksville, small car dealership, fast food or fast service like Quick Lube (large enough for 2 fast food/fast service companies, retail stores, restaurant, inside storage/outside storage, etc!! This parcel has TWO entrances off of Cortez to enter and exit the parking lots...this is HARD TO GET now as the county wants frontage roads unless you already have direct access onto to Cortez/50.

**Land, Site, and Tax Information**

**Legal Desc:** POTTERFIELD GARDEN ACRES SEC N LOT 41 ORB 4577 PG 48  
**SE/TP/RG:** 35-22-18  
**Subdivision #:**  
**Between US 1 & River:**  
**Tax ID:** [R35-222-18-3220-0000-0410](#)

**Taxes:** \$23,546.00  
**Auction Type:**  
**Auction Firm/Website:**  
**Book/Page:** 5-55  
**Alt Key/Folio #:** 01001105  
**Road Frontage:** Divided Highway, Main Thoroughfare, State Road  
**Add Parcel:** No **# of Parcels:**  
**Flood Zone:** X  
**Property Use:** Office  
**Property Status:**  
**Utilities Data:** BB/HS Internet Capable  
**Parking:** Over 30 Spaces  
**Census Block:** **Census Tract:** 409.09  
**Representation:**  
**Lot Dimensions:** 213x450  
**Total Acreage:** 2 to less than 5  
**Condo Environment YN:** No  
**Converted Residence YN:**  
**Water Frontage:** No

**Zoning:** C2  
**Future Land Use:**  
**Tax Year:** 2024  
**Property Access:**  
**Development:**  
**Complex/Comm Name:**  
**Additional Tax IDs:**  
**Flood Zone Date:** 02/02/2012  
**Land Lease Fee:**  
**Community Feat:**  
**Lot Size Acres:** 2.21  
**Class of Space:**  
**Condo Fee Sched:**  
**Pets Allowed Y/N:**  
**Waterfront Ft:** 0  
**Water Name:**  
**Water Extras:** No

**Section #:** 35  
**Block/Parcel:** 00  
**Lot #:** 41  
**Unit #:**  
**Buyers Premium:**  
**Front Footage:**  
**Front Exposure:**  
**Flood Zone Panel:** 12053C0186D  
**Use Code:**  
**SqFt Source:** Public Records

**Section #:** 35  
**Block/Parcel:** 00  
**Lot Size:** 96,128 SqFt / 8,931 SqM  
**Space Type:**  
**Condo Fees:**

**Water Access:** No  
**Water View:** No  
**Addtl Water Info:**

**Interior Information**

**Floors:**  
**# of Restrooms:**  
**A/C:** Central Air  
**Heat/Fuel:** Central Building

**Total Number of Buildings:** 3  
**# of Hotel/Motel Rooms:**  
**Ceiling Height:**  
**Window Features:**

**# Offices:**  
**# of Conference/Meeting Rooms:**  
**Ceiling Type:**  
**Water:** Public

**Exterior Information**

**Other Structures:** Garage(s), Outbuilding  
**Ext Construction:** Block  
**Roof Construction:** Shingle  
**Electric Service:**

**# of Water Meters:**  
**# of Gas Meters:**  
**# of Electric Meters:**

**# of Bays:**  
**# of Bays Grade Level:**  
**# of Bays Dock High:**  
**Building Elevator Y/N:**  
**Eaves Height:**  
**Door Width:**

**Easements:**  
**Garage Door Height:**  
**Adjoining Property:**  
**Accessory Buildings:** Garage(s), Outbuilding  
**Transportation Access:**

**Door Height:**

**Foundation:** Slab

**Audio Surveillance Notice:**

**Road Surface Type:** Asphalt, Paved

**Road Responsibility:** Public Maintained Road

**Building Features:** Bathrooms, Reception, Seating, Solid Surface Counter, Stone Counter, Waiting Room

**Signage:**

**Income and Expense**

**Annual Net Income:**

**Annual Expenses:**

**Net Operating Income:**

**Annual Total Scheduled Income:**

**Operating Expenses:**

**Ann Income Type:**

**Net Operating Income Type:**

**Green Features**

**Green Energy Generation:**

**Green Energy Generation Y/N:** No

Video and/or audio surveillance with recording capability may be in use on these premises. Conversations should not be considered private.

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