OFFERING MEMORANDUM



Marcus & Millichap
PATEL YOZWIAK GROUP

INVESTMENT HIGHLIGHTS // PRIME FLORIDA DEVELOPMENT OPPORTUNITY

- 0.84 Acres of Commercial Land Located in a Growing Retail, Residential and Industrial Corridor
- Situated Just off of Interstate 75 and US-98 Seeing 76,500+ Combined Vehicles Per Day | Hard, Signalized Corner
- Site Has Excellent Visibility from Both Interstate and US-98/Cortez Blvd. Adjacent to Microtell Inn and Burger King
- Located Near Multiple National Retail Tenants Such as Winn Dixie, McDonald's, RaceTrac, Wendy's, Taco Bell, Cracker Barrel, Holiday Inn, Hampton Inn, Days Inn, Anytime Fitness, Dollar General, Advance Auto Parts and More
- 1.5 Miles From Sherman Hills Golf Club and Residential Community Development Built in 2004
- 1.8 Miles From Trilby Crossing Residential Development, Construction Began in 2021
- 2.5 Miles From a 196 Acre Walmart Distribution Center With 1,100+ Employees
- 45 Minutes from Downtown Tampa and 1 Hour From Downtown Orlando
- Growing Demographics: Population Exceeds 117,700+ Within 15-Miles | Projected to Increase by Over 5% In 2027
- Daytime Population of 112,500+ Within 15-Miles, Brooksville's Unemployment Rate is Lower Than the US Average
- 24.7% Population Growth Within 5-Miles Since 2000

INVESTMENT SUMMARY // PRIME FLORIDA DEVELOPMENT OPPORTUNITY



PURCHASE PRICE

\$325,000

PROPERTY SU	JMMARY
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Property Address:	6430 Nature Coast Blvd, Brooksville, FL 34602
Parcel Number:	R06 423 21 0000 0130 0030
Lot Size:	+/- 0.84 Acres
Zoning:	PDP (General Highway Commercial)
Flood Zone:	AE
Wetlands:	No
Opportunity Zone:	No
Type of Ownership:	Fee Simple

ZONING DESCRIPTION: PDP (GENERAL HIGHWAY COMMERCIAL)

MAXIMUM BUILDING AREA: 65,000-SF

ZONING MAP: CLICK HERE

GHC PERMITTED USES: All permitted uses in the C-1 zoning district. Any special exception uses allowed in the C-1 zoning district which have been specifically designated or specified in the narrative or on the master plan. Any permitted and special exception uses from the C-2 zoning district specifically designated in the narrative or on the master plan.

C-1 GENERAL COMMERCIAL DISTRICT: This district is predominately designed to serve the general retail shopping needs of a community or area with uses to include convenience goods, shopping goods, personal services and limited institutional uses.

Click here for C-1 Permitted uses

C-2 HIGHWAY COMMERCIAL DISTRICT: This district is designed to permit the development of commercial areas at appropriate locations on major highways and is intended to meet the needs of motorists and other consumers through the provision of automobile-oriented service activities and other heavier commercial activities, in addition to those allowable in the C-1 district, located in a desirable grouping rather than in a strip or linear fashion along the highway.

Click here for C-2 Permitted uses



MARKET OVERVIEW // Tampa-St. Petersburg Metro

METRO OVERVIEW:

Tampa Bay refers both to a larger metropolitan area and to the bay that extends inland from the Gulf of Mexico. The Tampa-St. Petersburg metro contains over 3.2 million residents and spans four counties along the west coast of central Florida: Hillsborough, Pasco, Hernando and Pinellas. Tampa, the county seat of Hillsborough County, is the most populous city, with more than 385,000 people, and is situated northeast of the bay. St. Petersburg follows, with over 258,000 residents, and it is located on the peninsula near the mouth of the bay. Robust job growth is attracting new people to the metro, many of whom are living in higher-density redevelopment projects near city cores and large suburban master-planned communities.



METRO HIGHLIGHTS:

FAVORABLE BUSINESS CLIMATE

A relatively low cost of living and economic development bring a thriving business landscape to the Tampa Bay-St. Petersburg metro.

PORT ACTIVITY

One of the largest seaports in the Southeast, the Port of Tampa services passenger cruise ships and commercial freighters. The Port of St. Petersburg is also in the metro.

DIVERSE ECONOMY

High-tech industries, as well as the tourism, military, finance and seaborne commerce segments, drive the region's economy.

ECONOMY HIGHLIGHTS:

- Local ports contribute to a major presence in the shipping, distribution and logistics industry. The CSX Intermodal facility in nearby Polk County provides quick access to markets throughout the nation.
- Bioscience and other high-tech industries are expanding. Local Fortune 500 companies include Mosaic, Raymond James Financial and Jabil.
- Tourism also plays a significant role in the local economy. Visitors can
 go to Busch Gardens, the Salvador Dalí Museum and the region's many
 beaches, among other sites. Although hindered by the pandemic, this
 sector should continue improvement throughout 2022.

DEMOGRAPHIC HIGHLIGHTS:









DEMOGRAPHIC REPORT // Brooksville, FL

POPULATION	5 Miles	10 Miles	15 Miles
2027 Projection			
Total Population	14,610	53,598	124,575
2022 Estimate			
Total Population	14,023	51,160	117,799
2010 Census			
Total Population	12,186	44,406	99,544
2000 Census			
Total Population	11,246	38,739	85,656
Daytime Population			
2022 Estimate	10,699	39,308	112,570
HOUSEHOLDS	5 Miles	10 Miles	15 Miles
2027 Projection			
Total Households	5,834	20,772	48,181
2022 Estimate			
Total Households	5,569	19,709	45,321
Average (Mean) Household Size	2.5	2.5	2.5
2010 Census			
Total Households	4,800	16,865	37,926
2000 Census			
Total Households	4,445	14,750	32,428
Occupied Units			
2027 Projection	6,493	23,395	55,322
2022 Estimate	6,217	22,277	52,063
HOUSEHOLDS BY INCOME	5 Miles	10 Miles	15 Miles
2022 Estimate			
\$150,000 or More	6.2%	6.2%	7.3%
\$100,000-\$149,999	12.3%	12.3%	12.8%
\$75,000-\$99,999	12.0%	12.3%	13.6%
\$50,000-\$74,999	22.1%	19.4%	18.8%
\$35,000-\$49,999	15.3%	14.3%	13.3%
Under \$35,000	32.3%	35.6%	34.2%
Average Household Income	\$68,442	\$67,203	\$71,963
Median Household Income	\$52,586	\$50,134	\$53,032

5 Miles	10 Miles	15 Miles
# 00.000	# 40.000	# 40.040
		\$19,810
. ,		\$10,270
		\$6,146
	. , ,	\$5,879
. ,	. ,	\$5,225
\$2,189	\$2,159	\$2,253
\$2,141	\$2,049	\$2,096
\$1,442	\$1,437	\$1,456
\$1,260	\$1,154	\$1,159
\$942	\$909	\$945
5 Miles	10 Miles	15 Miles
14,023	51,160	117,799
21.5%	20.5%	20.1%
16.2%	16.1%	17.1%
5.7%	5.3%	5.0%
11.7%	11.4%	10.8%
22.9%	21.6%	20.4%
22.1%	24.9%	26.4%
45.8	47.2	47.4
10,315	38,052	87,010
3.5%	5.3%	5.4%
10.0%	10.7%	10.7%
36.2%	35.6%	35.3%
24.7%	22.6%	21.5%
8.6%	9.0%	9.4%
12.7%	11.6%	11.4%
4.4%	5.4%	6.3%
	\$20,299 \$10,574 \$6,423 \$6,109 \$5,281 \$2,189 \$2,141 \$1,442 \$1,260 \$942 5 Miles 14,023 21.5% 16.2% 5.7% 11.7% 22.9% 22.1% 45.8 10,315 3.5% 10.0% 36.2% 24.7% 8.6% 12.7%	\$20,299 \$19,398 \$10,574 \$10,212 \$6,423 \$6,015 \$6,109 \$5,830 \$5,281 \$5,119 \$2,189 \$2,159 \$2,141 \$2,049 \$1,442 \$1,437 \$1,260 \$1,154 \$942 \$909 5 Miles 10 Miles 14,023 51,160 21.5% 20.5% 16.2% 16.1% 5.7% 5.3% 11.7% 11.4% 22.9% 21.6% 22.1% 24.9% 45.8 47.2 10,315 38,052 3.5% 5.3% 10.0% 10.7% 36.2% 35.6% 24.7% 22.6% 8.6% 9.0% 11.6%

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All potential buyers are strongly advised to take advantage of their opportunities and obligations to conduct thorough due diligence and seek expert opinions as they may deem necessary, especially given the unpredictable changes resulting from the continuing COVID-19 pandemic. Marcus & Millichap has not been retained to perform, and cannot conduct, due diligence on behalf of any prospective purchaser. Marcus & Millichap's principal expertise is in marketing investment properties and acting as intermediaries between buyers and sellers. Marcus & Millichap and its investment professionals cannot and will not act as lawyers, accountants, contractors, or engineers. All potential buyers are admonished and advised to engage other professionals on legal issues, tax, regulatory, financial, and accounting matters, and for questions involving the property's physical condition or financial outlook. Projections and pro forma financial statements are not guarantees and, given the potential volatility created by COVID-19, all potential buyers should be comfortable with and rely solely on their own projections, analyses, and decision-making.





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