

**LAND FOR SALE**

**9.6 Acres**

Ayers Rd.  
Brooksville, FL 34601



**Luis Cardenas**  
Senior Associate  
C: 813.830.2031  
luis@nyecommercial.com



4875 Bruce B. Downs Blvd., Wesley Chapel, FL 33544 | [nyecommercial.com](http://nyecommercial.com)

# Ayers Road

Brooksville, FL 34601



## PROPERTY DESCRIPTION

Introducing a prime investment opportunity on Ayers Road, located in the sought-after Brooksville Market. This exceptional property presents a strategically positioned site for investment or development, offering unparalleled visibility and accessibility. Boasting optimal potential for future growth, the property aligns with the dynamic commercial landscape of Brooksville, promising high visibility and convenience for prospective investors seeking to capitalize on the thriving Brooksville area.

## PROPERTY HIGHLIGHTS

- Located just two miles from the intersection of Ayers Rd and Broad St
- 330 feet of direct frontage
- The nearby Brooksville–Tampa Bay Regional Airport is undergoing a \$75 million major expansion, expected to drive significant economic growth, increase demand for commercial development, and further enhance the long-term investment potential of the surrounding corridor.

## OFFERING SUMMARY

<b>Sale Price:</b>	\$399,000.00
<b>Lot Size:</b>	9.6 Acres

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
<b>Total Households</b>	180	2,209	9,998
<b>Total Population</b>	466	6,707	28,406
<b>Average HH Income</b>	\$124,538	\$109,376	\$100,029

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# RETAIL CORRIDOR

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# FLOOD MAP

Brooksville, FL 34601



<b>SPECIAL FLOOD HAZARD AREAS</b>		Without Base Flood Elevation (BFE) <i>Zone A, V, A99</i>
		With BFE or Depth <i>Zone AE, AO, AH, VE, AR</i>
		Regulatory Floodway
<b>OTHER AREAS OF FLOOD HAZARD</b>		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile <i>Zone X</i>
		Future Conditions 1% Annual Chance Flood Hazard <i>Zone X</i>
		Area with Reduced Flood Risk due to Levee. See Notes. <i>Zone X</i>
		Area with Flood Risk due to Levee <i>Zone D</i>
<b>OTHER AREAS</b>		NO SCREEN Area of Minimal Flood Hazard <i>Zone X</i>
		Effective LOMRs
		Area of Undetermined Flood Hazard <i>Zone D</i>
<b>GENERAL STRUCTURES</b>		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
<b>OTHER FEATURES</b>		20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
		17.5 Cross Sections with 1% Annual Chance Water Surface Elevation
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
		Coastal Transect Baseline
	Profile Baseline	
<b>MAP PANELS</b>		Digital Data Available
		No Digital Data Available
		Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards.

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 3/30/2026 at 3:09 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels,

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	466	6,707	28,406
Average Age	50.7	44.2	44.7
Average Age (Male)	55.8	44.7	44.4
Average Age (Female)	49.3	44.9	46.6

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	180	2,209	9,998
# of Persons per HH	2.6	3.0	2.8
Average HH Income	\$124,538	\$109,376	\$100,029
Average House Value	\$344,761	\$305,012	\$312,947

2023 American Community Survey (ACS)



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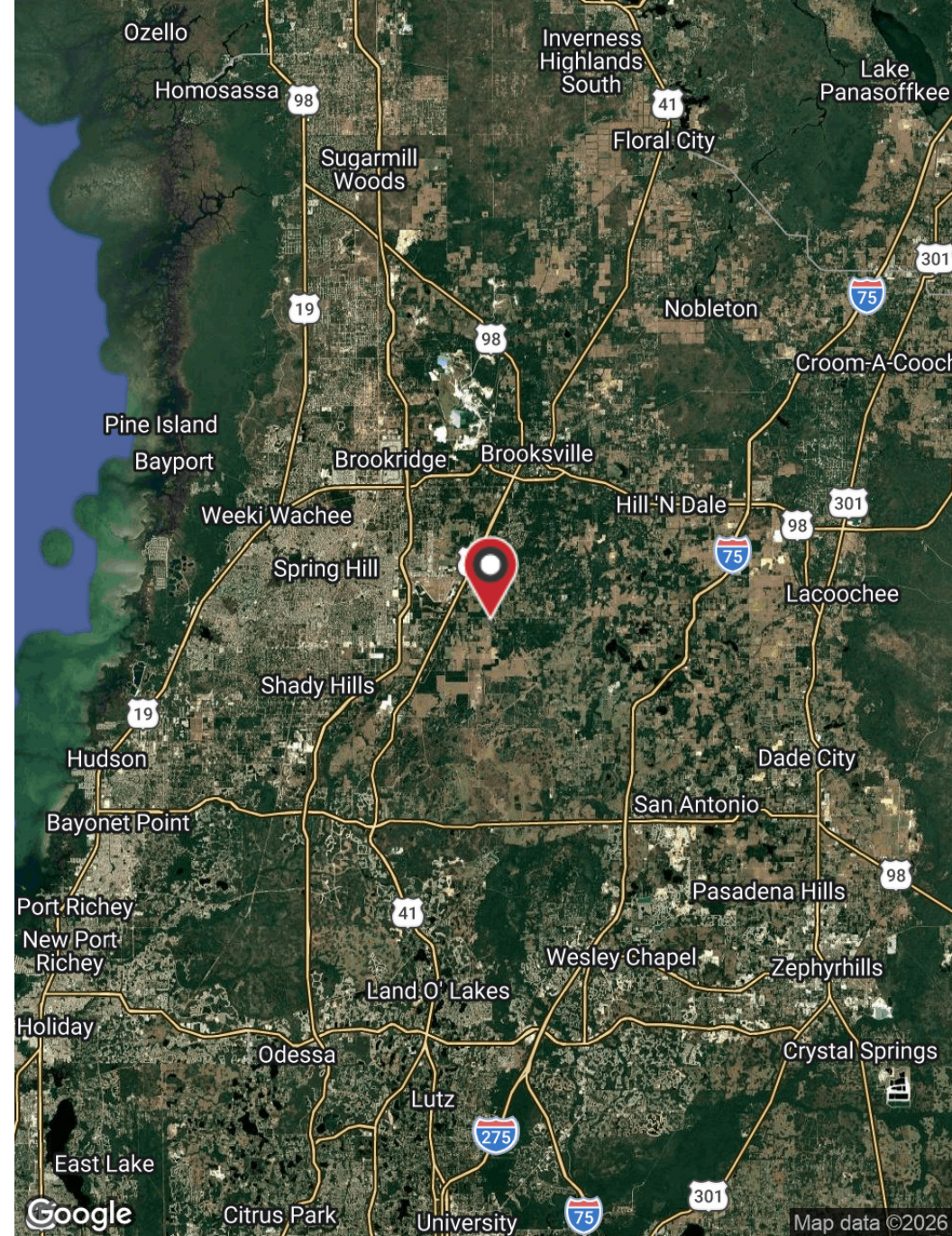
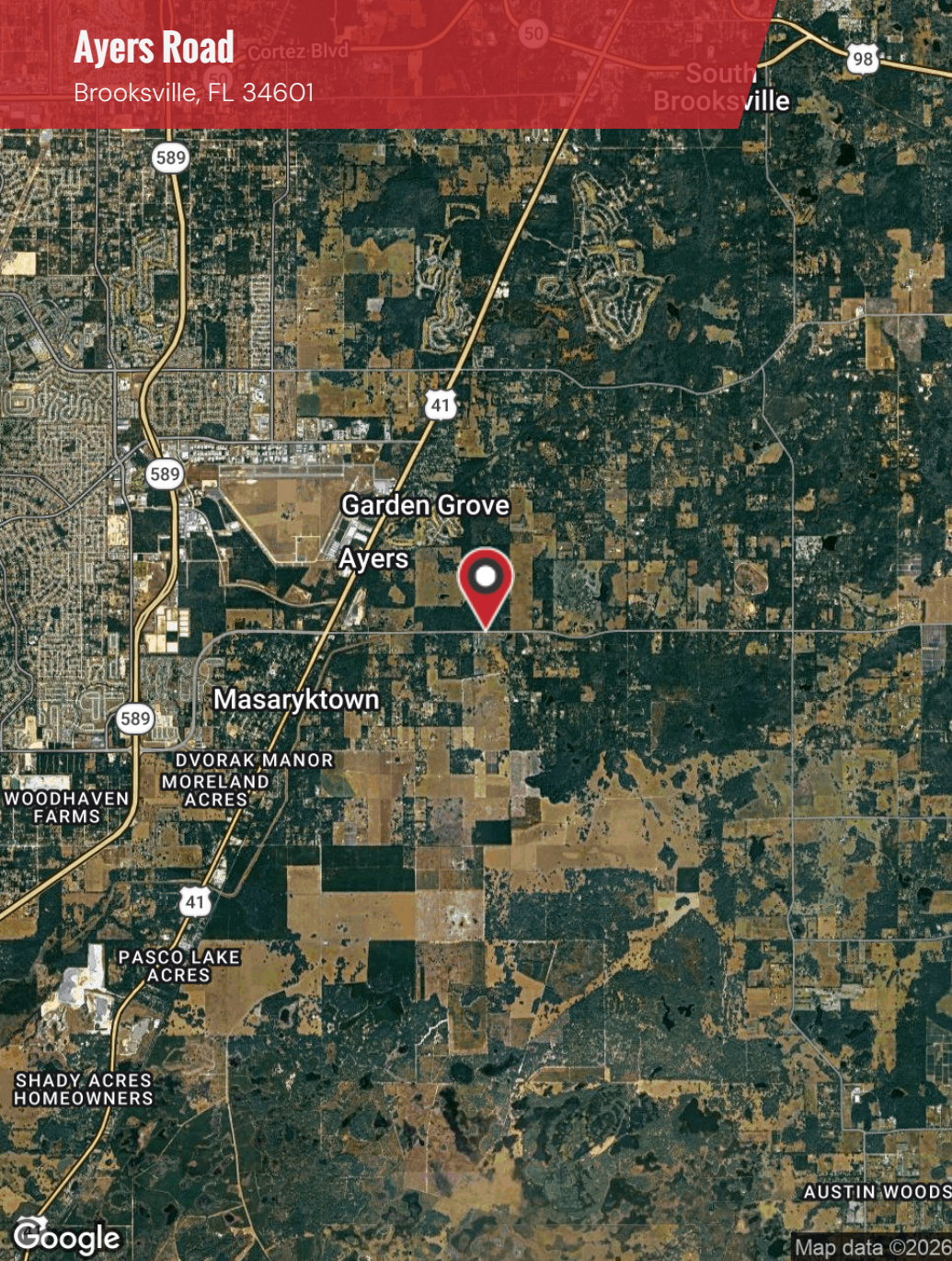
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## **LUIS CARDENAS**

Senior Associate

[luis@nyecommercial.com](mailto:luis@nyecommercial.com)

Direct: **813.973.0214** | Cell: **813.830.2031**

FL #SL3535034

### PROFESSIONAL BACKGROUND

Before coming to Nye Commercial, Luis attended high school locally at Zephyrhills High School and went on to graduate from Saint Leo University with a degree in marketing. After graduating, he worked for Make A Difference Inc. as Director of Marketing, he assisted with the mobile food pantry and ran the organization's social media accounts. During his time at Make A Difference, Luis was introduced to commercial real estate by the organization's founder. Hablamos Espanol

NYE Commercial Advisors  
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