

FOR SALE | LEASE

PAD READY OUTPARCELS - BUSHNELL, FL

County Rd. 48 & I-75 3513



250 Unit
Expansion Q4
2023

OFFERING SUMMARY

Lot Size:	5 Acres
Zoning:	General Commercial
VPD	11,000 Hwy 48

PROPERTY OVERVIEW

Three fully developed lots with all utilities in place fronting on Hwy 48 immediately off of I-75 in Bushnell, FL. Site has frontage on Hwy 48 as well as I-75 Northbound. The current development site is home to many other national retailers such as Dollar Tree, Anytime Fitness, Burger King and many more. Adjacent to the site are even more national brands like a Walmart Supercenter, McDonalds and Wendy's and a multitude of gas stations.

PROPERTY HIGHLIGHTS

Brent Nye
0 | 813.973.0214
brent@nyecommercial.com

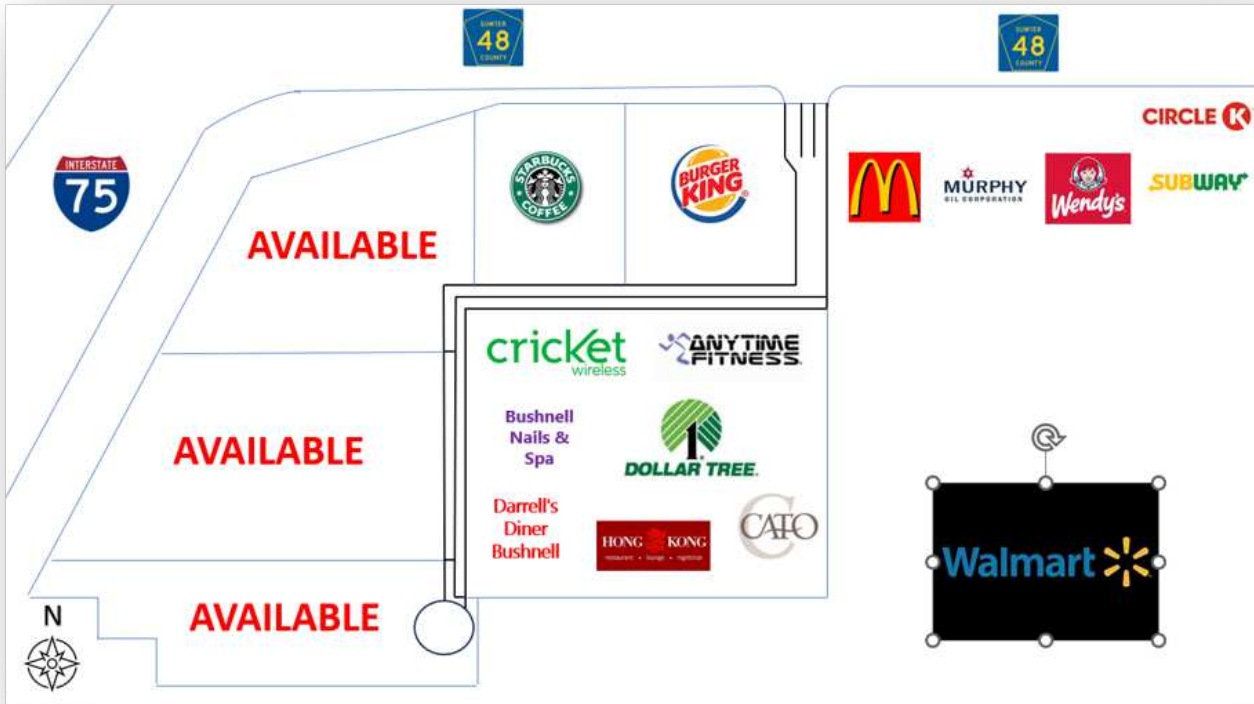


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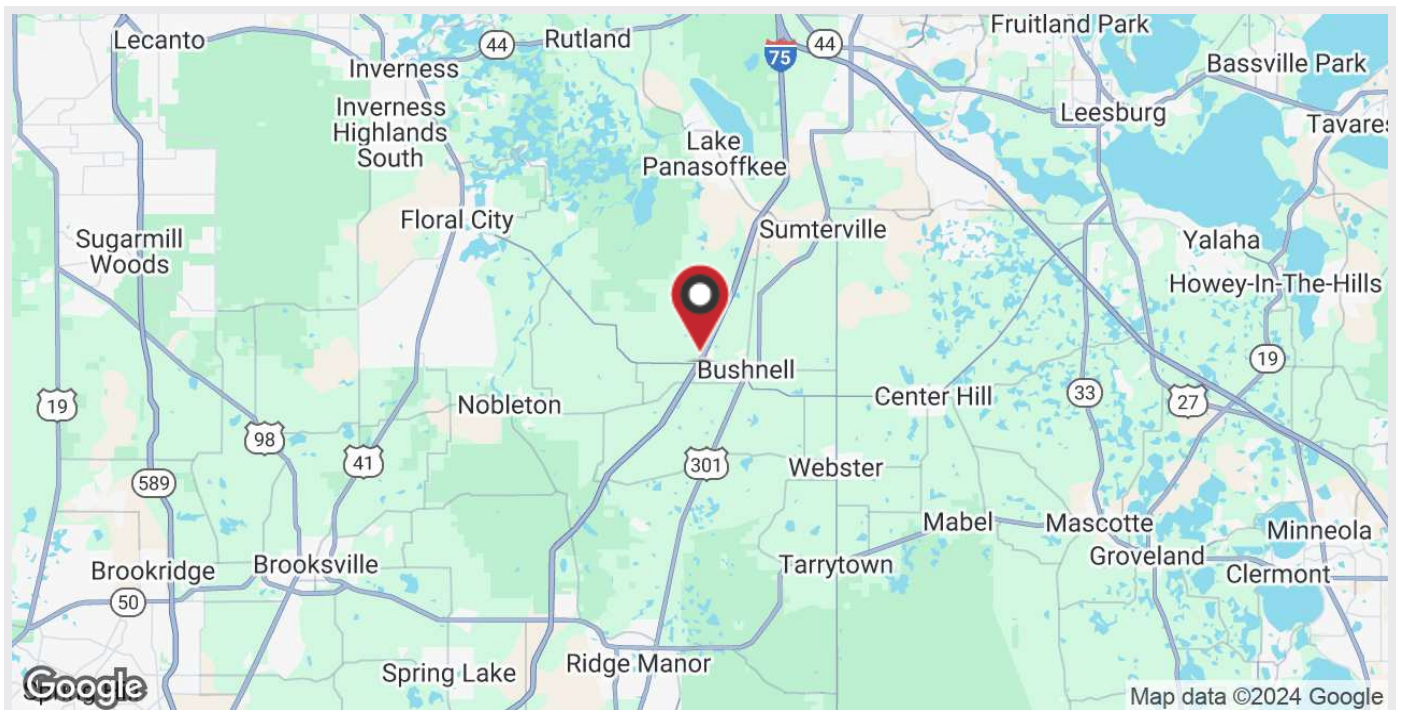
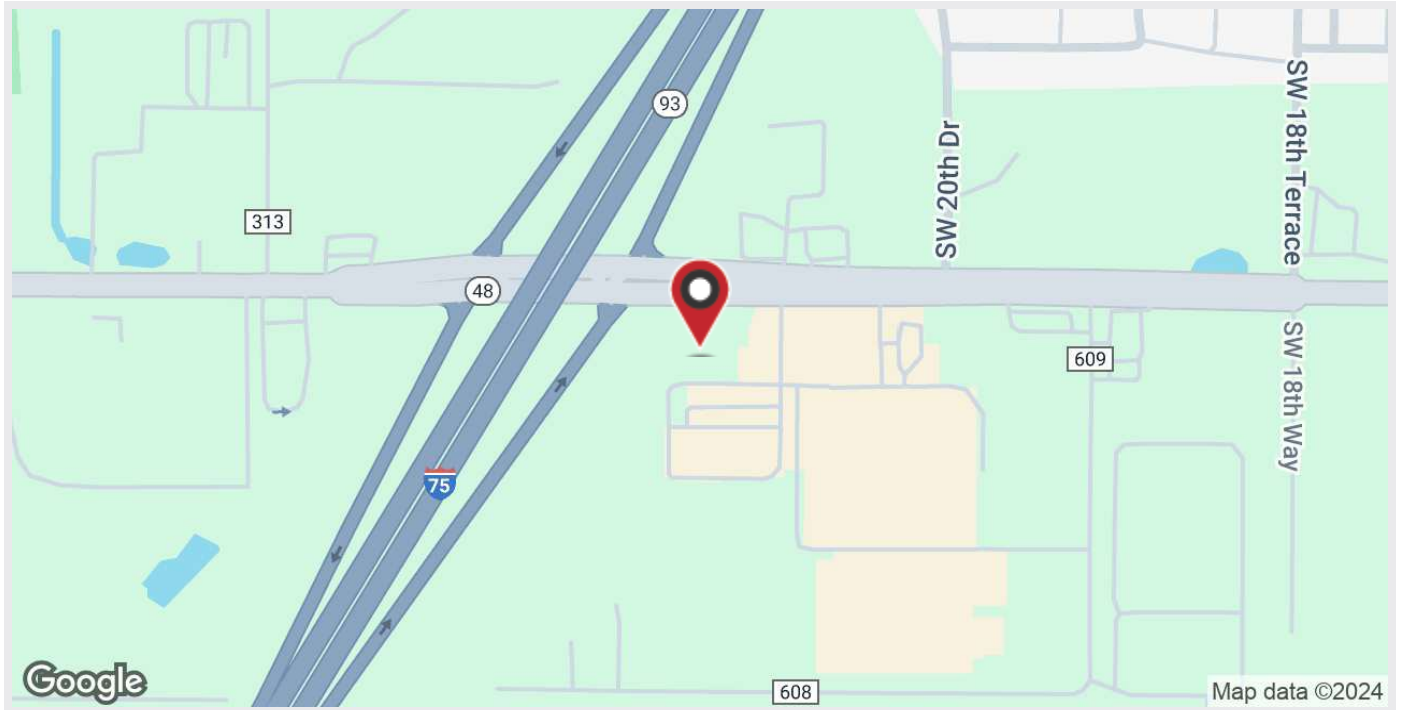


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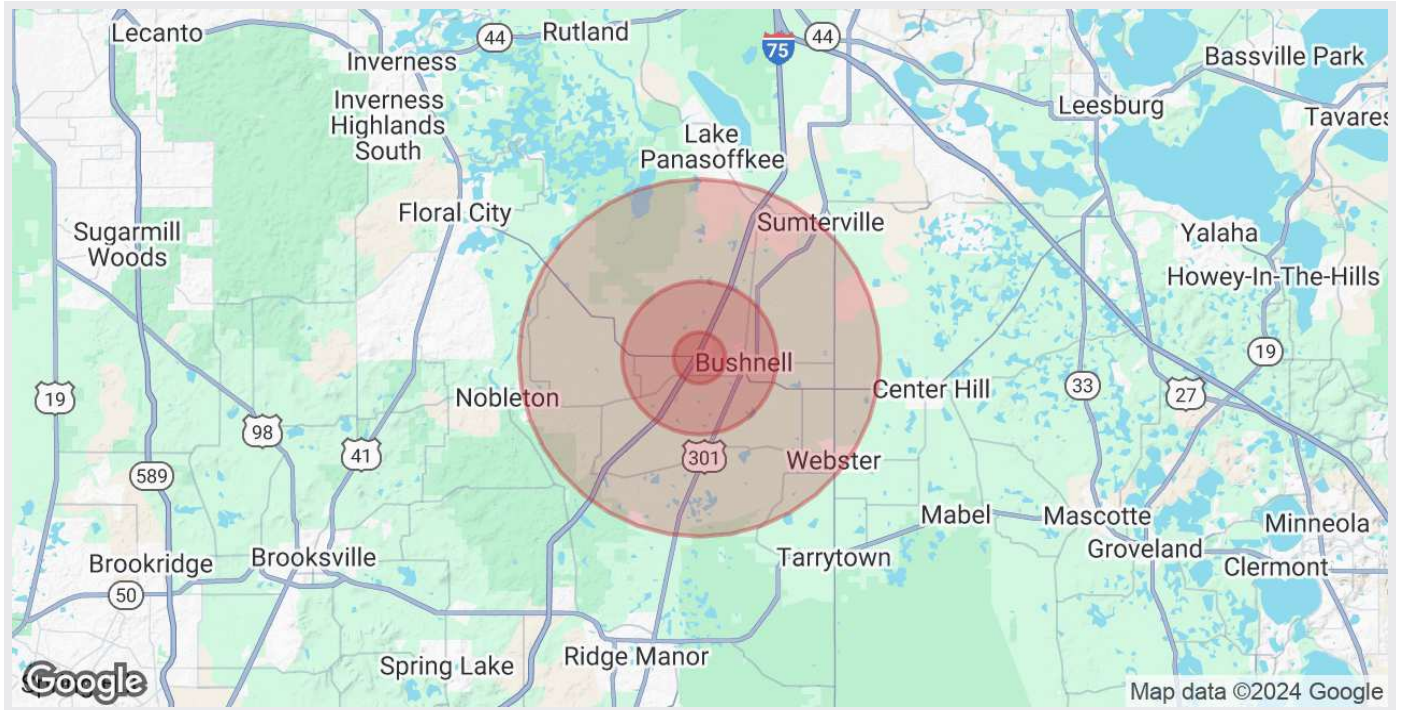


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POPULATION	1 MILE	3 MILES	7 MILES
Total Population	456	3,467	17,065
Average Age	50.2	49.0	47.2
Average Age (Male)	48.9	47.5	45.5
Average Age (Female)	51.6	51.1	50.1

HOUSEHOLDS & INCOME	1 MILE	3 MILES	7 MILES
Total Households	201	1,484	6,890
# of Persons per HH	2.3	2.3	2.5
Average HH Income	\$40,652	\$41,486	\$44,097
Average House Value	\$156,735	\$159,419	\$164,141

2020 American Community Survey (ACS)

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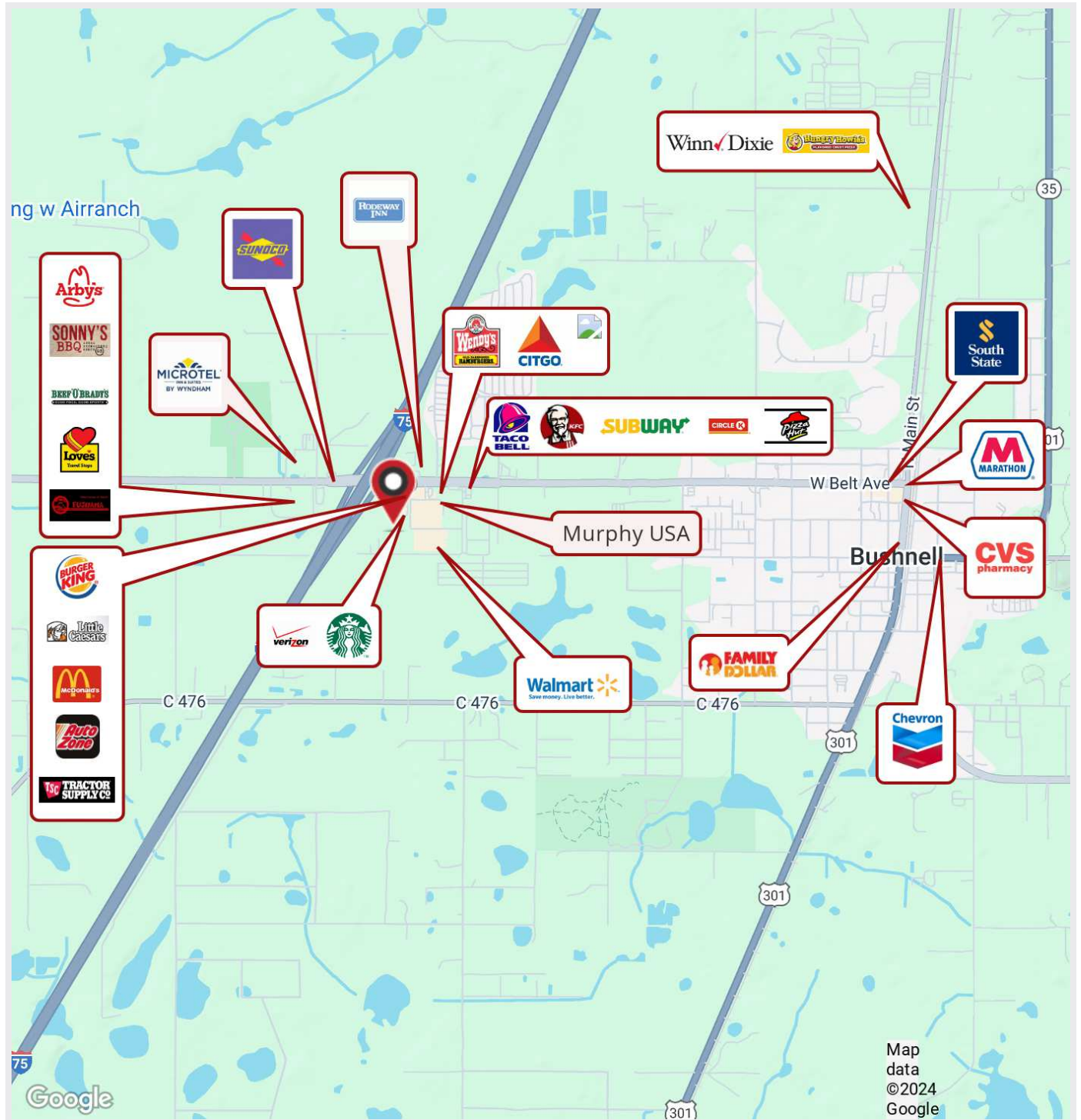


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BRENT NYE



BRENT NYE

Partner

brent@nyecommercial.com

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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

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