

# BROOKSVILLE DEVELOPMENT LAND

## For Sale

15260 Wiscon Rd., Brooksville FL. 34601 (Approx. Address)



**Sale Price:**  
**\$1,800,000**

**CPR TEAM OFFICE (727) 822.4715**

Jim Engelmann, Sales Associate |

Jim@CPRTeam.com | (813) 508-4981 (Mobile)

Marko Radosavljevic, Sales Associate |

Marko@CPRTeam.com | (813) 993-6555 (Mobile)



# Property Details



Zoned PD – rezoning to commercial or residential could allow for industrial, office or multifamily development.



Lot Size: 4.60AC (adjacent to 5.00AC currently available for purchase)



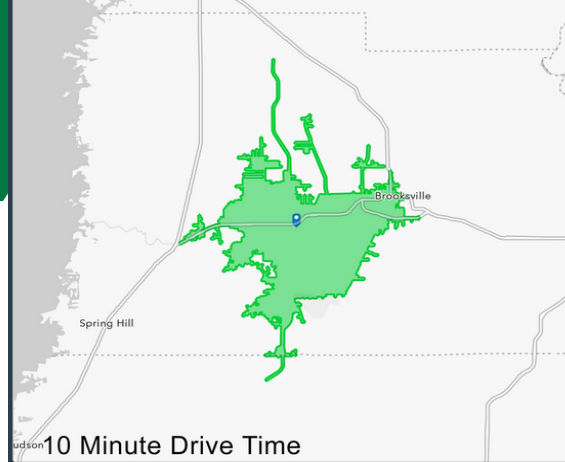
High exposure and proximity to interstate/highway systems



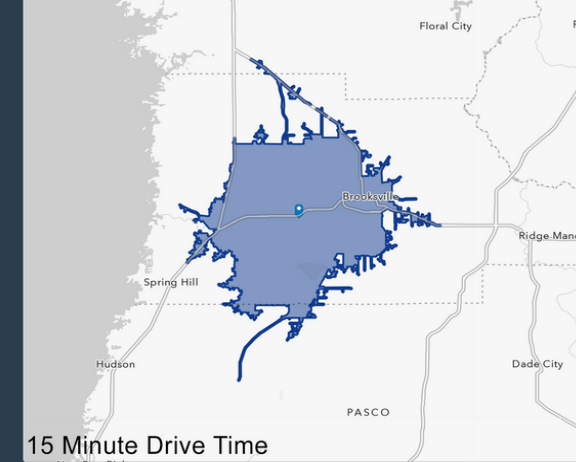
5.1 miles from Brooksville-Tampa Bay Regional Airport



Located between two major hospitals in Brooksville- Bravera Health & HCA Florida Oak Hill.



## EDUCATION



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## INCOME



**\$51,661**  
Median Household Income



**\$28,937**  
Per Capita Income



**\$158,988**  
Median Net Worth



**\$55,922**  
Median Household Income



**\$29,563**  
Per Capita Income



**\$174,473**  
Median Net Worth

## EMPLOYMENT



White Collar

56.4%



Blue Collar

23.5%



Services

20.1%

**5.2%**

Unemployment Rate

## EMPLOYMENT



White Collar

59.4%



Blue Collar

22.0%



Services

18.5%

**5.0%**

Unemployment Rate

## KEY FACTS

**38,870**

Population

**51.2**

Median Age

**16,177**

Households

**\$44,032**

Median Disposable Income

## KEY FACTS

**122,223**

Population

**49.2**

Median Age

**48,819**

Households

**\$48,868**

Median Disposable Income

# Property Description



Located adjacent to the Suncoast Parkway and Cortez Boulevard, this property is ideal for a multitude of commercial uses.

Future land use planning shows an upcoming overhaul of existing land zoning along main roads (largely agricultural) into various commercial uses as the population continues to grow in order to promote continued development.

At 4.60 acres, the property could be a prime distribution center location for an industrial developer/user due to its proximity to highway and interstate systems. Inflated pricing and limited availability in Tampa Bay is driving overflow interest and demand to the area, making this site an ideal multifamily candidate as well.

The demographics in this market are strong given local growth and continued out-of-state migration of both businesses and residents. Brooksville has a relatively low home ownership rate with 40.7% of the housing units in Brooksville being renter occupied, displaying a strong demand for leasable housing product.

Since the beginning of this year, Hernando County has been busy with interstate projects (widening roadways: SR 50, SR 576 and I-75) as well as fielding inquiries from developers on various commercial projects.

Now is the perfect time to plant your flag in this growth corridor.

# MEET THE AGENT

## BROOKSVILLE DEVELOPMENT LAND

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**JIM ENGELMANN**



Jim is the Land/Office/Investment Specialist for CPR. Also known as Mr. Pasco, many of his clients' successes have been a direct result of the ever-growing network of people that Jim has come to know and that like to close deals with him.

### CONTACT US

**Jim** C: (813).508.4981  
Jim@cprteam.com | www.CPRTeam.com

**Marko** C: (813).993.6555  
Marko@cprteam.com | www.CPRTeam.com



**MARKO RADOSAVLJEVIC**



**COMMERCIAL PARTNERS REALTY**  
OFFICE.INDUSTRIAL.LAND.RETAIL.INVESTMENT