



**Kimberly Pye, P.A.**  
 HOME LAND REAL ESTATE INC  
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 Ph: 352-279-1150



**W7881321 16076 CORTEZ BLVD, BROOKSVILLE, FL 34613**



**County:** Hernando  
**Subdiv:** POTTERFIELD GARDEN AC - H  
**Subdiv/Condo:**  
**Style:** Unimproved Land

**Total Acreage:** 5 to less than 10  
**Price Per Acre:** 331,890  
**LP/SqFt:** \$6  
**For Lease:** No  
**Lease Rate:**  
**Total Annual Assoc Fees:** 0.00  
**Average Monthly Fees:** 0.00

**Status:** Active  
**List Price:** \$2,300,000  
**Designated Builder:** No  
**On Market Date:** 12/09/2025  
**Special Sale:** None  
**ADOM:** 8  
**CDOM:** 8

**Pets:**  
**Lease Price Per Acre:**

ALMOST 7 ACRES on right on CORTEZ BLVD (Hwy 50)...just east of the Suncoast Parkway (Toll Road 589). GREAT LOCATION!! Annual Average Daily Traffic Count: 23,500 AADT. PAUL CLARK SHEDS LOCATION. The property is made up of 4 parcels. There are 3 parcels on Cortez that are zoned C2 (each lot is 100x200...so 300 feet of frontage on Hwy 50) and a large parcel adjoining the back of it that is zoned AG is 5.6 acres. This makes up the almost 7 acres. EASY ACCESS in the eastbound lanes and a dedicated turning lane for the west bound traffic directly into the business!! Just west of Ft. Dade Rd, across from the big 7-11 gas station. Lots of room for your business. Only physically attached buildings convey. Everything on the property is available for sale separately. Growing area with great road frontage and visibility.  
 Recent: **12/09/2025 : NEW**

**Land, Site, and Tax Information**

**Legal Desc:** POTTERFIELD GARDEN ACRES SEC H LOTS 15 16 17 & 33 ORB 339 PG 70 & LESS A TR (4 parcels convey: 3 C2 Lots on Cortez and a large AG parcel behind the 3 lots).

**Tax ID:** [R25-222-18-3100-0000-0150](#)

**Taxes:** \$9,752

**Tax Year:** 2024

**Ownership:** Fee Simple

**Homestead:**  
**Other Exemptions:**

**Zoning Comp:**  
**Zoning:** C2 ANG AG

**SE/TP/RG:** 25-22S-18E  
**Block/Parcel:** 00  
**Book/Page:** 5-28  
**Lot #:** 15

**Alt Key/Folio #:**

**Subdivision #:**

**Between US 1 & River:**

**Legal Subdivision Name:** POTTERFIELD GARDEN AC - H

**Complex/Comm Name:**

**Census Tract:**

**Census Block:**

**Flood Zone Panel:**

**Flood Zone Date:**  
**Flood Zone:** X

**Add Parcel:** No

**# of Parcels:** 1

**Additional Tax IDs:**

**AG Exemption YN:**

**Front Footage:** 300  
**Lot Dimensions:** 300x996  
**Lot Size Acres:** 6.93  
**Lot Size:** 391,731 SqFt / 36,393 SqM

**Auction:** No

**Auction Type:**

**Buyers Premium:**

**Property Access:**

**Auction Firm/Website:**

**SW Subd Name:**

**SW Subd Condo#:**

**# Times per Year:**

**Development:**

**Min Lease:**

**View:**

**Water Information:**

**Water Frontage:** No

**Waterfront Ft:** 0

**Water Name:**

**Water Extras:** No

**Water Access:** No

**Water View:** No

**Addtl Water Info:**

**CDD:**

**Future Land Use:**

**County Land Use:**

**County Prop Use:**

**Parcel:**

**Annual CDD Fee:**

**State Land Use:**

**State Prop Use:**

**Planned Unit Dev:**

**Site Information**

**Easements:**

**Road Frontage:**

**Other Structures:**

**Security Feat:**

**Other Equipment:**

**Water:** Well

**Fences:**

**Farm Type:**

**# of Stalls:**

**# of Wells:**

**Road Surface Type:** Asphalt, Paved

**Front Exposure:**

**Lot Features:** Street Paved

**Current Adjacent Use:**

**Utilities:** Other

**Vegetation:**

**Sewer:** Septic Tank

**Barn Features:**

**Horse Amenities:**

**# Paddocks/Pastures:**

**# of Septics:**

**Road Responsibility:** Public Maintained Road

**Green Features**

**Green Certifications:**  
**Green Energy Features:**  
**Green Water Features:**  
**Green Landscaping:**  
**Indoor Air Quality:**  
**Disaster Mitigation:**

**Community Information**

**Community Features:**  
**Comm/Assoc Water Feat:**  
**Association Amenities:**  
**Amenities w/Addnl Fees:**  
**HOA / Comm Assn:**  
**HOA Pmt Sched:**  
**Master Assn/Name:**No  
**Condo Fee:**  
**Other Fee Term:**  
**Pet Size:**  
**Max Pet Wt:**  
**Elementary School:**  
**High School:**  
**Assn/Manager Name:**  
**Assn/Manager Phone:**

**HOA Fee:**  
**Mo Maint\$(add HOA):**  
**Master Assn Fee:** **Master Assn Ph:**  
**Other Fee:**  
**Fee Includes:**  
**# of Pets:**  
**Pet Restrictions:**  
**Middle School:**  
  
**Assn/Manager Email:**  
**Assn/Manager URL:**

**Realtor Information**

**List Agent:** [Kimberly Pye, PA](#)  
**E-mail:** [kimberly.homeland@gmail.com](mailto:kimberly.homeland@gmail.com)  
**List Agent 2:**  
**List Agent 2 Email:**  
**List Office 2:**

**List Agent ID:** 285514041  
**List Agent Fax:** 888-886-6657  
**List Agent 2 ID:**

**List Agent Direct:** 352-279-1150  
**List Agent Cell:** 352-279-1150  
**List Agent 2 Phone:**

**List Office ID:**  
**Call Center #:**

**Office:** [HOME LAND REAL ESTATE INC](#)  
**Office Fax:** 888-886-6657  
**Original Price:** \$2,300,000  
**Previous Price:**

**Office Phone:** 352-556-0909

**On Market Date:** 12/09/2025  
**Price Change:**

**Office ID:** 285513758  
**LP/SqFt:** \$6  
**Expiration Date:** 12/04/2026  
**Delayed Distribution YN:** No  
**Delayed Dist. Date:**

**Seller Representation:** Transaction Broker  
**Owner:** PAUL CLARK  
**Financing Avail:** Cash, Conventional  
**Selling Agent 2:**

**Owner Phone:**  
**Financing Terms:**  
**Sell Office 2:**

**Listing Type:** Exclusive Right To Sell  
**Lease Terms:**  
**Sell Offc 2 Phone:**

**Listing Service Type:** Full Service  
**Inter Office Info:**

**Realtor Info:**  
**Confidential Info:**  
**Showing Time:**  
**Showing Instructions:** Other  
**Showing Considerations:**

**Driving Directions:** Just west of Ft. Dade Rd, across from the big 7-11 gas station.

**Realtor Remarks:** Call to show it. Sales is for real estate only. Business can be purchased as well separately. THIS IS CONFIDENTIAL. Call Kimber Pye to show it or if you have questions. 352-279-1150.

**Seller's Preferred Closing Agent**

**Closing Agent Name:** Beth Yealy  
**Email:** [Beth@homelandtitle.org](mailto:Beth@homelandtitle.org)  
**Address:** 412 S Main Street Brooksville, Florida 34601  
**Closing Company Name:** Home/Land Title, Inc

**Phone:** 3527967792  
**Fax:**

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