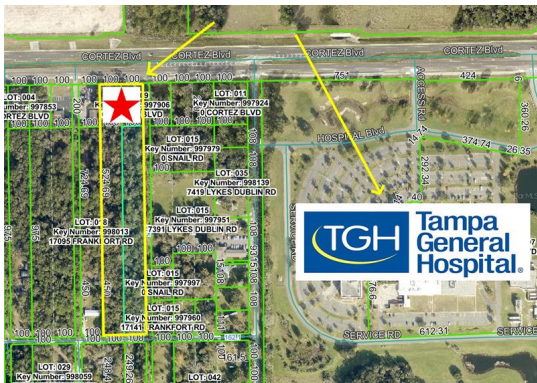


Kimberly Pye, P.A.
HOME LAND REAL ESTATE INC
kimberly.homeland@gmail.com
 Ph: 352-279-1150

**FOR
SALE**

W7881508 17108 CORTEZ BLVD, BROOKSVILLE, FL 34601



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

Total Acreage: 5 to less than 10
Price Per Acre: 184,259
LP/SqFt: \$8
For Lease: No
Lease Rate:
Total Annual Assoc Fees: 0.00
Average Monthly Fees: 0.00

Status: Active
List Price: \$995,000
Designated Builder: No
On Market Date: 12/17/2025
Special Sale: None
ADOM: 0
CDOM: 0

Pets:
Lease Price Per Acre:

5.4 ACRES on with 200 feet on Cortez just 500 feet from Tampa General Hospital in Brooksville, Florida. 2 miles East of the Suncoast Parkway. Property is currently zoned R1A and should be able to go commercial. There is C2 on the adjoining lot to the west.
 Recent: **12/17/2025 : NEW**

Land, Site, and Tax Information

Legal Desc: POTTERFIELD GARDEN ACRES SEC K LOTS 8 & 17...and POTTERFIELD GARDEN ACRES SEC K LOT 16...and Legal POTTERFIELD GARDEN ACRES SEC K LOT 9

Tax ID: [R3022219317000000080](#)

Taxes: \$1,724

Tax Year: 2025

Ownership: Fee Simple

Homestead:
Other Exemptions:

Zoning Comp:
Zoning: R1A

SE/TP/RG: 30-22-19
Block/Parcel: 00
Book/Page: 202-753
Lot #: 8

Alt Key/Folio #: 00997899

Subdivision #:

Between US 1 & River:

Legal Subdivision Name: POTTERFIELD GARDEN AC - K

Complex/Comm Name:

Census Tract: 406.02

Flood Zone Panel: 12053C0187D

Flood Zone Date: 02/02/2012
Flood Zone: X

Census Block:

Additional Tax IDs: R30 222 19 3170
 0000 0090, R30 222 19 3170 0000
 0160

Front Footage: 200

Add Parcel: Yes

of Parcels: 3

Lot Dimensions: 200x1175

AG Exemption YN:

Lot Size Acres: 5.40
Lot Size: 117,612 SqFt / 10,927
 SqM

Auction: No

Auction Type:

Buyers Premium:

Auction Firm/Website:

SW Subd Name:

SW Subd Condo#:

Development:

Times per Year:

Min Lease:

View:

Water Information:

Water Frontage: No

Waterfront Ft: 0

Water Access: No

Water Name:

Water View: No

Water Extras: No

Addtl Water Info:

Parcel:

CDD:

Annual CDD Fee:

Future Land Use:

State Land Use:

County Land Use:

State Prop Use:

County Prop Use:

Planned Unit Dev:

Site Information

Easements:

Front Exposure:

Road Frontage:

Lot Features: Buildable

Other Structures:

Current Adjacent Use:

Security Feat:

Utilities: Electrical Nearby

Other Equipment:

Vegetation:

Water: Well Required

Sewer: Septic Needed

Fences:

Barn Features:

Farm Type:

Horse Amenities:

of Stalls:

Paddocks/Pastures:

of Wells:

of Septics:

Road Surface Type: Asphalt, Paved

Road Responsibility:

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: No
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:
Other Fee:
Fee Includes:
of Pets:
Pet Restrictions:
Middle School:
Master Assn Ph:
Assn/Manager Email:
Assn/Manager URL:

Realtor Information

List Agent: [Kimberly Pye, PA](#)
E-mail: 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

Office Phone: 352-556-0909

Original Price: \$995,000
Previous Price:

On Market Date: 12/17/2025
Price Change:

Office ID: 285513758

LP/SqFt: \$8

Expiration Date: 11/09/2026

Delayed Distribution YN: No
Delayed Dist. Date:

Seller Representation: Transaction Broker
Owner: RAMAPPA FAMILY LTD PARTNERSHIP
Financing Avail:
Selling Agent 2:

Listing Service Type: Full Service

Inter Office Info:

Realtor Info:

Confidential Info:

Showing Time:

Showing Instructions: Go Direct

Showing Considerations:

Driving Directions: From Tampa General Hospital Brooksville...exit parkeing lot onto Cortez...go left. Property is o the left to the right of Pro Transmission.

Realtor Remarks: Call Kimberly Pye at 352-279-1150 for

Owner Phone:
Financing Terms:
Sell Office 2:

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

Seller's Preferred Closing Agent

Closing Agent Name: Kim Marks

Email: kim@lyonstitle.com

Address: 8362 Forest Oaks Blvd Spring Hill FL, Florida 34606

Closing Company Name: Lyons Law Group

Phone: 3525150101

Fax:

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