

Interstate 75 & Cortez Boulevard (SR-50)

Point 75 Mixed-Used Development

Brooksville, Florida

Sherman Hills 4A
85 Homes

Sherman Hills 4B
68 Homes



57± acre mixed-use development which can accommodate medical, hospitality, and retail pads located at the I-75 and Highway 50 interchange in the rapidly growing Hernando County.

Average household income within three miles of the property is \$77,602.

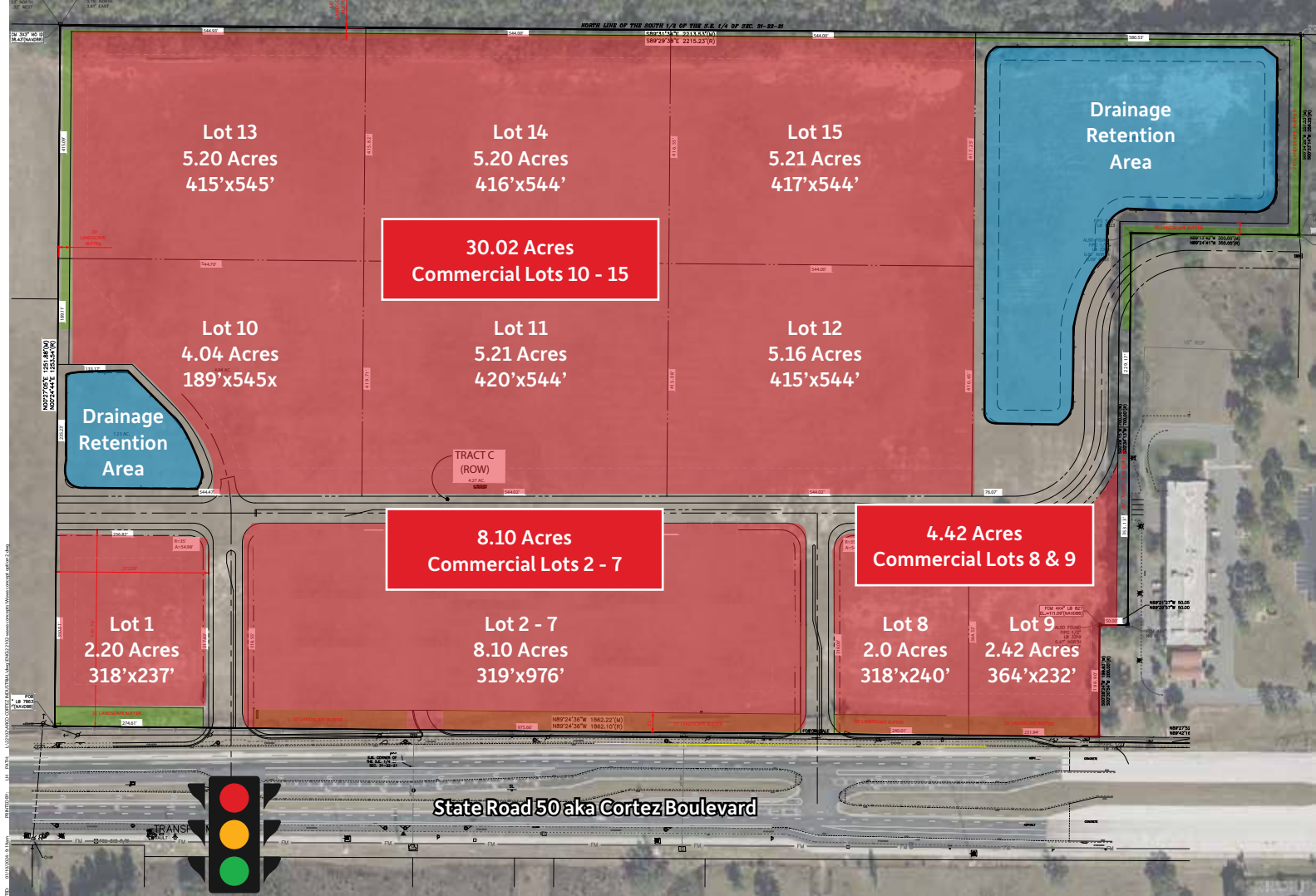
Open to sale, lease, ground lease, BTS, or other flexible deal structure.

6,500 Homes Under Development within three miles of the property.

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Total Households



Annual Household Growth



Total Population



Annual Population Growth



Avg. Household Income

	2023		2028		2023		2028		2023		2028
1-mile	452	-	1,144	-	\$80,403						
	482	6.64%	1,220	6.64%	\$103,628						
3-mile	1,955	-	5,216	-	\$77,602						
	5,111	162.57%	13,636	161.43%	\$110,490						
5-mile	5,610	-	14,072	-	\$73,018						
	9,871	74.35%	24,760	75.96%	\$104,562						

Development Potential Uses



Retail



Restaurant



Medical



Gas Station



Hotel