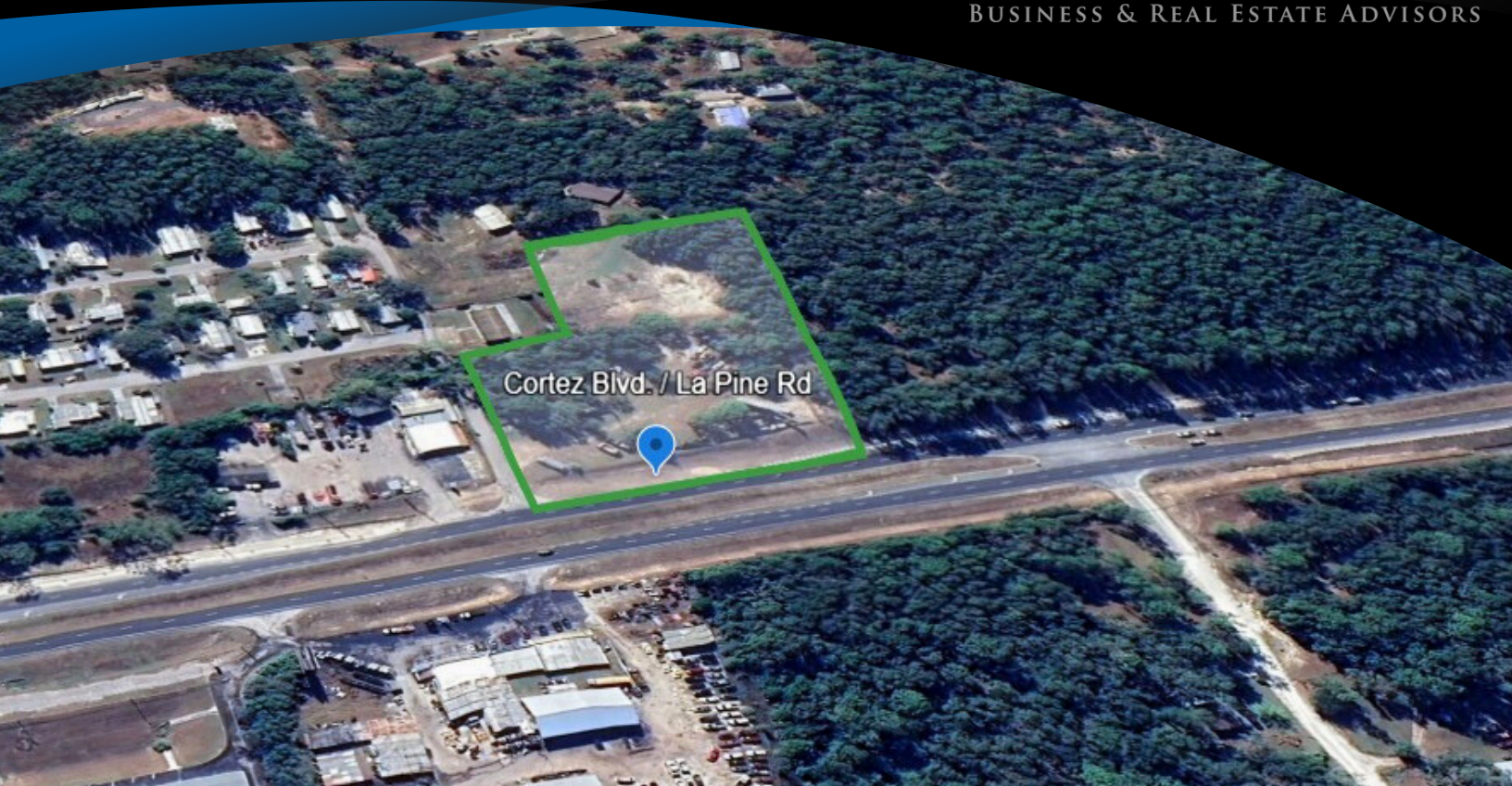


2.15± ACRE ASSEMBLAGE

Cortez Blvd, Brooksville, FL 34602



FOR SALE

- Combined 2.15± acres (two parcels)
- High-visibility with 334' Frontage on Cortez Blvd
- Flexible zoning: C2/R3 & R3/AR
- Surveys available upon request
- Dimensions vary – contact for more details
- Suitable for retail, office, medical, or light industrial
- Offering Price: \$756,000

Contact:



Anthony Kanaris
Broker/Owner

BRIDGEPOINTBREA.COM

(352) 585-3872 | Anthony.Kanaris@BridgePointBREA.com

2.15± ACRE ASSEMBLAGE

Cortez Blvd, Brooksville, FL 34602



EXECUTIVE SUMMARY

Property Address	Cortez Blvd, Brooksville, FL 34601
Parcel #s	R01 423 20 0000 0320 0030; R01 423 20 0000 0320 0010
Land Size	2.15± Acres
Zoning	C2/R3 & R3/AR
Access	Property is accessed off of La Pine Rd
Visibility	High visibility on Cortez Blvd
Location Descripton	SW corner of Cortez Blvd. (SR50) and LaPine Road
Frontage	334' on Cortez Blvd
Taffic Count	21,000 AADT on Cortez Blvd/SR50
Flood Zone	Not in hazard area
Opportunity Zone	No
Legal Description	N1/2 OF E1/2 OF NE1/4 OF NE1/4 OF NW1/4 DB BOOK 32 PG 270

2.15± ACRE ASSEMBLAGE

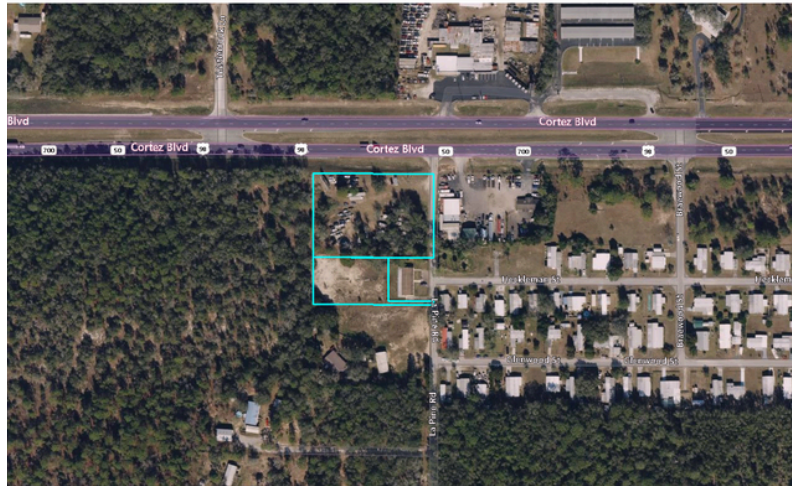
Cortez Blvd, Brooksville, FL 34602



2.15± ACRES IN GROWING BROOKSVILLE CORRIDOR

Located just west of 29114 Cortez Blvd. in Brooksville, FL, this high-visibility assemblage offers 2.15± acres across two contiguous parcels:

- 1.50± acres with direct frontage on Cortez Blvd
- 0.65± acres with access from La Pine Rd



Split Zoning

Zoning is a mix of C2, R3, and AR, offering flexibility for commercial, residential, or mixed-use development.

With strong highway frontage along State Road 50 (Cortez Blvd), the site sits along a major commercial corridor that continues to attract investment and expansion.

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2.15± ACRE ASSEMBLAGE

Cortez Blvd, Brooksville, FL 34602



THRIVING COMMERCIAL ENVIRONMENT

This growing corridor has become a hub for logistics, trade services, and retail activity — ideal for businesses looking to capitalize on the area's increasing traffic and customer base.

Surrounded by a mix of national and regional businesses, the property is proximate to:

- Walmart Supercenter
- Lowe's
- Tractor Supply Co
- Capital City Bank, SouthState Bank, and Regions Bank
- AutoZone, O'Reilly Auto Parts, and multiple auto dealerships
- Distribution facilities and light industrial parks nearby
- Restaurants including McDonald's, Wendy's, Popeyes, Dunkin', and local diners
- Gas and convenience options such as Circle K, Racetrac, and Mobile.



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2.15± ACRE ASSEMBLAGE

Cortez Blvd, Brooksville, FL 34602

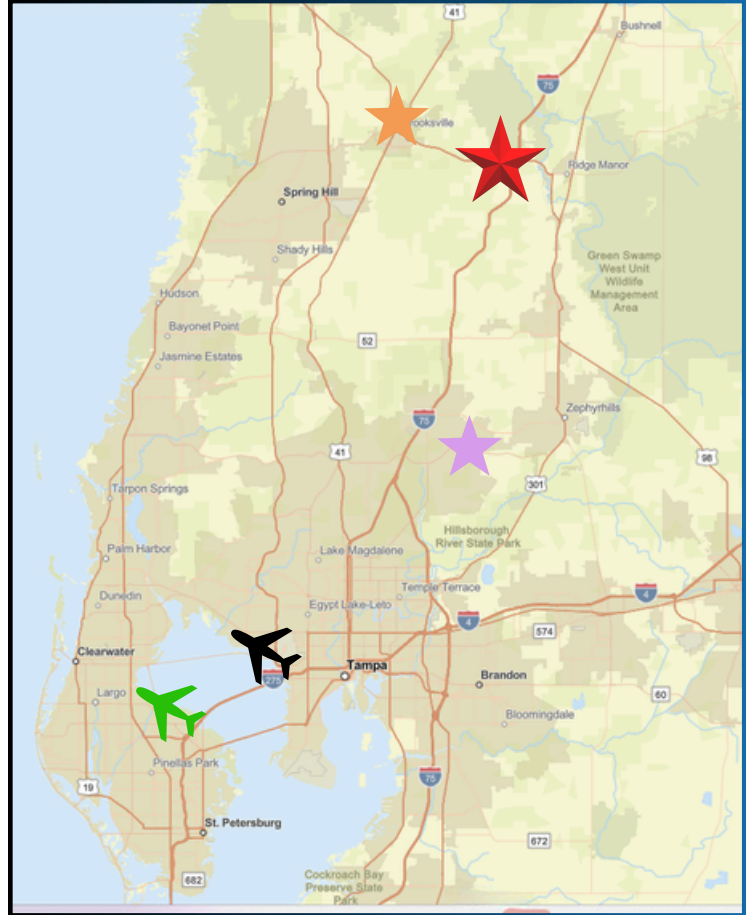


STRATEGIC LOCATION

Just minutes to the I-75 interchange, with convenient access to:

-  **Tampa International Airport**
– approx. 50 minutes
-  **St. Pete–Clearwater International Airport**
– approx. 1 hour
-  **Downtown Brooksville**
– approx. 20 minutes
-  **Wesley Chapel/SR-56 corridor**
– approx. 30 minutes

... And nearby CSX rail lines and Hernando County's expanding industrial parks



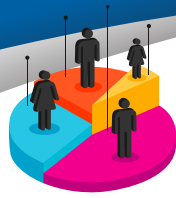
SUBJECT PROPERTY - Cortez Blvd & La Pine Rd.

Market Overview:

Brooksville continues to grow as a residential and commercial destination. Its strategic location along the Nature Coast and central Florida logistics routes makes this site a smart investment for future development.

2.15± ACRE ASSEMBLAGE

Cortez Blvd, Brooksville, FL 34602

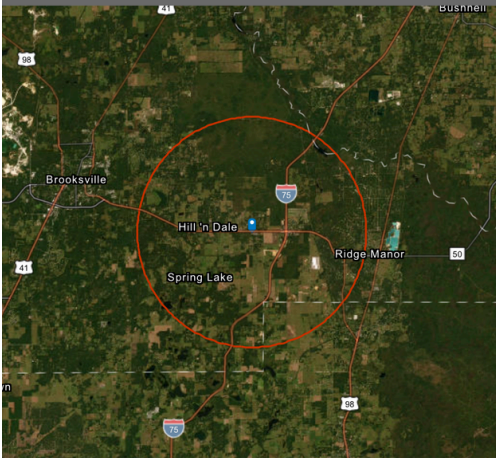


DEMOGRAPHICS

DEMOGRAPHIC PROFILE

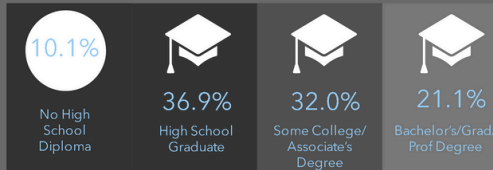
6245-6299 La Pine Rd, Brooksville, Florida, 34602

Ring of 5 miles

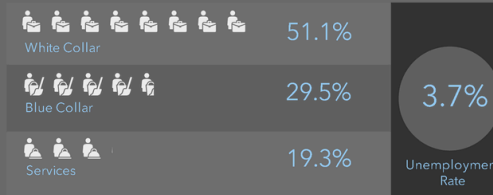


Source: This infographic contains data provided by Esri (2024, 2029), Esri-U.S. BLS (2024), Esri-MRI-Simmons (2024).
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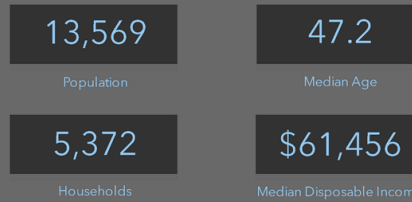
EDUCATION



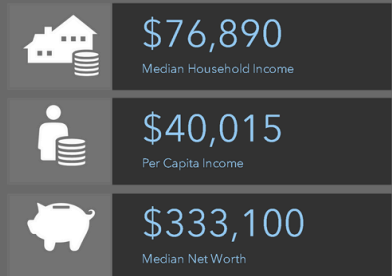
EMPLOYMENT



KEY FACTS



INCOME



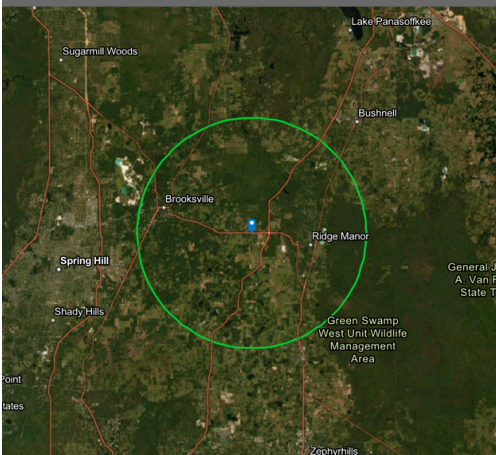
ANNUAL HOUSEHOLD SPENDING



DEMOGRAPHIC PROFILE

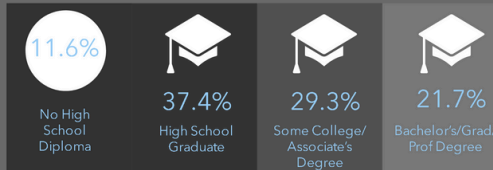
6245-6299 La Pine Rd, Brooksville, Florida, 34602

Ring of 10 miles

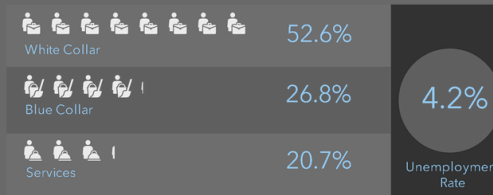


Source: This infographic contains data provided by Esri (2024, 2029), Esri-U.S. BLS (2024), Esri-MRI-Simmons (2024).
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EDUCATION



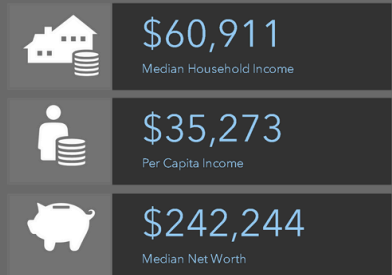
EMPLOYMENT



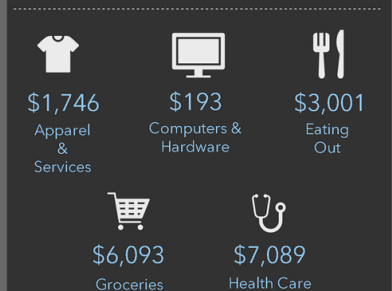
KEY FACTS



INCOME



ANNUAL HOUSEHOLD SPENDING



BRIDGEPOINTBREA.COM

(352) 585-3872 Anthony.Kanaris@BridgePointBREA.com

HOUSING MARKET

5-MILE RADIUS

Housing Market Characteristics

6245-6299 La Pine Rd, Brooksville, Florida, 34602
Ring of 5 miles



\$329,905 ↓
Median Home Value

19% lower than Florida which is \$391,816



93

Housing Affordability Index



26.9%

Percent of Income for Mortgage



95

Percent of Income for Mortgage (Index)

Age <18 **2,717**

Age 18-64 **7,400**

Age 65+ **3,453**

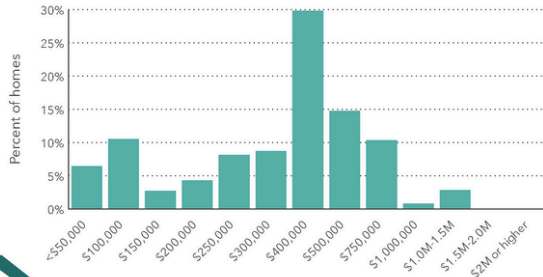
Total Pop **13,569**

Pop Growth **1.87%**

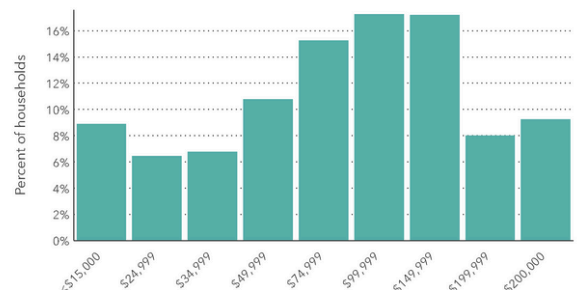
Average HH Size **2.52**

Median Net Worth **\$333,100**

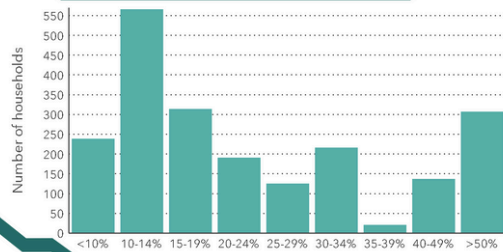
Home Value



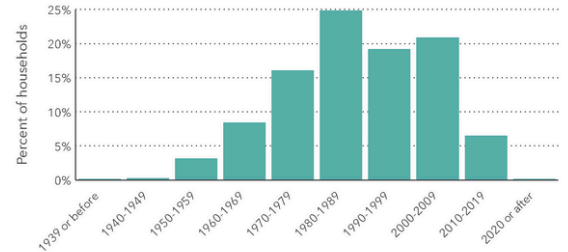
Household Income



Mortgage as % Salary

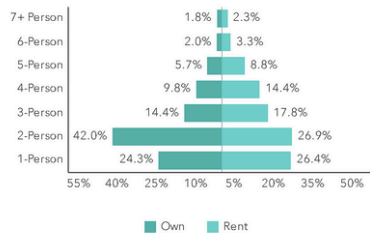


Year Property Built

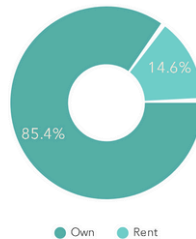


Source: This infographic contains data provided by Esri (2024), ACS (2018-2022), U.S. Census (2020). © 2025 Esri

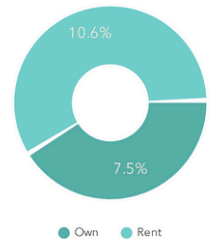
Census Housing by Size



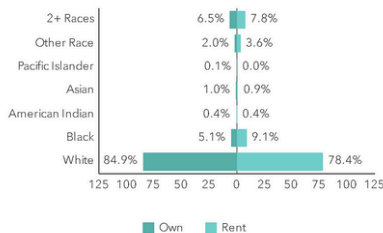
Home Ownership



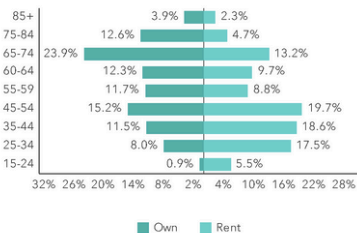
Hispanic Home Ownership



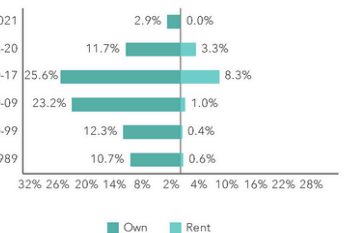
Housing by Race of Householder



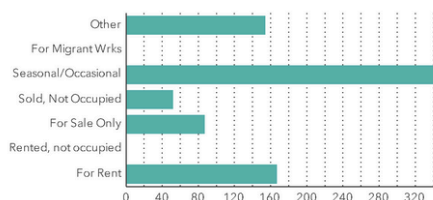
Housing by Age of Householder



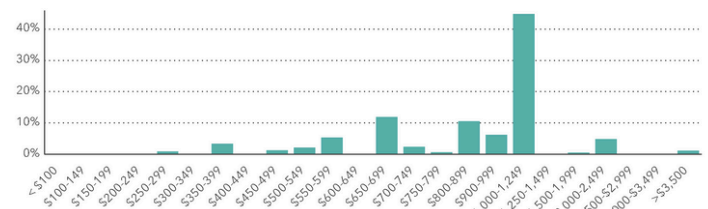
Year Householder Moved In



Vacant Housing Units (Total 803)



Gross Rent



Source: This infographic contains data provided by Esri (2024), ACS (2018-2022), U.S. Census (2020). © 2025 Esri

HOUSING MARKET

10-MILE RADIUS

Housing Market Characteristics

6245-6299 La Pine Rd, Brooksville, Florida, 34602
Ring of 10 miles



\$314,505 ↓

Median Home Value

25% lower than Florida which is \$391,816



77

Housing Affordability Index



32.3%

Percent of Income for Mortgage



115

Percent of Income for Mortgage (Index)

Age <18 **10,158**

Age 18-64 **30,086**

Age 65+ **14,271**

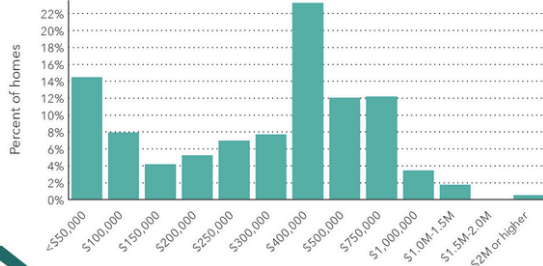
Total Pop **54,515**

Pop Growth **1.40%**

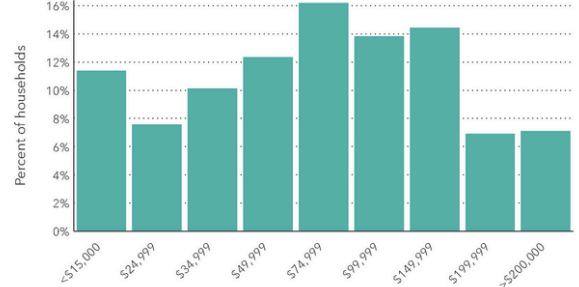
Average HH Size **2.41**

Median Net Worth **\$242,244**

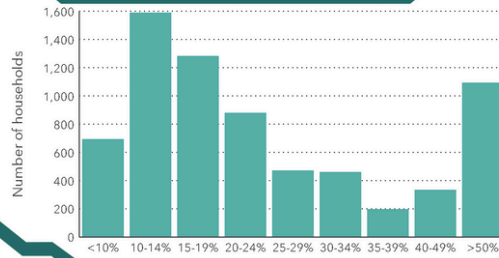
Home Value



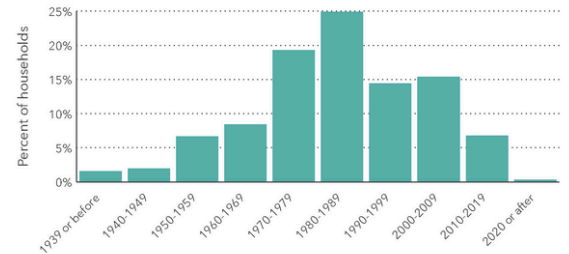
Household Income



Mortgage as % Salary

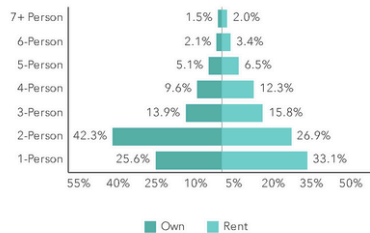


Year Property Built

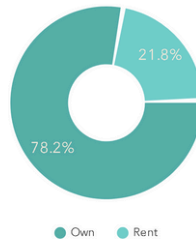


Source: This infographic contains data provided by Esri (2024), ACS (2018-2022), U.S. Census (2020). © 2025 Esri

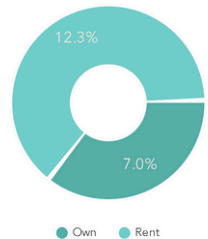
Census Housing by Size



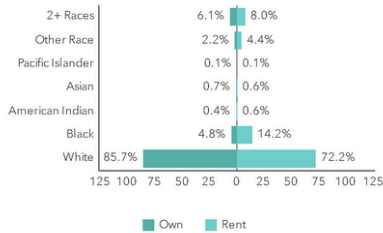
Home Ownership



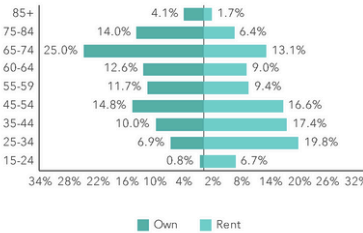
Hispanic Home Ownership



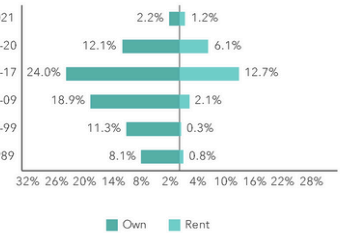
Housing by Race of Householder



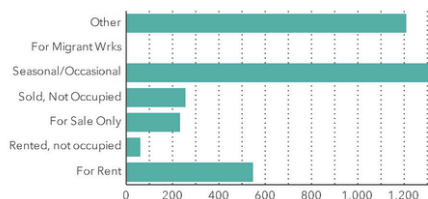
Housing by Age of Householder



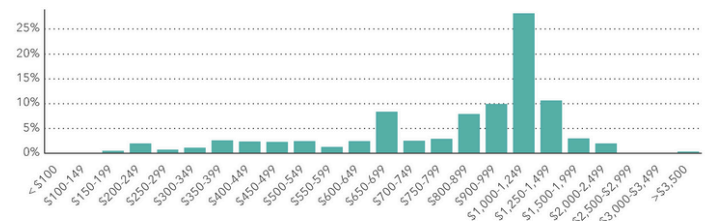
Year Householder Moved In



Vacant Housing Units (Total 3,623)



Gross Rent



Source: This infographic contains data provided by Esri (2024), ACS (2018-2022), U.S. Census (2020). © 2025 Esri



2020 CENSUS SUMMARY

5-MILE RADIUS



2020 Census Summary

6245-6299 La Pine Rd, Brooksville, Florida, 34602
Ring of 5 miles

The 2020 Census data includes information on population and housing as well as detailed data on age, sex, race, Hispanic origin, household and family type, relationship to householder, group quarters population, housing occupancy, and tenure.

2010-2020 ANNUAL GROWTH RATE



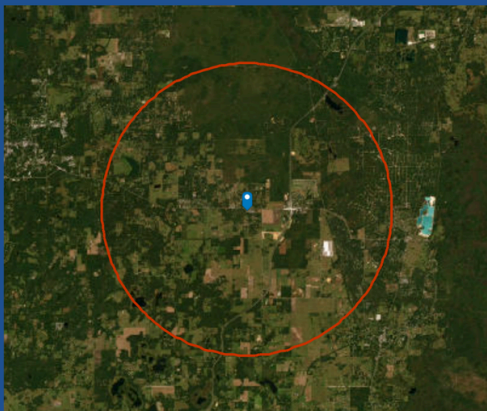
1.07%
Population



4.14%
Group Quarters



1.11%
Households



Source: This infographic contains data provided by U.S. Census (2000, 2010, 2020). © 2025 Esri

KEY FACTS

12,541
Total Population

5,561
Housing Units

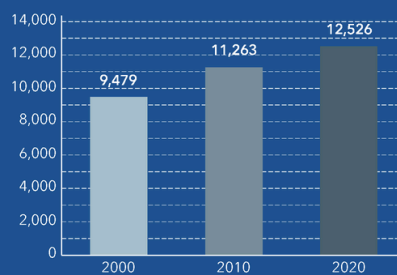
159.7
Population
Density

2.53
Average
Household Size

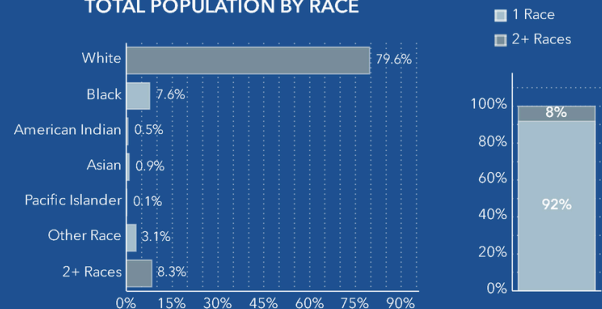
4,953
Total Households

47.7
Diversity Index

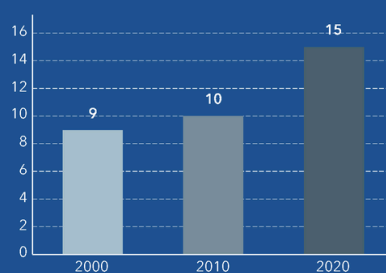
HOUSEHOLD POPULATION



TOTAL POPULATION BY RACE



GROUP QUARTERS



POPULATION BY AGE AND RACE	Less Than 18 Years	18 Years and Older
Total	2,588	9,953
1 Race	2,244	9,259
White	1,800	8,179
Black	304	646
American Indian/Alaska Native	12	50
Asian	26	84
Pacific Islander	2	12
Some Other Race	100	288
2 or More Races	344	694

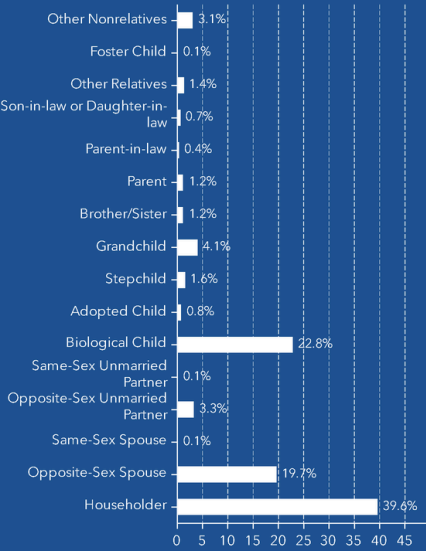
2020 Census Summary

6245-6299 La Pine Rd, Brooksville, Florida, 34602
Ring of 5 miles



The 2020 Census data includes information on population and housing as well as detailed data on age, sex, race, Hispanic origin, household and family type, relationship to householder, group quarters population, housing occupancy, and tenure.

Population by Relationship



Source: This infographic contains data provided by U.S. Census (2000, 2010, 2020). © 2025 Esri

KEY FACTS

12,541	5,561	159.7	2.53	4,953	47.7
Total Population	Housing Units	Population Density	Average Household Size	Total Households	Diversity Index

HISPANIC POPULATION BY AGE AND RACE	Less Than 18 Years	18 Years and Older	Total
Total	425	915	1,340
1 Race	282	572	854
White	167	300	467
Black	20	11	32
American Indian/Alaska Native	7	9	16
Asian	0	2	2
Pacific Islander	0	3	3
Some Other Race	88	247	335
2 or More Races	143	343	486

NON-HISPANIC POPULATION BY AGE AND RACE	Less Than 18 Years	18 Years and Older	Total
Total	2,163	9,038	11,201
1 Race	1,962	8,687	10,649
White	1,633	7,879	9,512
Black	284	635	919
American Indian/Alaska Native	5	42	47
Asian	26	82	108
Pacific Islander	2	8	10
Some Other Race	12	41	53
2 or More Races	201	351	552

2020 Census Summary

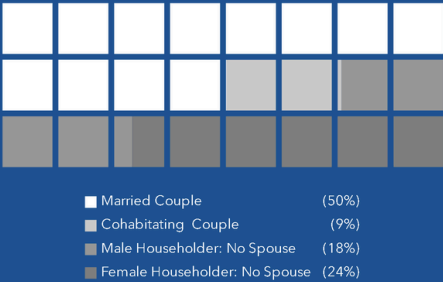
6245-6299 La Pine Rd, Brooksville, Florida, 34602
Ring of 5 miles



The 2020 Census data includes information on population and housing as well as detailed data on age, sex, race, Hispanic origin, household and family type, relationship to householder, group quarters population, housing occupancy, and tenure.

Households by Size	Number	Percent
Total Households	4,953	-
1-Person Household	1,221	25%
2-Person Household	1,965	40%
3-Person Household	739	15%
4-Person Household	522	11%
5-Person Household	305	6%
6-Person Household	110	2%
7+ Person Household	92	2%
Average Household Size	2.53	-

Households by Type

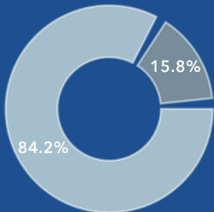


Source: This infographic contains data provided by U.S. Census (2000, 2010, 2020). © 2025 Esri

KEY FACTS

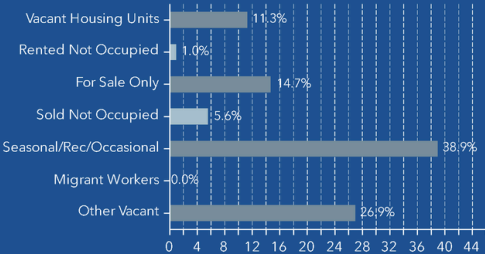
12,541	5,561	159.7	2.53	4,953	47.7
Total Population	Housing Units	Population Density	Average Household Size	Total Households	Diversity Index

Total Housing Units by Occupancy

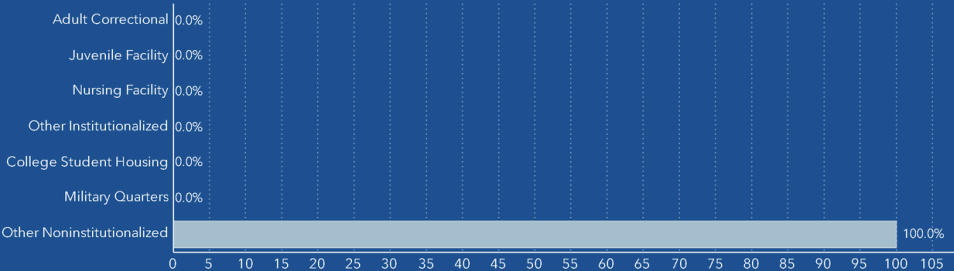


● Owner Occupied HUs ● Renter Occupied HUs

Total Housing Units by Vacancy



Group Quarters Population





2020 CENSUS SUMMARY

10-MILE RADIUS



2020 Census Summary

6245-6299 La Pine Rd, Brooksville, Florida, 34602
Ring of 10 miles

The 2020 Census data includes information on population and housing as well as detailed data on age, sex, race, Hispanic origin, household and family type, relationship to householder, group quarters population, housing occupancy, and tenure.

KEY FACTS

51,392
Total Population

23,566
Housing Units

163.7
Population
Density

2.41
Average
Household Size

20,508
Total Households

50.7
Diversity Index

2010-2020 ANNUAL GROWTH RATE



0.48%

Population



-2.65%

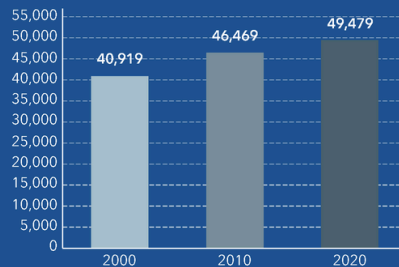
Group Quarters



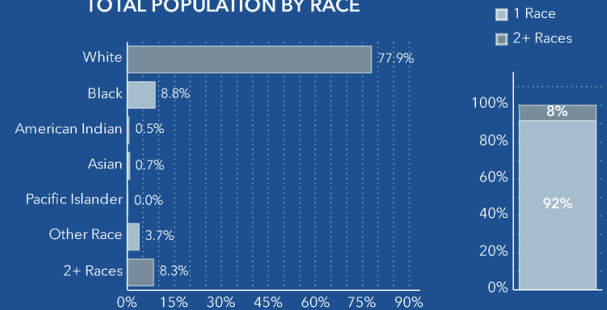
0.82%

Households

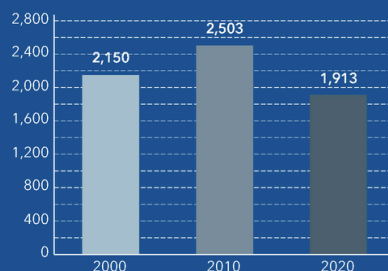
HOUSEHOLD POPULATION



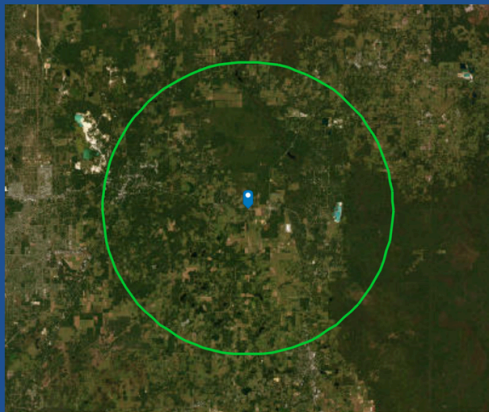
TOTAL POPULATION BY RACE



GROUP QUARTERS



POPULATION BY AGE AND RACE	Less Than 18 Years	18 Years and Older
Total	9,833	41,559
1 Race	8,482	38,639
White	6,675	33,359
Black	1,153	3,385
American Indian/Alaska Native	49	208
Asian	65	296
Pacific Islander	6	17
Some Other Race	535	1,373
2 or More Races	1,351	2,920



Source: This infographic contains data provided by U.S. Census (2000, 2010, 2020). © 2025 Esri



BRIDGE POINT
BUSINESS & REAL ESTATE ADVISORS

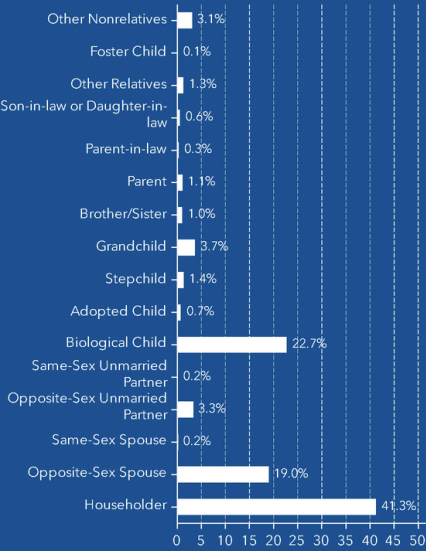
2020 Census Summary

6245-6299 La Pine Rd, Brooksville, Florida, 34602
Ring of 10 miles



The 2020 Census data includes information on population and housing as well as detailed data on age, sex, race, Hispanic origin, household and family type, relationship to householder, group quarters population, housing occupancy, and tenure.

Population by Relationship



Source: This infographic contains data provided by U.S. Census (2000, 2010, 2020). © 2025 Esri

KEY FACTS

51,392	23,566	163.7	2.41	20,508	50.7
Total Population	Housing Units	Population Density	Average Household Size	Total Households	Diversity Index

HISPANIC POPULATION BY AGE AND RACE	Less Than 18 Years	18 Years and Older	Total
Total	1,950	4,146	6,096
1 Race	1,269	2,611	3,880
White	696	1,265	1,961
Black	59	58	117
American Indian/Alaska Native	15	46	62
Asian	0	12	12
Pacific Islander	2	4	6
Some Other Race	496	1,226	1,722
2 or More Races	681	1,535	2,216

NON-HISPANIC POPULATION BY AGE AND RACE	Less Than 18 Years	18 Years and Older	Total
Total	7,883	37,413	45,296
1 Race	7,213	36,028	43,241
White	5,979	32,094	38,073
Black	1,094	3,327	4,421
American Indian/Alaska Native	34	162	195
Asian	65	284	348
Pacific Islander	4	13	17
Some Other Race	39	148	186
2 or More Races	670	1,385	2,055

2020 Census Summary

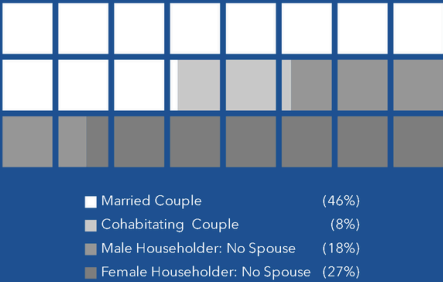
6245-6299 La Pine Rd, Brooksville, Florida, 34602
Ring of 10 miles



The 2020 Census data includes information on population and housing as well as detailed data on age, sex, race, Hispanic origin, household and family type, relationship to householder, group quarters population, housing occupancy, and tenure.

Households by Size	Number	Percent
Total Households	20,508	-
1-Person Household	5,602	27%
2-Person Household	7,937	39%
3-Person Household	2,948	14%
4-Person Household	2,092	10%
5-Person Household	1,109	5%
6-Person Household	491	2%
7+ Person Household	328	2%
Average Household Size	2.41	-

Households by Type

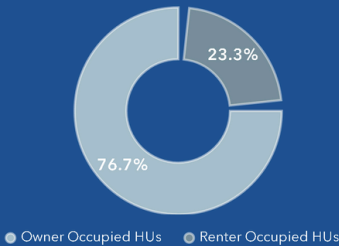


Source: This infographic contains data provided by U.S. Census (2000, 2010, 2020). © 2025 Esri

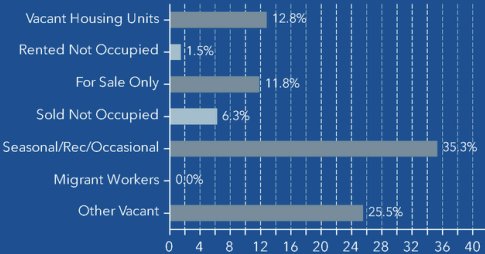
KEY FACTS

51,392	23,566	163.7	2.41	20,508	50.7
Total Population	Housing Units	Population Density	Average Household Size	Total Households	Diversity Index

Total Housing Units by Occupancy



Total Housing Units by Vacancy



Group Quarters Population

