



SITE

FOR SALE

**N BROAD ST & E LIBERTY ST
BROOKSVILLE, FL 34601**

PRIME 6.0-ACRE COMMERCIAL/INDUSTRIAL LOT • C-2 ZONING • OPPORTUNITY ZONE

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Property Overview

EXECUTIVE SUMMARY

Price	\$650,000 (Negotiable)
Price PSF	\$2.48 PSF
Total Acreage	6.00 Acres
Property ID	R23 422 19 0000 0320 0010
Zoning	C-2

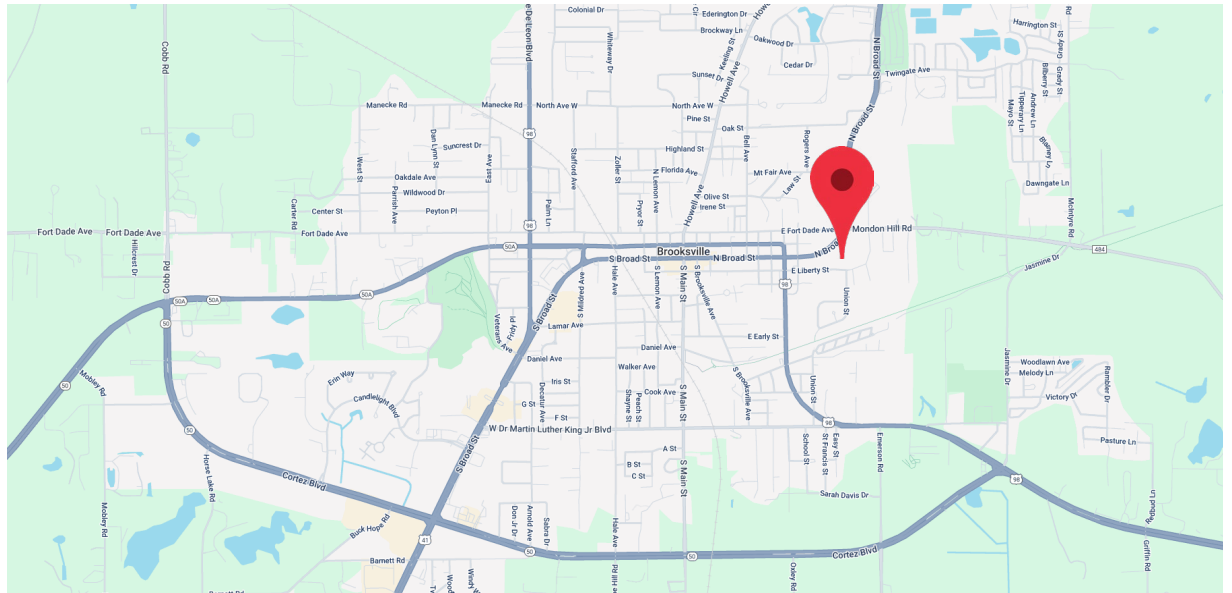
INVESTMENT HIGHLIGHTS

- **Size & Scale:** 6.0 acres of flat, build-ready land in a growing Florida market
- **Zoning:** C-2 (General Commercial) — allows for retail, industrial, distribution and flex space uses
- **Location Advantage:** Prime frontage along North Broad Street with easy access to regional highways
- **Development Potential:** Ideal for warehouse, small bay industrial, or mixed-use commercial projects
- **Infrastructure Ready:** No known floodplain, wetlands or easement restrictions
- **Economic Incentives:** Located in a designated Opportunity Zone with potential tax benefits
- **Flexible Pricing:** Listed at \$650,000 (\$2.48/SF) with negotiable terms

Unlock the potential of 6.0 acres of strategically located land in Brooksville, FL. Zoned **C-2 (General Commercial)**, this parcel offers broad development flexibility for retail, industrial and business uses—including **flex space, warehouse distribution, manufacturing and more**. Ideal for developers, investors or owner-users seeking to capitalize on high-growth commercial corridors.

Situated within an opportunity zone in **Hernando County**, the site is **unencumbered by floodplain, easements or wetlands**, with no known development restrictions. The property is easily accessible via N Broad St and benefits from nearby infrastructure, offering strong visibility and connectivity for a range of commercial uses.

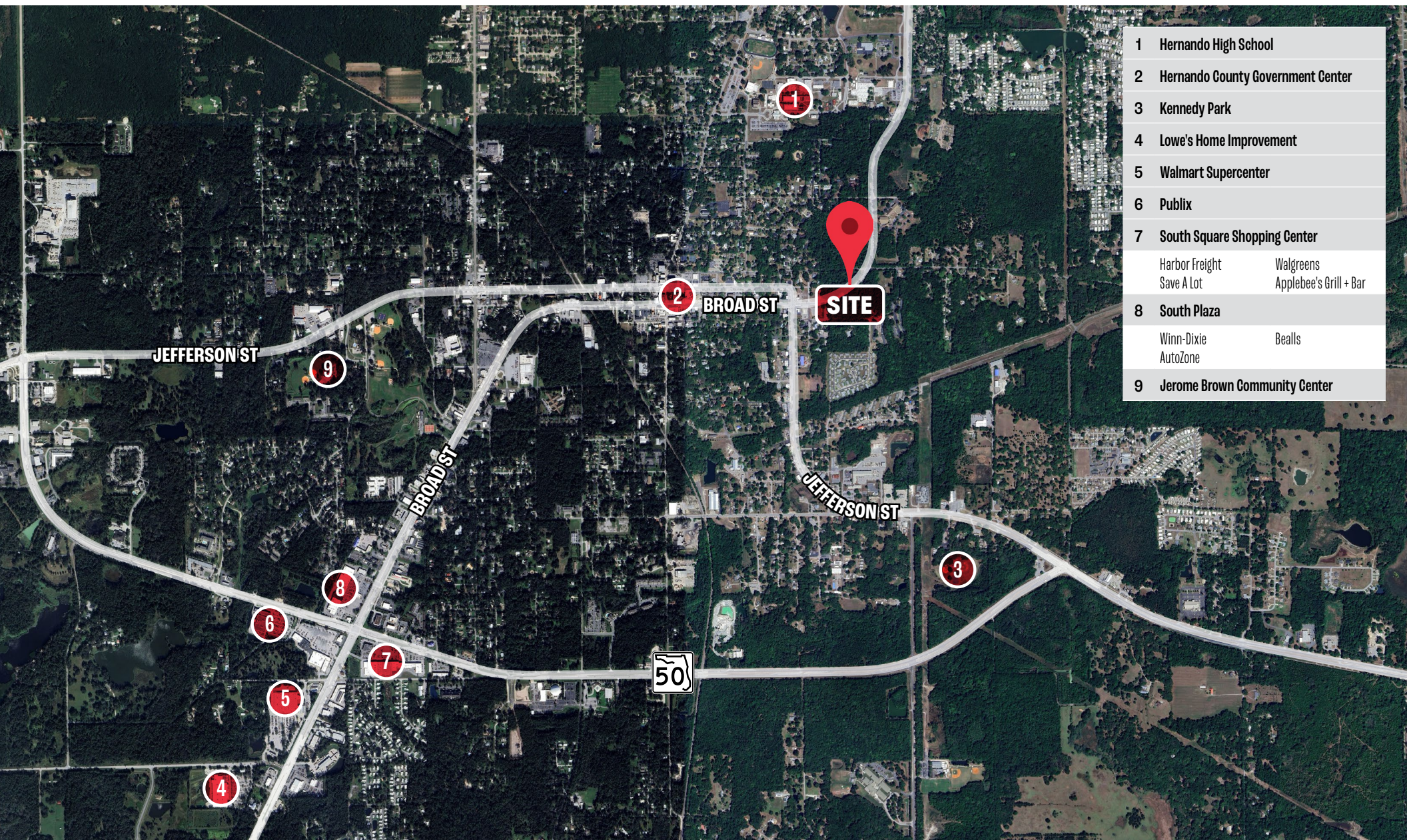
With competitive pricing at **\$2.48 PSF and eligibility for tax incentives**, this shovel-ready site represents one of the most versatile and investment-ready land opportunities in the region.



Aerial Imagery

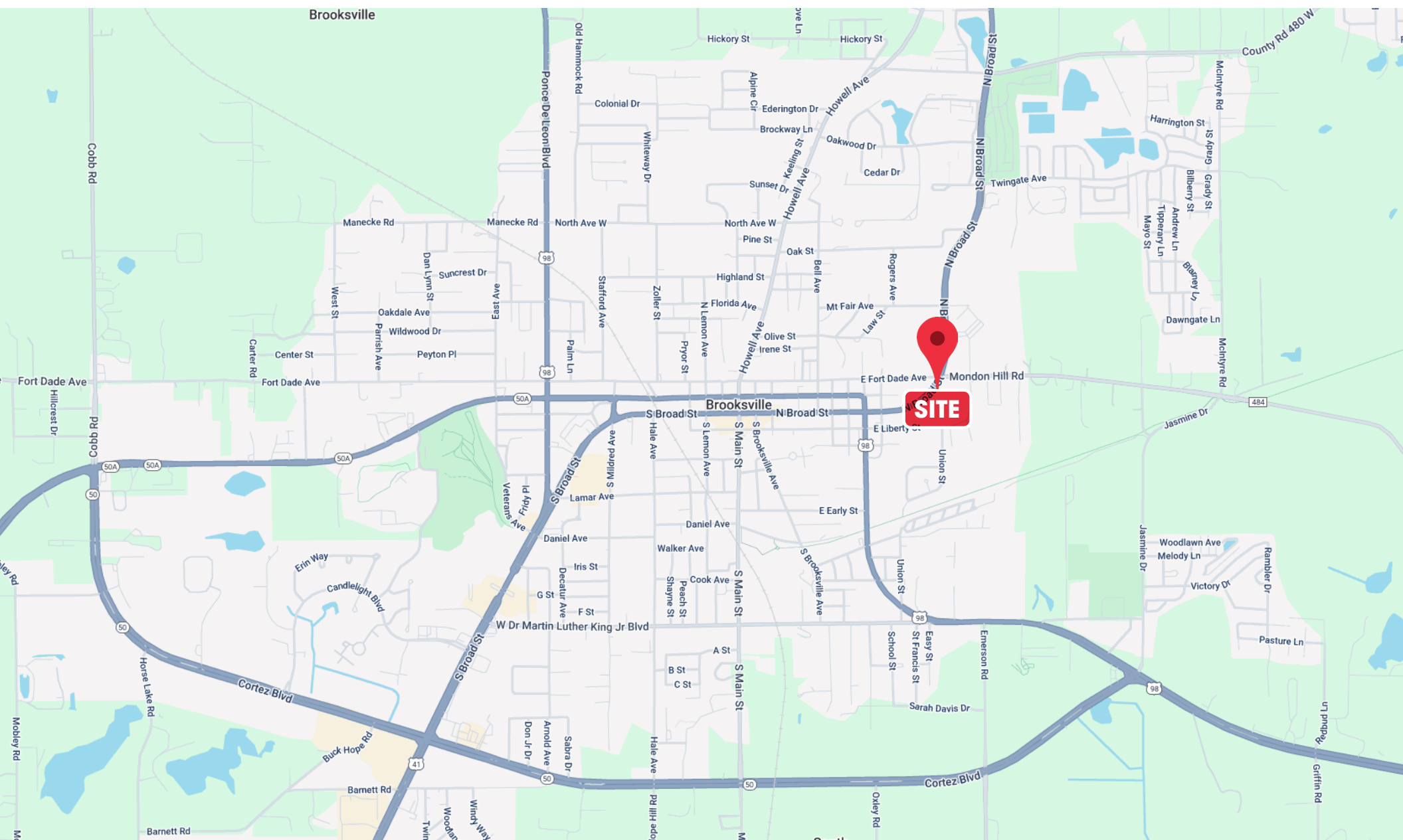


Nearby Attractions

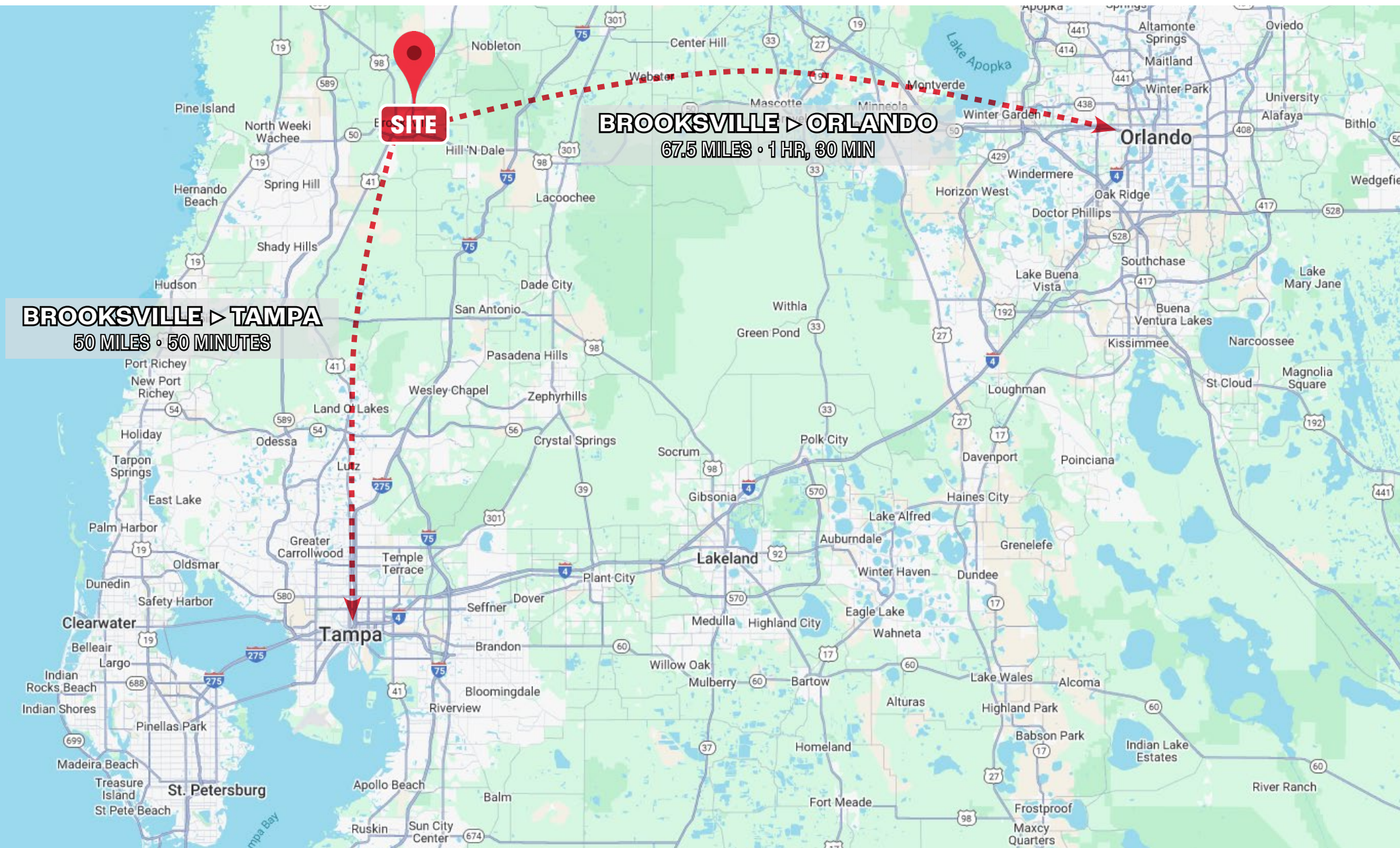


- | | |
|---|--|
| 1 | Hernando High School |
| 2 | Hernando County Government Center |
| 3 | Kennedy Park |
| 4 | Lowe's Home Improvement |
| 5 | Walmart Supercenter |
| 6 | Publix |
| 7 | South Square Shopping Center |
| | Harbor Freight Walgreens |
| | Save A Lot Applebee's Grill + Bar |
| 8 | South Plaza |
| | Winn-Dixie Bealls |
| | AutoZone |
| 9 | Jerome Brown Community Center |

Local Map



Regional Map



Brooksville, FL Market Summary



Brooksville is a city in west-central Florida and serves as the county seat of Hernando County. As of the 2020 census, Brooksville had a population of 8,890, while Hernando County had a total population of 194,515. Located approximately 50 miles north of Tampa, the area is considered part of the broader Tampa-St. Petersburg-Clearwater Combined Statistical Area.

Founded in the mid-19th century, Brooksville has historical roots in agriculture, particularly citrus and cattle. Over time, the area transitioned toward residential and service-oriented development, influenced by its proximity to the Tampa Bay region and increasing demand for suburban and exurban living.

Today, Hernando County's economy is driven by a mix of healthcare, retail, education, and light manufacturing. The largest employers in the region include Bayfront Health, the Hernando County School District, and various logistics and industrial

firms located along the State Road 50 and U.S. Highway 19 corridors. The county's affordability, available land, and access to Interstate 75 and the Suncoast Parkway make it a growing location for distribution and back-office operations.

Brooksville maintains a small-town character with a walkable historic downtown and a number of preserved structures. The city and surrounding county also offer access to natural resources, including the Withlacoochee State Forest and Weeki Wachee Springs, supporting outdoor recreation and tourism.

Hernando County has experienced steady population growth in recent years, driven by immigration from other parts of Florida and the U.S. Southeast. The area continues to develop residential communities, healthcare infrastructure, and logistics capacity, contributing to its role as a northern extension of the greater Tampa Bay economic region.



Tampa, FL Market Summary



Tampa, located on the west coast of Florida, is the largest city in Hillsborough County and a central component of the Tampa Bay metropolitan area, which also includes St. Petersburg and Clearwater. With a population just over 400,000 residents, Tampa is a growing urban center within a broader metro area exceeding 3.2 million residents.

The economy of Tampa and the surrounding region is diverse, with strengths in finance, healthcare, technology and tourism. The area is home to several Fortune 500 companies and regional headquarters of major corporations. The Port of Tampa is a vital economic driver, ranking as Florida's largest port in cargo tonnage and a leading embarkation point for cruise passengers. The University of South Florida contributes to a strong research and development presence, particularly in health sciences and engineering.

Tampa's real estate market has experienced sustained growth, driven by population increases

and strong job creation. Residential development has expanded to meet demand, with multifamily and single-family construction common in suburban areas. The urban core has seen significant investment in mixed-use projects, particularly around the downtown waterfront and neighborhoods like Channelside and Ybor City.

The city enjoys a subtropical climate, characterized by hot, humid summers and mild winters, making it an attractive destination for residents and visitors alike. Tampa's cultural and recreational highlights include the historic Ybor City district, the Tampa Museum of Art and Busch Gardens theme park. Professional sports teams such as the Tampa Bay Buccaneers (NFL), Tampa Bay Lightning (NHL) and Tampa Bay Rays (MLB) further enhance the area's appeal.

Tampa's infrastructure includes a well-connected interstate system and Tampa International Airport, a major hub for domestic and international travel.

No. 1 Most Desirable City in the United State to Live (*Clever Real Estate*)

No. 1 Largest metropolitan area in Florida (*United States Census Bureau*)

2nd Largest metropolitan area in Florida (*United States Census Bureau*)

2nd Best Place to Start a Business in the United States (*WalletHub*)

19 Fortune 1000 Companies Call the Tampa Bay area home

Demographics

	3 Mile	5 Mile	10 Mile
Population			
2020 Population	3,669	14,518	21,343
2024 Population	4,232	16,224	25,290
2029 Population Projection	4,943	18,872	29,648
Annual Growth 2020-2024	3.8%	2.9%	4.6%
Annual Growth 2024-2029	3.4%	3.3%	3.4%
Households			
2020 Households	1,682	6,401	9,273
2024 Households	1,932	7,136	11,009
2029 Household Projection	2,256	8,302	12,915
Annual Growth 2020-2024	0.5%	0.8%	2.4%
Annual Growth 2024-2029	3.4%	3.3%	3.5%
Avg Household Size	2.20	2.20	2.30
Avg Household Vehicles	1.00	2.00	2.00
Housing			
Median Home Value	\$71,435	\$110,724	\$207,169
Median Year Built	1973	1978	1982
Owner Occupied Households	1,591	5,382	9,273
Renter Occupied Households	666	2,920	3,642
Household Income			
< \$25,000	552	1,787	2,669
\$25,000 - 50,000	661	2,169	2,794
\$50,000 - 75,000	344	1,462	2,096
\$75,000 - 100,000	193	807	1,412
\$100,000 - 125,000	105	398	810
\$125,000 - 150,000	30	179	320
\$150,000 - 200,000	40	175	458
\$200,000+	7	161	448
Avg Household Income	\$48,521	\$57,597	\$67,529
Median Household Income	\$36,716	\$45,175	\$50,319

	3 Mile	5 Mile	10 Mile
Population Summary			
Age 15+	3,596	13,654	21,485
Age 20+	3,403	12,839	20,222
Age 35+	2,724	9,926	15,971
Age 55+	1,936	6,471	10,598
Age 65+	1,332	4,245	6,934
Median Age	50.80	44.90	47.40
Avg Age	46.70	44.10	45.10
Education			
Some High School, No Diploma	329	1,479	2,434
High School Graduate	1,146	4,535	6,905
Some College, No Degree	1,181	3,792	5,615
Associate Degree	205	722	991
Bachelor's Degree	364	1,492	2,556
Advanced Degree	186	692	1,445
Employment			
Civilian Employed	1,437	6,155	9,960
Civilian Unemployed	47	169	249
Civilian Non-Labor Force	2,074	7,168	11,025
U.S. Armed Forces	0	0	0
Housing Value			
< \$100,000	954	2,231	2,793
\$100,000 - 200,000	229	746	1,033
\$200,000 - 300,000	93	812	1,653
\$300,000 - 400,000	39	367	1,014
\$400,000 - 500,000	0	154	478
\$500,000 - 1,000,000	48	302	849
\$1,000,000+	0	10	69

Demographic data © CoStar 2025

CONFIDENTIALITY AND DISCLAIMER

Mohr Partners, Inc. ("Agent") has been engaged as the exclusive agent for the sale of a commercial property described herein (the "Property").

The property is being offered for sale in an "as-is, where-is" condition, and Seller and Agent make no representations or warranties as to the accuracy of the information contained in this Offering Memorandum. The enclosed materials include highly confidential information and are being furnished solely for the purpose of review by prospective purchasers of the interest described herein. Your acceptance of this memorandum is an indication of your agreement to hold the contents of this memorandum in the strictest confidence and that you will not disclose information contained herein, in whole or in part, to any other parties without the prior written authorization from the Owner or Mohr Partners, Inc. as a "Registered Potential Investor." The use of this Offering Memorandum and the information provided herein is subject to the terms, provisions, and limitations of the confidentiality agreement furnished by Agent prior to delivery of this Offering Memorandum.

The enclosed materials are being provided solely to facilitate the prospective investor's own due diligence for which it shall be fully and solely responsible. The material contained herein is based on information and sources deemed to be reliable, but no representation or warranty, express or implied, is being made by Agent or Seller or any of their respective representatives, affiliates, officers, employees, shareholders, partners and/or directors as to the accuracy or completeness of the information contained herein. Summaries contained herein of any legal or other documents are not intended to be comprehensive statements of the terms of such documents, but rather only outlines of some of the principal provisions contained therein.

Neither the Agent nor the Seller shall have any liability whatsoever for the accuracy or completeness of the information contained herein or any written or oral communication or information transmitted or made available or any action taken or decision made by the recipient with respect to the Property. Interested parties are to make their own investigations, projections, and conclusions without reliance upon the material contained herein.

Seller reserves the right, at its sole and absolute discretion, to withdraw the Property from being marketed for sale at any time and for any reason. Seller and Agent each expressly reserve the right, at their sole and absolute discretion, to reject any and all expressions of interest or offers regarding the Property and/or to terminate discussions with any entity at any time, with or without notice. This offering is made subject to omissions, correction of errors, change of price or other terms, prior sale, or withdrawal from the market without notice. Agent is not authorized to make any representations or agreements on behalf of Seller.

Seller shall have no legal commitment or obligation to any interested party reviewing the enclosed materials, performing additional investigation, and/or making an offer to purchase the Property unless and until a binding written agreement for the purchase of the Property has been fully executed, delivered, and approved by owner and any conditions to owner's obligations there under have been satisfied or waived.

By taking possession of and reviewing the information contained herein, the recipient agrees that (a) the enclosed materials and their contents are of a highly confidential nature, will be held and treated in the strictest confidence, and shall be returned to Agent or Seller promptly upon request; and (b) the recipient shall not contact employees or tenants of the Property directly or indirectly regarding any aspect of the enclosed materials or the Property without the prior written approval of the Seller or Agent; and (c) no portion of the enclosed materials may be copied or otherwise reproduced without the prior written authorization of Seller or Agent or as otherwise provided in the Confidentiality and/or Registration Agreement executed and delivered by the recipient(s) to Mohr Partners, Inc. If you have no interest in the Property at this time, please return this Offering Memorandum immediately to:

Mohr Partners, Inc.
14643 Dallas Pkwy Suite 1000
Dallas, TX 75254

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. Any projections, opinions, assumptions or estimates used herein are for example purposes only and do not represent the current or future performance of the property.



INFORMATION ABOUT BROKERAGE SERVICES

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.



TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement

must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and
- buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

MOHR PARTNERS, INC.

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Designated Broker of Firm

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