

Cross Property 360 Property View

29114 CORTEZ BOULEVARD, BROOKSVILLE, Florida 34602

Listing

W7882420 29114 CORTEZ BLVD, BROOKSVILLE, FL 34602



County: Hernando
Legal Subdivision Name: BRAEWOOD MOBILE HOME SUB
Property Style: Mixed Use
Ownership: Corporation
Year Built: 1980
Flex Space SqFt:
Office Retail Space SqFt:

Status: Active

List Price: \$800,000
LP/SqFt: \$341.44
Special Sale: None
ADOM: 10 **CDOM:** 10

Heated Area: 662 SqFt / 62 SqM
Total Area: 2,343 SqFt / 218 SqM

Total Annual Assoc Fees: \$0.00
New Construction: No
Flood Zone Code: X
Number of Tenants:
Financial Package:

Highly Visible Commercial Property in Prime Location! Take advantage of an incredible opportunity to own prime commercial real estate in a high-visibility location in Hernando County - located in one of Florida's most rapidly growing areas. With OVER 500' direct frontage on the freshly paved Cortez Boulevard (SR50), this property sees over 20,000 daily vehicular traffic volume and offers convenient access to I-75. La Pine Rd 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. Property Highlights: • High-visibility Cortez Blvd frontage • Combined 3.1± acres (THREE parcels) • Flexible zoning: C2/R3 & R3/AR • Surveys available upon request • Dimensions vary – contact for more details • Suitable for retail, office, medical, or light industrial Thriving Commercial Environment: 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 Mobil 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. 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 • Nearby CSX rail lines and Hernando County's expanding industrial parks 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. This property's zoning allows for a variety of commercial uses, making it an ideal location for businesses looking to expand or establish a new presence in the area. The main building, constructed in 1980 as The Iron Skillet Bar & Grill, offers 2,691 square feet of space, providing plenty of room for offices, retail space, or other uses. The detached garage, built in 2009, features 630 square feet of enclosed storage/garage area and 1,574 square feet of auxiliary area comprising covered porch areas and an oversized carport measuring 24x44. With its ample space, this property offers the potential for significant rental income from multiple sources. Don't miss out on this rare opportunity to own prime commercial real estate in a highly visible location with incredible potential. Three parcels included to equal 3.1 Acres MOL. Current Leases in place. Contact us today to schedule a viewing!

Land, Site, and Tax Information

SE/TP/RG: 01-23S-20E	Zoning: C2	Section #: 01
Subdivision #:	Future Land Use:	Block/Parcel: 500T
Tax ID: R01-123-20-1445-00T0-0010	Development:	Lot #: 0001
Taxes: \$5,037.75	Tax Year: 2025	
Book/Page: 610-170	Complex/Comm Name:	
Alt Key/Folio #: R0112320144500T00010		
Legal Desc: BRAEWOOD MOBILE HOME SUB UNREC TRACTS 1 & 2 EASE AS DES ORB 4138 PG 1835	Flood Zone: X	Front Exposure: North
Road Frontage: Divided Highway, Main Thoroughfare, Turn Lanes	Additional Tax IDs: R01 423 20 0000 0320 0010	Front Footage:
Add Parcel: Yes # of Parcels: 3		Additional Tax IDs: R01 423 20 0000 0320 0030 AND R01 423 20 0000
Utilities Data: Electricity Available, Phone Available, Water Connected		
Parking: 1 to 5 Spaces		
Lot Dimensions: 500X200	Lot Size Acres: 3.10	Lot Size: 133,762 SqFt / 12,427 SqM
Water Frontage: No		
Water Access: No	Water Name:	
Water View: No	Water Extras: No	

Interior Information

Floors: 1	Total Number of Buildings: 2	# Offices:
A/C: Other	Ceiling Height:	Freezer Space YN:

Exterior Information

Other Structures: Containers, Garage(s), Outbuilding, Storage, Workshop	Audio Surveillance Notice:	# of Bays:
Ext Construction: Metal Frame		# of Bays Grade Level:
Roof Construction: Metal		# of Gas Meters:
Foundation: Slab		# of Electric Meters:
Road Surface Type: Paved		
Road Responsibility: Public Maintained Road		
Building Features: Kitchen Facility, Lit Sign on Site, Loading Dock, On Site Shower, Outside Storage, Reception, Seating, Waiting Room		
Signage:		

Green Features

Green Energy Generation: Green Energy Generation Y/N: No

Income and Expense

Realtor Information

List Agent: Melinda Grimes	List Agent ID: 260039145	List Agent Direct: 727-488-9879
List Agent E-mail: melinda.grimes@bridgepointbrea.com	List Agent Fax:	List Agent Cell: 727-488-9879

List 2 Agent: [Anthony Kanaris PLLC](#)
List Agent 2 Email: Anthony.Kanaris@BridgePointBREA.com

List Agent 2 ID: 285500429

List Agent 2 Phone: 352-585-3872

List Office: [BRIDGE POINT BUSINESS REAL EST](#)
List Office 2: [BRIDGE POINT BUSINESS REAL EST](#)
Original Price: \$800,000
On Market Date: 01/26/2026
Previous Price:

List Office Fax:

Price Change:

Owner Phone:

Call Center #: 7274889879
List Office ID: 257010771
List Office 2 ID: 257010771
List Office Phone: 352-515-0226
LP/SqFt: \$341.44
Expiration Date: 01/26/2027
Delayed Distribution YN: No
Delayed Dist. Date:
Listing Type: Exclusive Right To Sell

Seller Representation: Transaction Broker
Owner: AVO PROPERTIES INVESTMENTS LLC

Spec List Type: Exclusive Right To Sell
Realtor Info:

Confidential Info:

Showing Instructions: Appointment Only, Listing Agent Must Accompany

Showing Considerations:

Driving Directions: CORTEZ BLVD TO LA PINE - PROPERTY IS ON EACH SIDE OF LAPINE.

Realtor Remarks:

Seller's Preferred Closing Agent

Closing Agent Name: SHARON WHEATLEY
Email: SHARON.WHEATLEY@TIMETOCLOSETITLE.COM
Address: 3087 ANDERSON SNOW BLVD SPRING HILL, Florida 34609
Closing Company Name: TIME TO CLOSE TITLE LLC

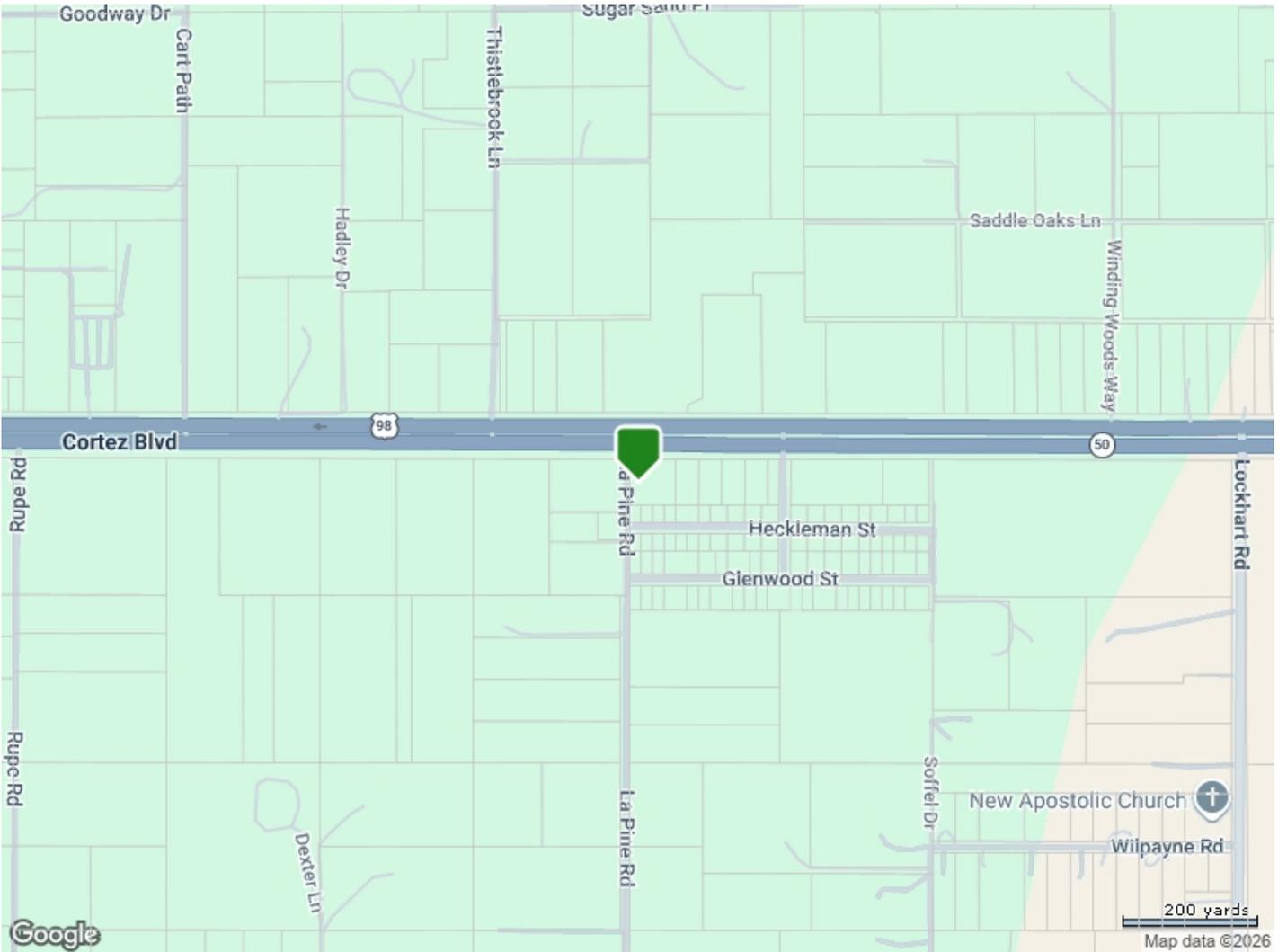
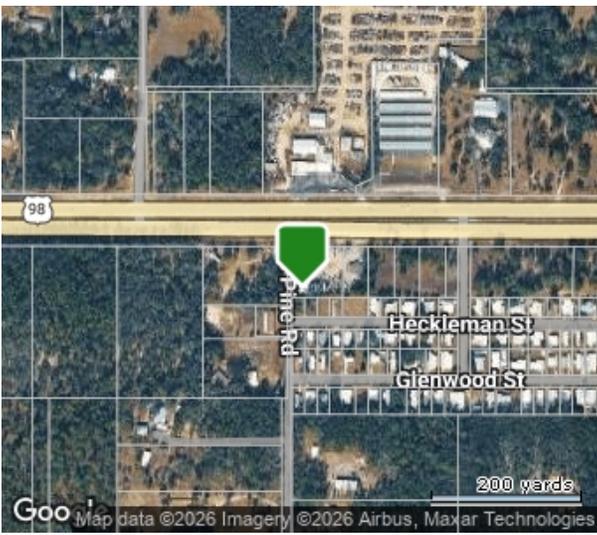
Phone: 352-792-1214
Fax:

Photos





Parcel Map



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