Cortez Boulevard Commercial

28.95± Acres Commercial Development Land Cortez Oaks Boulevard, Brooksville, FL 34613 BERKSHIRE HATHAWAY FLORIDA PROPERTIES GROUP

COMMERCIAL DIVISION



- Signalized intersection planned I Rapid growth area.
- 950± units of single-family, villa, and multi-family new residential development behind sites.
- Adjacent to Oak Hill Hospital ~ \$100 mil expansion | Major employer ~ 1,500 2,000 on staff.
- Frontage and exposure to Cortez Blvd. (SR50), a six-lane major commuter roadway.
- Strategically located 2.25± miles east of US19 and 3.5± miles west of the Suncoast Parkway.
- List Price \$7,500,000

Awarded #2 Producing Berkshire Hathaway Commercial Real Estate Company 2019

Teamwork | Integrity | Passion | Excellence

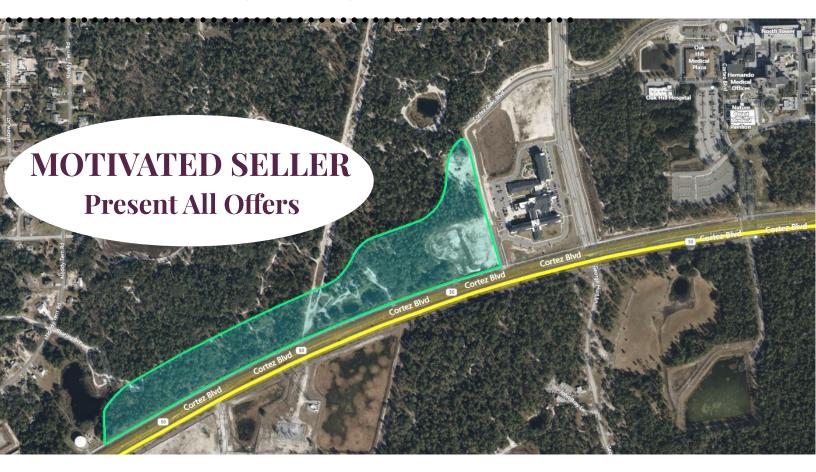
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BERKSHIRE HATHAWAY HOMESERVICES

FLORIDA PROPERTIES GROUP

COMMERCIAL DIVISION



AREA DEMOGRAPHICS (5 MILE RADIUS)





90,632 Population



Average Household Size



Median Age

81,725

Daytime Population

ANNUAL HOUSEHOLD SPENDING



\$1,438

Apparel & Services

\$4,050 Groceries

EMPLOYMENT

\$114 Computers

\$5,040

Health Care

INCOME



\$51,170

Median Household Income



\$26,222 Per Capita Income



\$164,661 Median Net Worth

\$2,618

Eating Out

65% White Collar



21% Blue Collar



Services



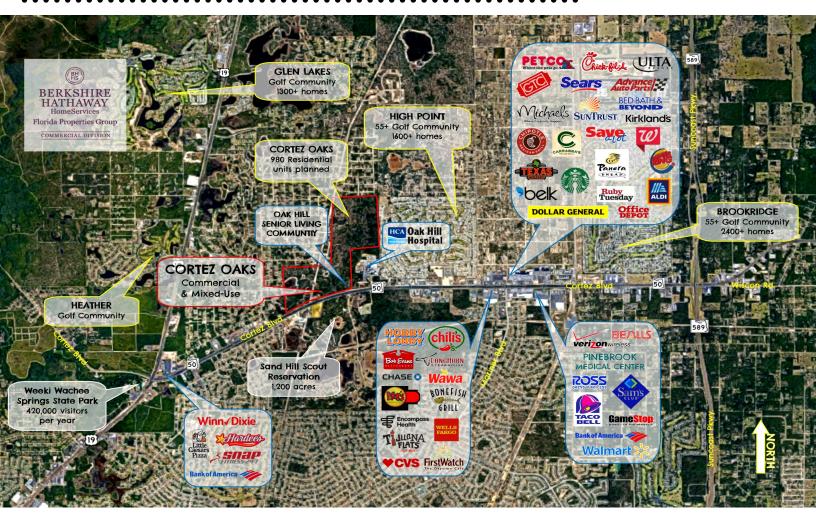
Unemployment

Cortez Boulevard Commercial

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COMMERCIAL DIVISION



Available, 28.95± acres commercial development site with possible subdivision into smaller parcels in Brooksville/Spring Hill area of Hernando County. This property is strategically located 2.25± miles east of US Highway 19 and 3.25± miles west of the Suncoast Parkway, major north-south travel routes into and through the Gulfcoast area.

These sites feature frontage on Cortez Boulevard (SR 50) a six-lane major commuter and travel route. A signalized intersection is planned for this Planned Development Project (CPDP).

Adjacent to the site, Oak Hill Hospital, employer to 1,500 - 2,000, is completing a \$100 million expansion. 950+ residential units will be built directly behind the commercial development sites.

KIM LOHRY

Senior Director klohry@bhhsflpg.com 727-488-5421

DAVE RABON

Senior Director drabon@bhhsflpg.com 813-951-3190

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