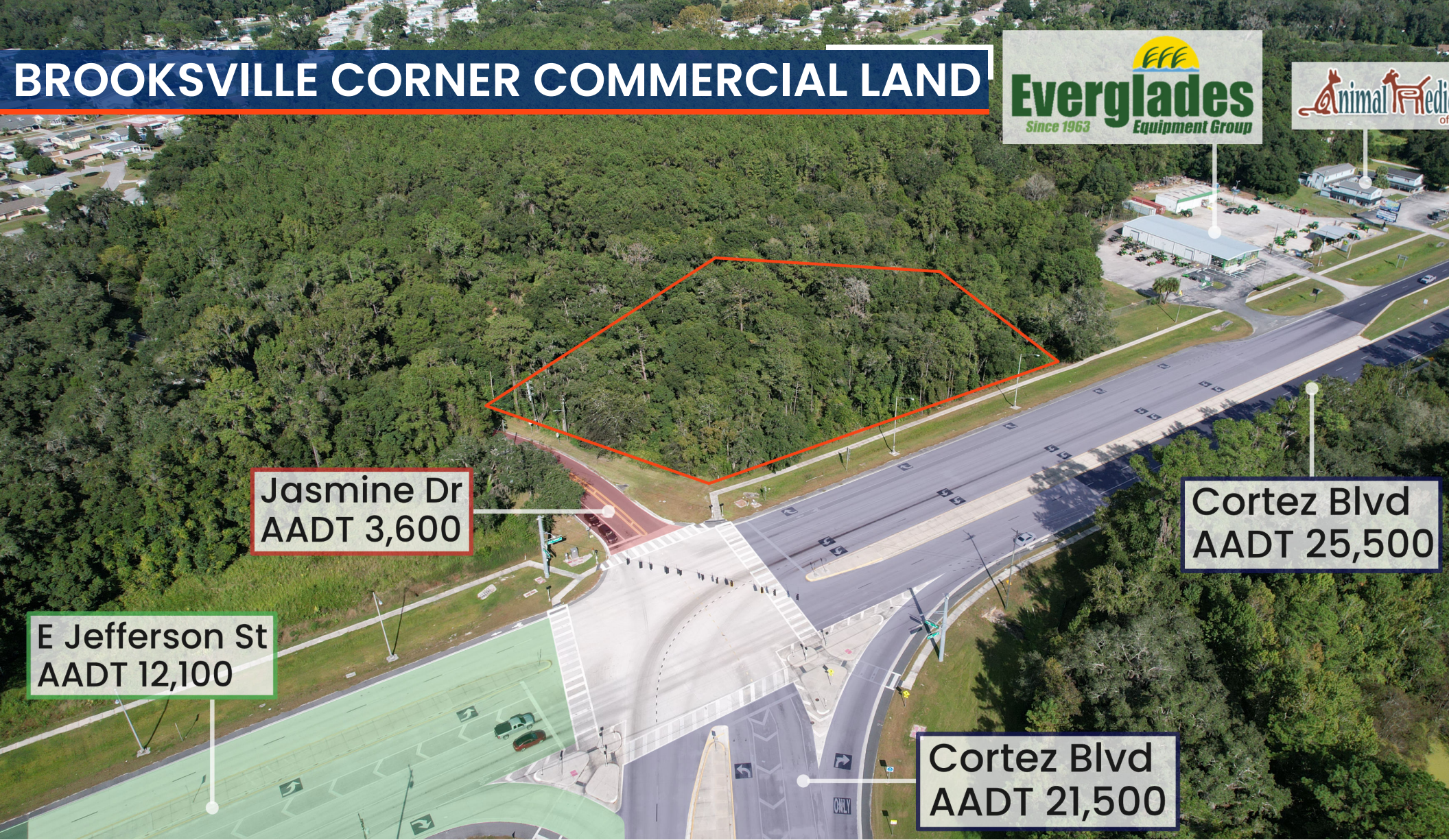


BROOKSVILLE CORNER COMMERCIAL LAND



Jasmine Dr
AADT 3,600

E Jefferson St
AADT 12,100

Cortez Blvd
AADT 25,500

Cortez Blvd
AADT 21,500

Cortez Blvd & Jasmine Dr | ~2 Acres | AG Zoning

Listed By

Robert Buckner
352-238-6930
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Charles Buckner
352-848-5545
charles@bucknerrealestate.com



Property Summary

Prime Commercial Corner. Located on the NE Quadrant of Cortez Blvd and Jasmine Dr. Approximately 300 feet of frontage on Cortez Blvd. Actual dimensions are flexible and negotiable. Zoned agricultural, but in commercial node on Future Land Use Map and Comprehensive Plan. Brooksville city water available along Cortez and Jasmine. Septic System needed.

Highlights

- The only corner of the intersection that is not in a flood zone
- Traffic counts of 25,500 on Cortez Blvd
- Recently constructed concrete intersection
- Part of a larger parcel owned by the seller, dimensions are negotiable

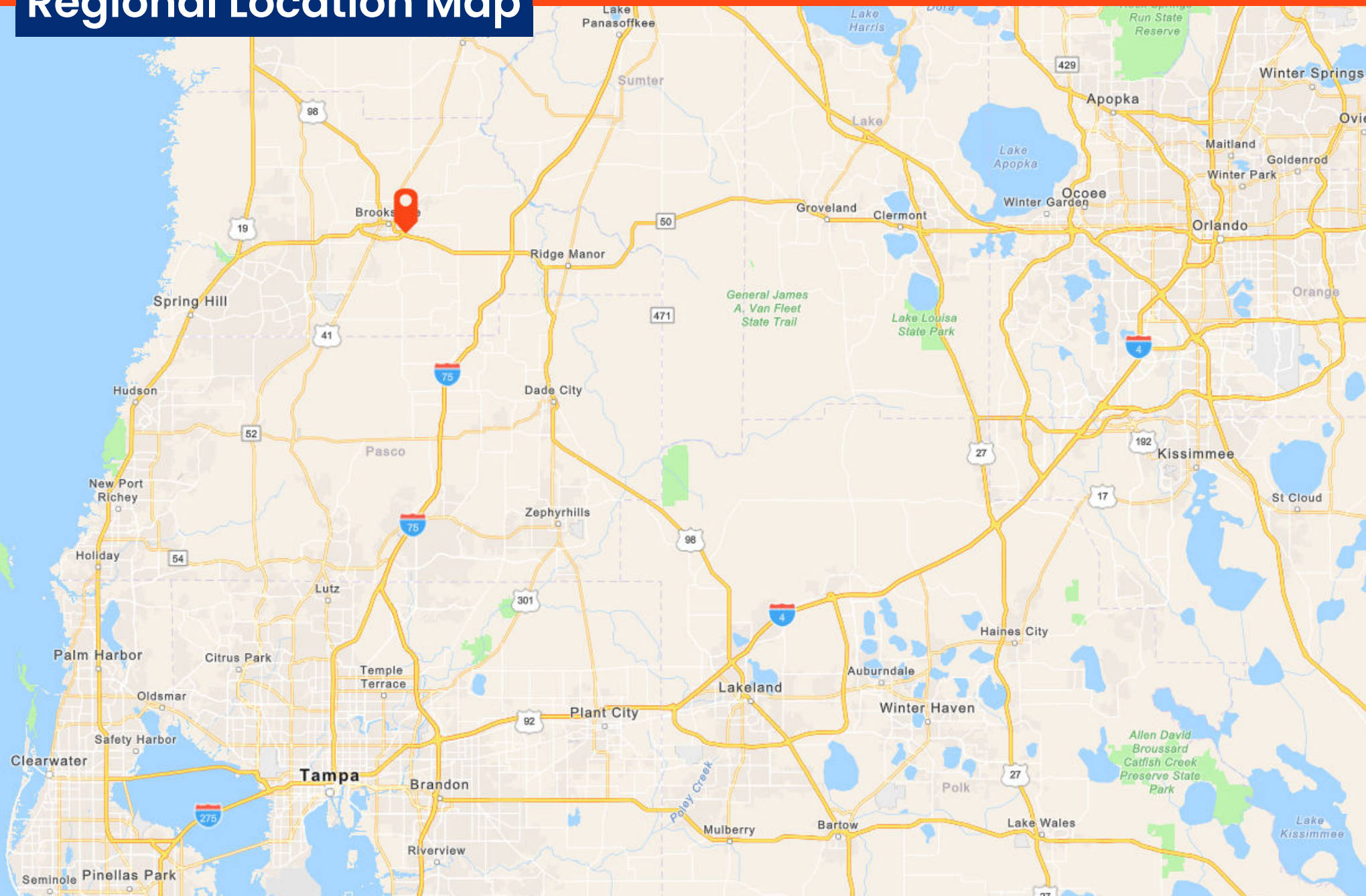
Location Information

Site Address	Cortez Blvd & Jasmine Dr
City, State, Zip	Brooksville, FL 34601
County	Hernando

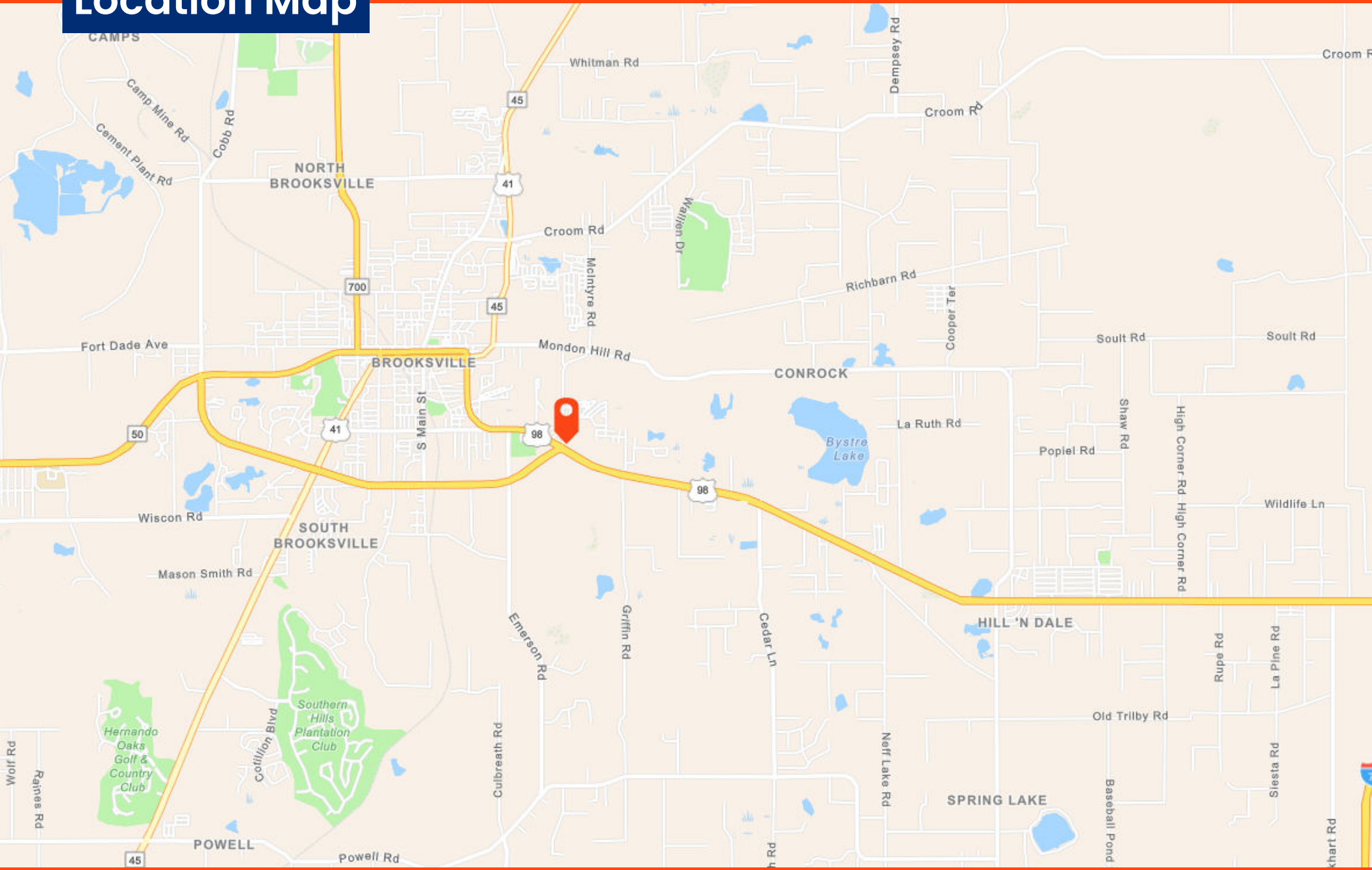
Property Information

Size +/- (Acres, SF)	~2 Acres or 87,120 SF
Parcel Key #	671286 & 904454
Zoning	Agricultural (AG)
DOR Use Code	(54) Timber Natural Stand
Utilities	City of Brooksville Water
Frontage	~300 FT on Cortez Blvd
Traffic Count	25,500 AADT on Cortez Blvd
Price	\$1,750,000

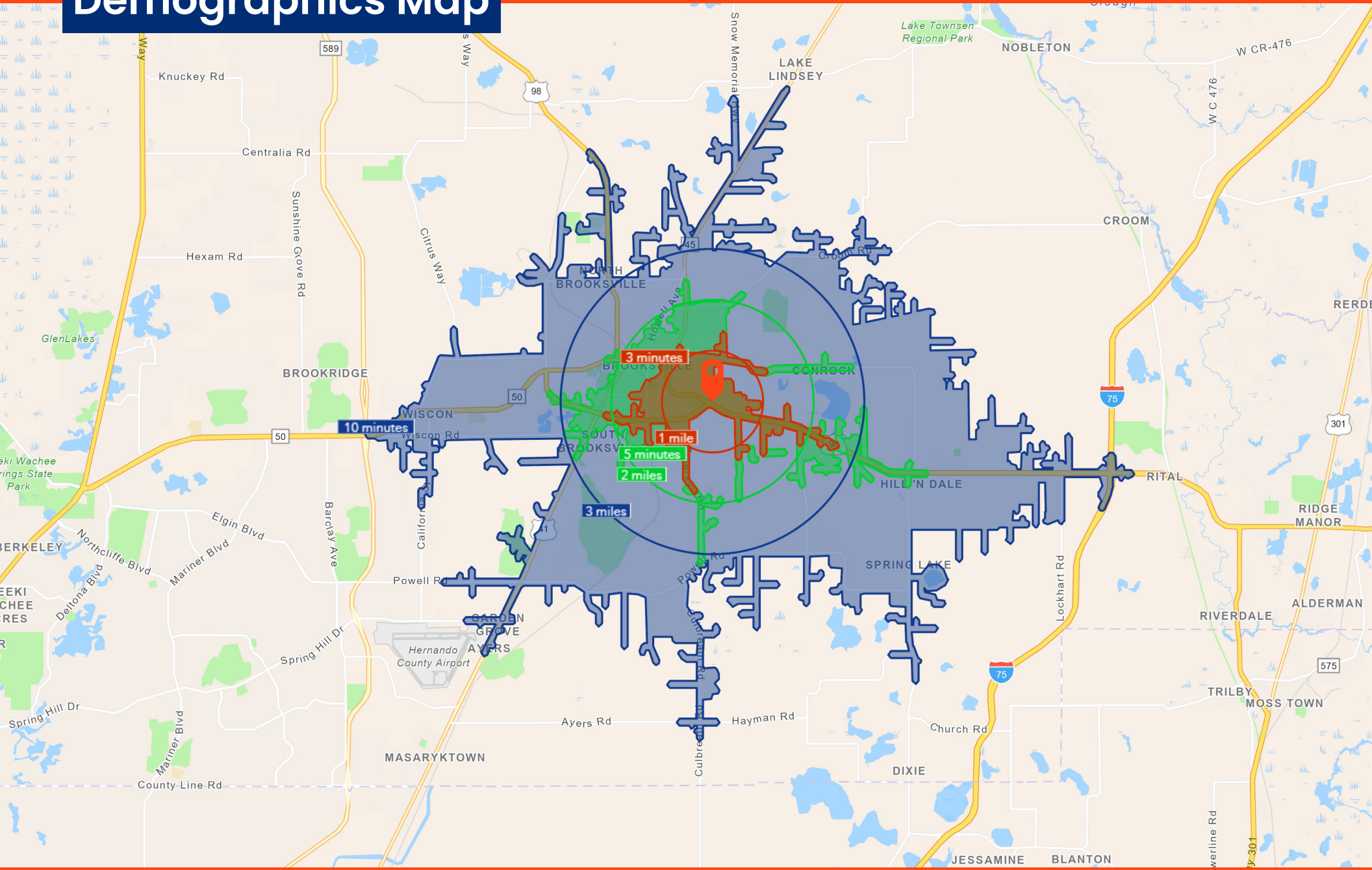
Regional Location Map



Location Map



Demographics Map



Drive Time	3 Minutes	5 Minutes	10 Minutes	1 Miles	2 Miles	3 Miles	Hernando	Florida
Population Data								
Total Population	2,370	6,705	23,104	1,302	6,940	14,567	198,562	22,114,754
Households	1,019	3,010	9,794	625	3,007	6,385	81,280	8,760,977
Average Household Size	2.29	2.18	2.32	2.08	2.26	2.23	2.42	2.47
Owner Occupied Housing	629	1,937	6,874	427	1,986	4,055	65,069	5,794,353
Renter Occupied Housing	390	1,072	2,919	198	1,022	2,330	16,211	2,966,624
Median Age	50.9	54.8	51	55.7	54.1	52.2	50.9	42.8
Income Data								
Median Household Income	\$38,486	\$37,991	\$48,744	\$41,579	\$38,813	\$41,054	\$55,932	\$65,438
Average Household Income	\$56,209	\$55,516	\$68,689	\$59,952	\$57,169	\$60,981	\$74,476	\$96,086
Per Capita Income	\$23,929	\$24,627	\$29,326	\$27,171	\$25,161	\$27,165	\$30,534	\$38,149
Business Data								
Total Businesses	163	652	1,263	87	571	986	6,200	1,068,913
Total Employees	1,936	6,862	12,203	953	6,181	9,829	52,148	9,365,861

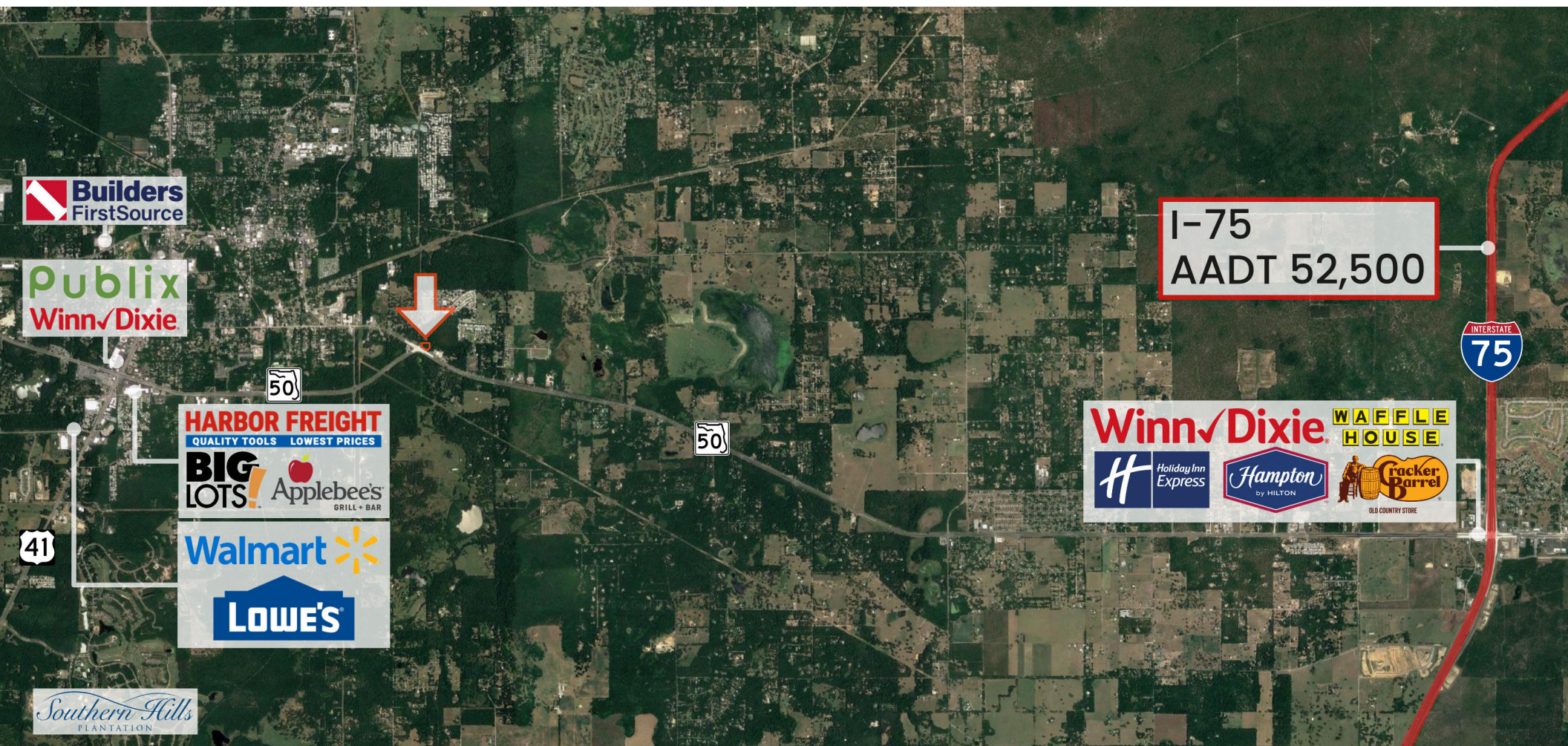
Key Highlights:

- Within a 10-minute drive there is a population of 23,104 people with an average household income of \$68,689
- 1,019 households within a 3-minute drive with an average household size of 2.29 and a median age of 50.9

Neighborhood Trade



Trade Area Map



Property Aerial

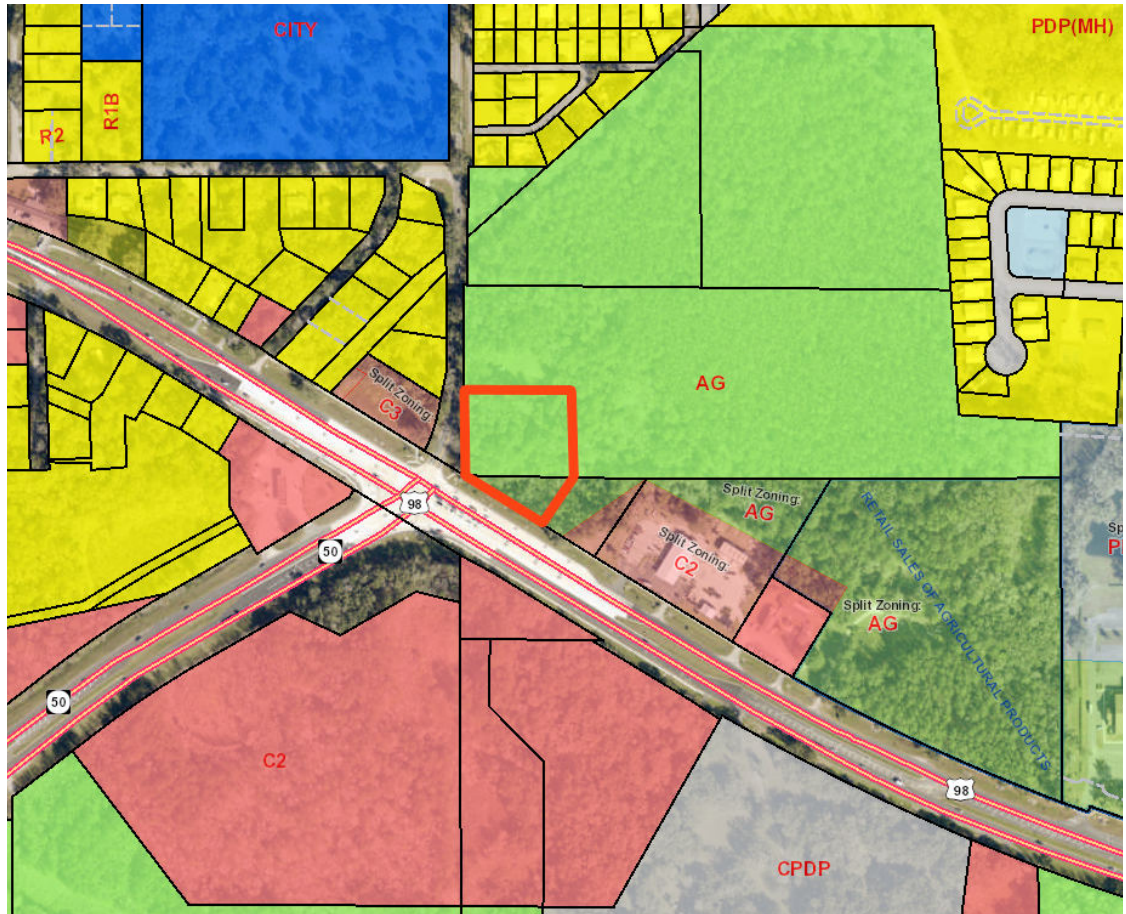
2 Acres

Zoned AG





Actual property dimensions
are flexible and negotiable

~300 FT

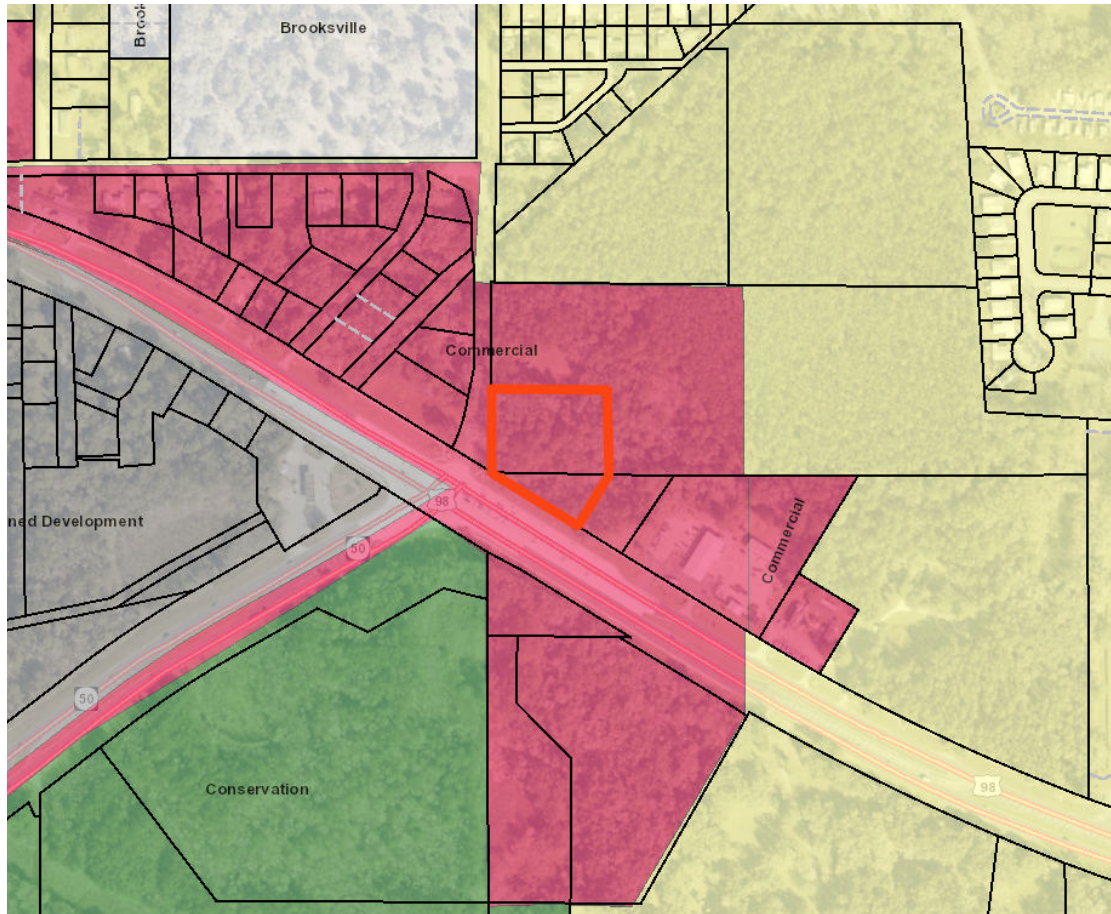
Zoning Classification







Zoning Key

-  Agricultural (AG)
-  Commercial (C2)
-  Residential
-  CPDP

Future Land Use



Future Land Use Key

-  Commercial
-  Conservation
-  Residential
-  Planned Development





Robert Buckner

Broker/Owner

robert@bucknerrealestate.com

Office: 352 796 4544 | Cell: 352 238 6930

About & Experience

Robert has been the broker-owner of Buckner Real Estate since 1987. He is the sixth generation of his family to reside in Hernando County, Florida. Over 35 years of experience and integrity in all aspects of real estate brokerage, and he established a company that endeavors to provide superlative professional service, advice and assistance to clients. Robert is an avid golfer, hunter and Florida Gator fan.

Education & REALTOR® Involvement & Awards

- Attended the University of Florida and graduated from St. Leo University Cum Laude with a BA degree in Business Administration
- Member of National Association of REALTORS®, Hernando County Association of REALTORS® and past District Vice-President of the Florida Realtors®
- 1989 President of Hernando County Association of REALTORS®, 2012 Realtor of the Year Award and 2-time recipient of the Civic Achievement Award
- Numerous courses in commercial real estate investment and appraisal technique

Current Board Involvement

- Truist Bank Advisory Board of Directors
- 2022-2024 President of Gator Boosters, Inc.
- Hernando Progress, Inc.
- Brooksville Vision Foundation, Inc.
- Hernando County Business Alliance

Buckner Real Estate, Inc.

11 N Main Street
Brooksville, FL 34601



Charles Buckner

Associate

charles@bucknerrealestate.com

Office: 352 796 4544 | Cell: 352 238 6930

About & Experience

Charles marks the seventh generation of his family to live in Hernando County. From having grown up right here in Brooksville, he credits his first real estate interests stemming from the time spent with his father, Robert Buckner, hunting and picking oranges on the local land from a young age. Charles went on to earn his real estate degree from the University of Central Florida and his Master's in Real Estate from the University of Florida. He has since moved back to Brooksville and utilized much of what he learned to spearhead the brokerage's new look and features that are seen in use today. Charles is a devoted gym-goer and greatly enjoys the aquarium hobby.

Education

- BSBA in Real Estate, University of Central Florida
- Master of Science in Real Estate, University of Florida

Community Involvement

- Board Member, The Ederington foundation
- Member, The Murray Family Foundation
- Member, Hernando County Chapter of the Coastal Conservation Association

Focus Areas

- Land Brokerage
- Commercial Brokerage and Leasing

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