

**NORTH BROOKSVILLE
COMMERCIAL LAND**

Ponce De Leon Blvd

Brooksville, FL 34601

1.78 Acres | Split Zoning C2 & R1B



Charles Buckner

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Robert Buckner

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Property Summary

Brooksville commercial land directly on Ponce De Leon Blvd / US 98 with 257 FT of frontage. Traffic counts on Ponce De Leon are 10,300 AADT. This property has a wide variety of surrounding commercial uses. This property has split zoning with the front portion being zoned C2 (Commercial) and the rear portion being zoned R1B (Residential). The entire property is classified as commercial on the Future Land Use map.

Highlights

- Traffic counts are 10,300 on Ponce De Leon Blvd
- 257 FT of frontage
- Split zoning with commercial designations on the future land use map

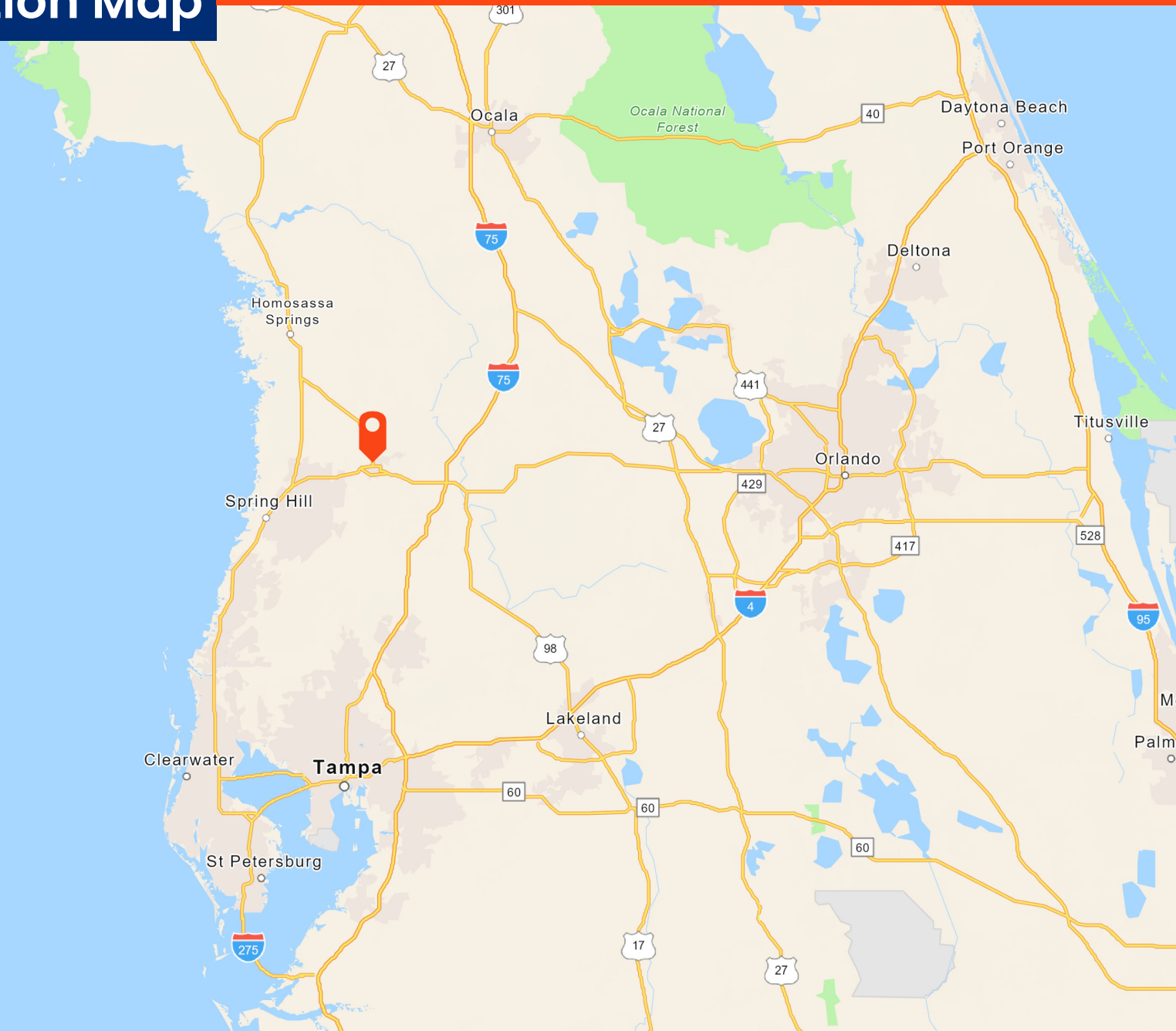
Location Information

Site Address	Ponce De Leon Blvd
City, State, Zip	Brooksville, FL 34601
County	Hernando

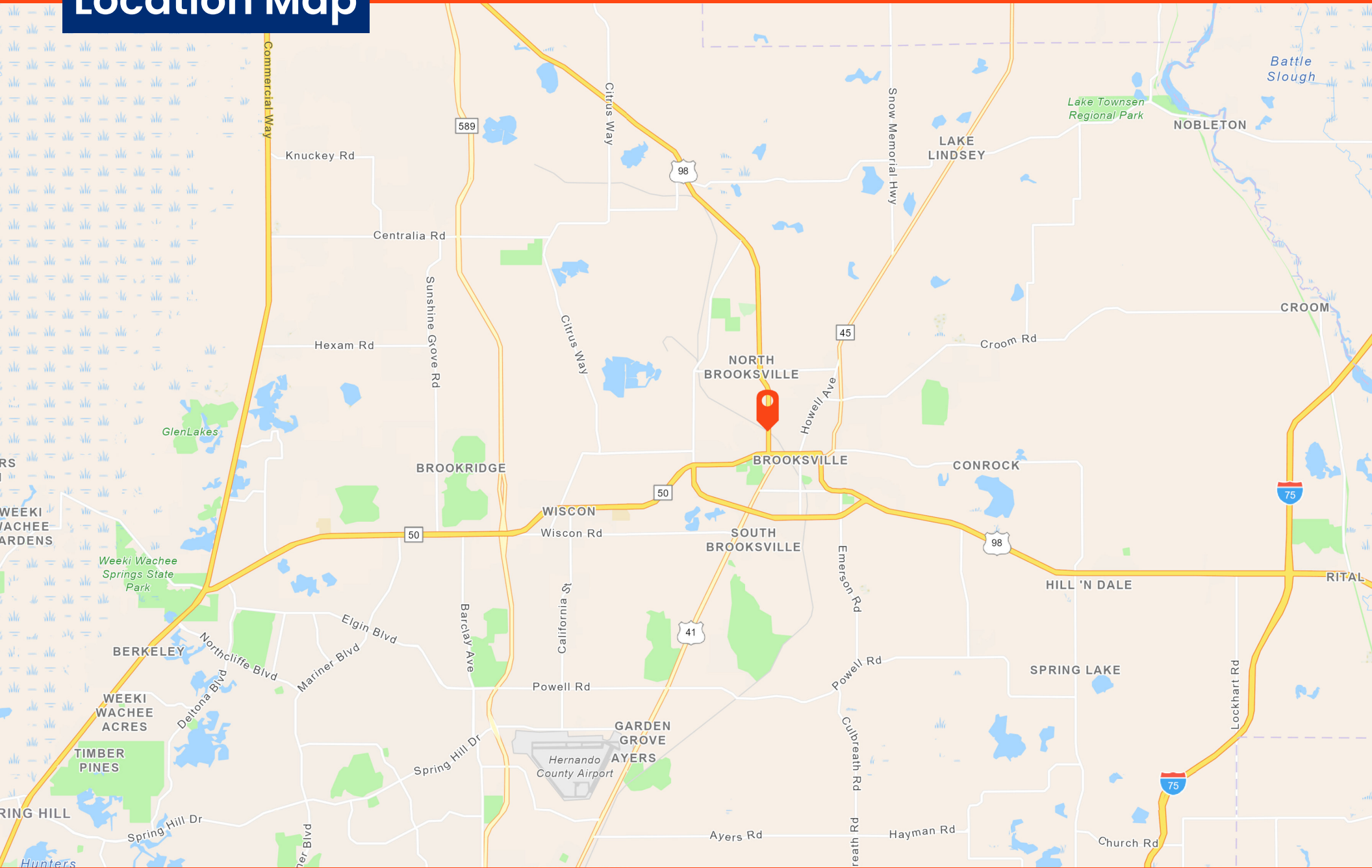
Property Information

Size +/- (Acres, SF)	1.78 Acres or 77,537 SF
Parcel Key #	355225
Zoning	C2 & R1B
DOR Use Code	(10) Vacant Commercial
Utilities	City Sewer
Frontage	256.75 FT
Traffic Count	10,300
Taxes (2021)	\$1,767.58
Price	\$120,000

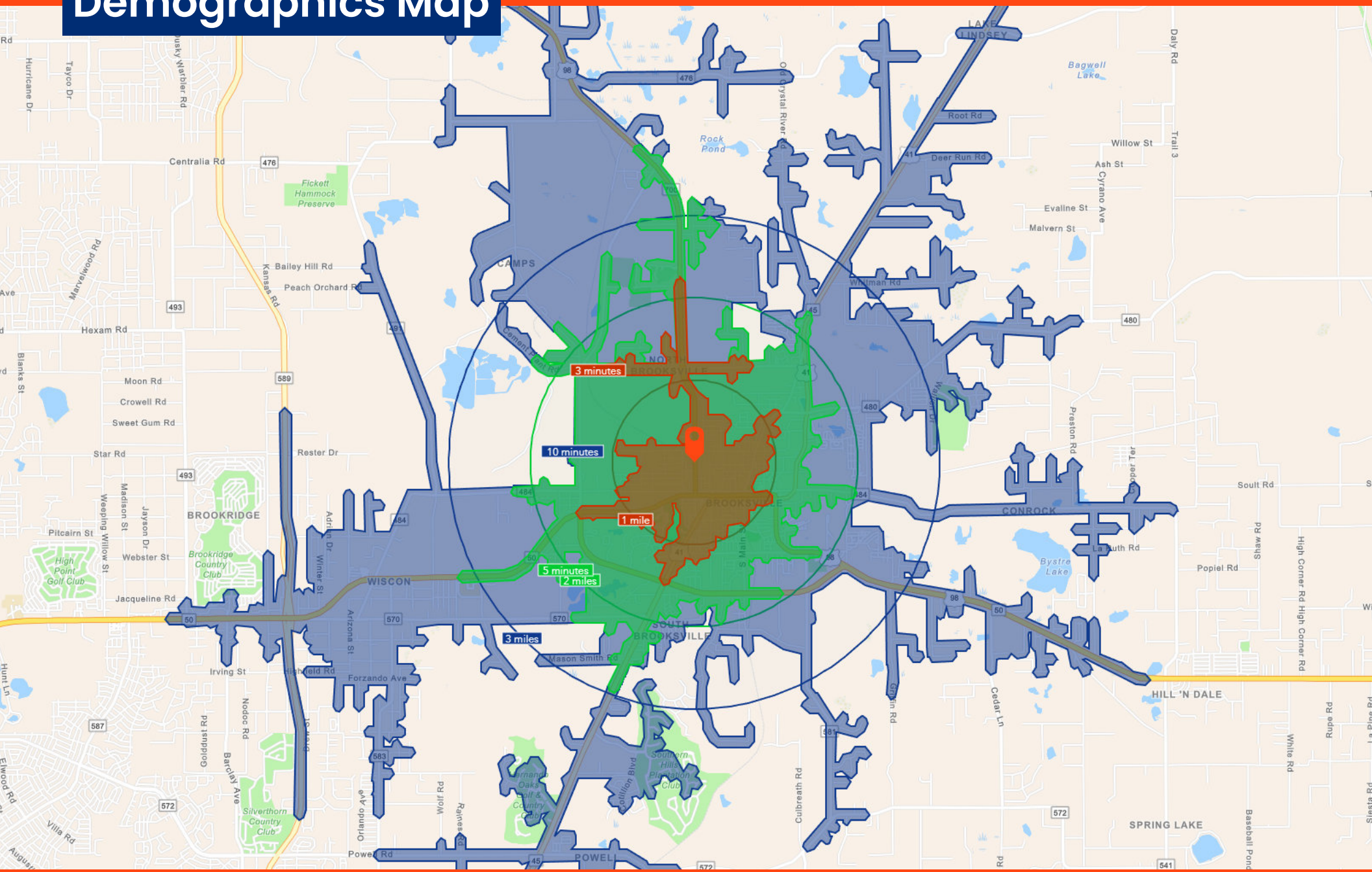
Regional Location Map



Location Map



Demographics Map



Drive Time	3 Minutes	5 Minutes	10 Minutes	1 Miles	2 Miles	3 Miles	Hernando	Florida
Population Data								
Total Population	3,285	8,787	16,741	3,916	11,079	13,826	198,562	22,114,754
Households	1,324	3,670	7,228	1,582	4,825	6,110	81,280	8,760,977
Average Household Size	2.39	2.31	2.27	2.38	2.23	2.21	2.42	2.47
Owner Occupied Housing	736	1,933	4,750	891	2,801	3,789	65,069	5,794,353
Renter Occupied Housing	588	1,737	2,478	691	2,024	2,321	16,211	2,966,624
Median Age	43.6	45.1	51.3	44.1	48.8	51	50.9	42.8
Income Data								
Median Household Income	\$40,435	\$37,493	\$42,110	\$40,632	\$37,433	\$39,438	\$55,932	\$65,438
Average Household Income	\$59,770	\$55,864	\$62,012	\$60,100	\$55,312	\$57,866	\$74,476	\$96,086
Per Capita Income	\$24,375	\$23,572	\$27,117	\$24,626	\$24,166	\$25,516	\$30,534	\$38,149
Business Data								
Total Businesses	444	853	1,213	448	952	1,038	6,200	1,068,913
Total Employees	4,477	8,740	12,367	4,519	9,740	10,485	52,148	9,365,861

Key Highlights:

- Population of 8,787 people within a 5-minute drive
- 448 other businesses within a 1-mile radius

Neighborhood Trade



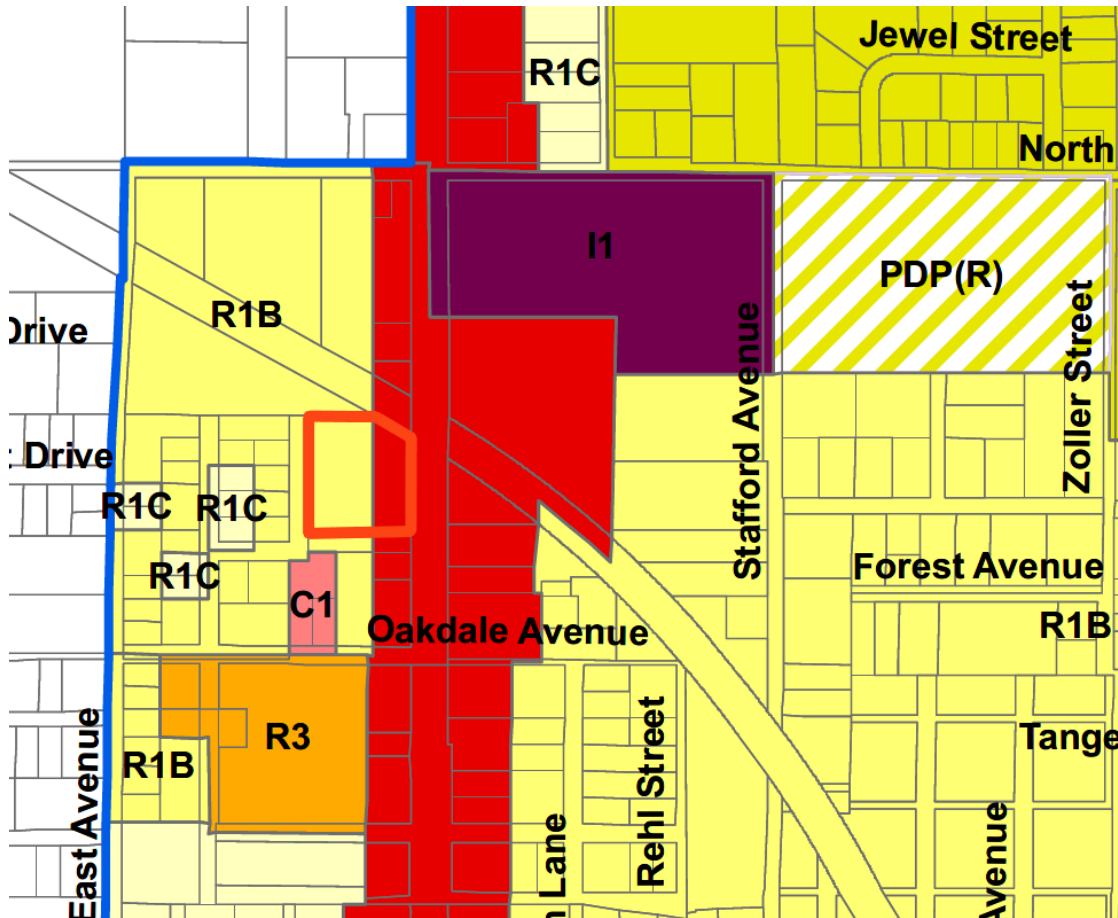
Trade Area Map



Property Aerial



Zoning Classification



Zoning Information

Split zoning on the parcel with the corner being commercial (C2) and the remainder being agricultural (AG).

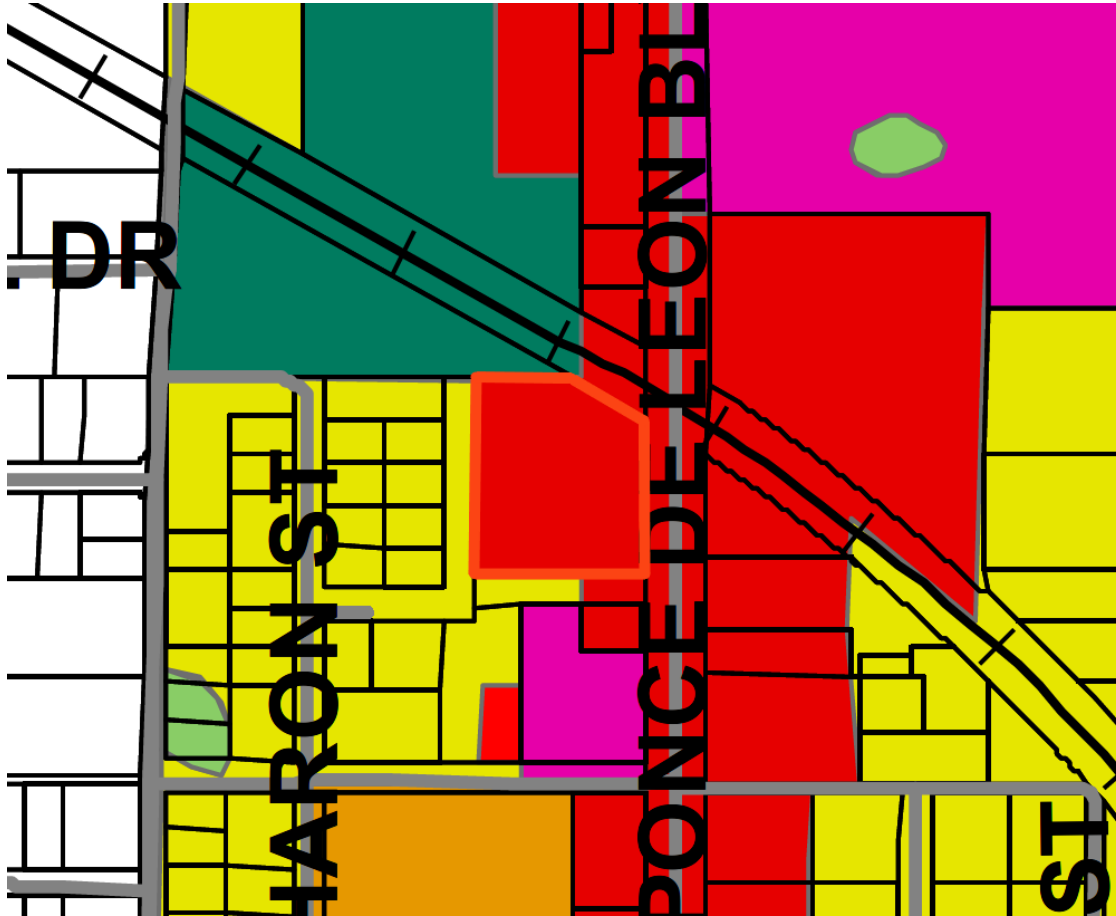
Information on C2 zoning—https://library.municode.com/fl/hernando_county/codes/code_of_ordinances?nodeId=PTIICOR_APXA_ZO_ARTIVZODIRE_S3CODI

Information on AG zoning—https://library.municode.com/fl/hernando_county/codes/code_of_ordinances?nodeId=PTIICOR_APXA_ZO_ARTIVZODIRE_S13AGREDI

Zoning Key

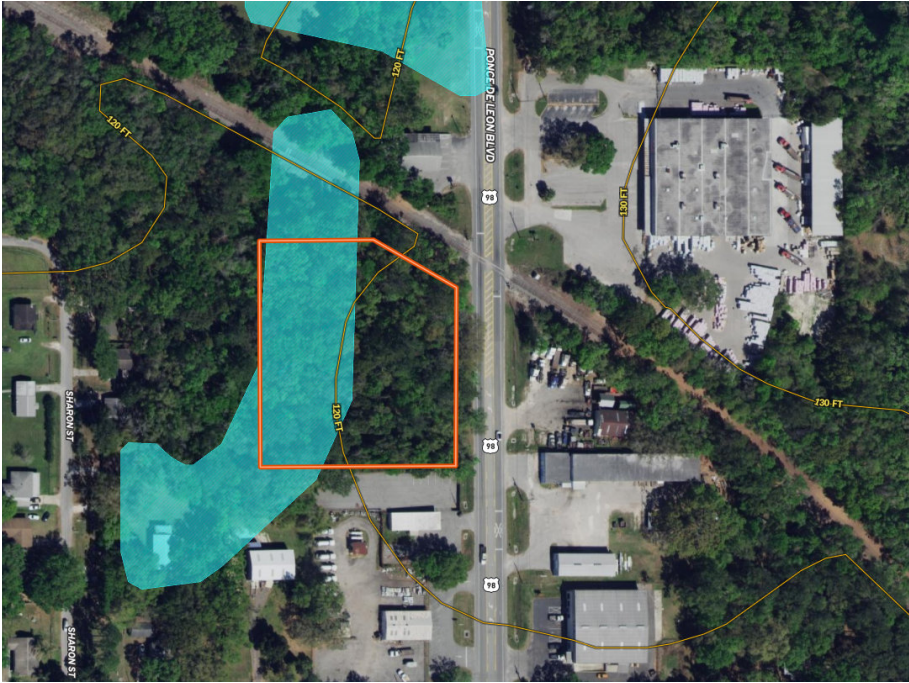
- Commercial
- Residential (R1B)
- Industrial

Future Land Use



Future Land Use Key

- Commercial
- Industrial
- Public Facilities & Land
- Residential





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

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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

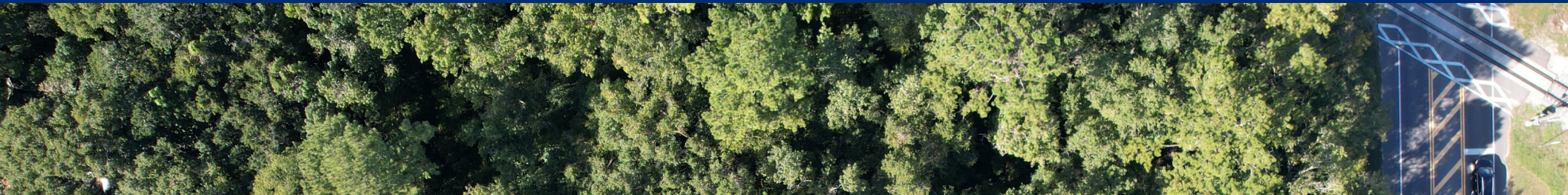
- Board Member, The Ederington foundation
- Member, The Murray Family Foundation
- Member, Hernando County Chapter of the Coastal Conservation Association

Focus Areas

- Land Brokerage
- Commercial Brokerage and Leasing

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