

# BROOKSVILLE COMMERCIAL LAND



0 Cortez Blvd | 3.82 Acres | PDP(GC) Zoning

Listed By

**Robert Buckner**  
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**Buckner**  
REAL ESTATE, INC.  
11 N Main St, Brooksville, FL 34601

## Property Summary

Exceptional opportunity to acquire 3.82± acres of commercial land with approximately 300 feet of frontage along Cortez Blvd, one of Brooksville's busiest commercial corridors. The property is positioned directly across from a Publix-anchored shopping plaza and is just west of the signalized intersection at Cortez Blvd and US-41 (Broad Street), offering excellent visibility, access, and exposure.

The site benefits from strong traffic counts of approximately 16,700 vehicles per day and is surrounded by established national retailers including Publix, Walmart, Lowe's, and Winn-Dixie. Continued residential growth and major infill development in the surrounding area further enhance long-term demand and investment potential. Zoned City of Brooksville PDP (General Commercial), the property allows for a wide range of commercial uses. Parcel Key #778484.

## Highlights

- 16,700 vehicles pass each day on Cortez Blvd
- Located directly across the street from Publix in the Brooksville Square Plaza
- City Water and Sewer are available nearby, more details to come

## Location Information

Site Address	0 Cortez Blvd
City, State, Zip	Brooksville, FL 34601
County	Hernando

## Property Information

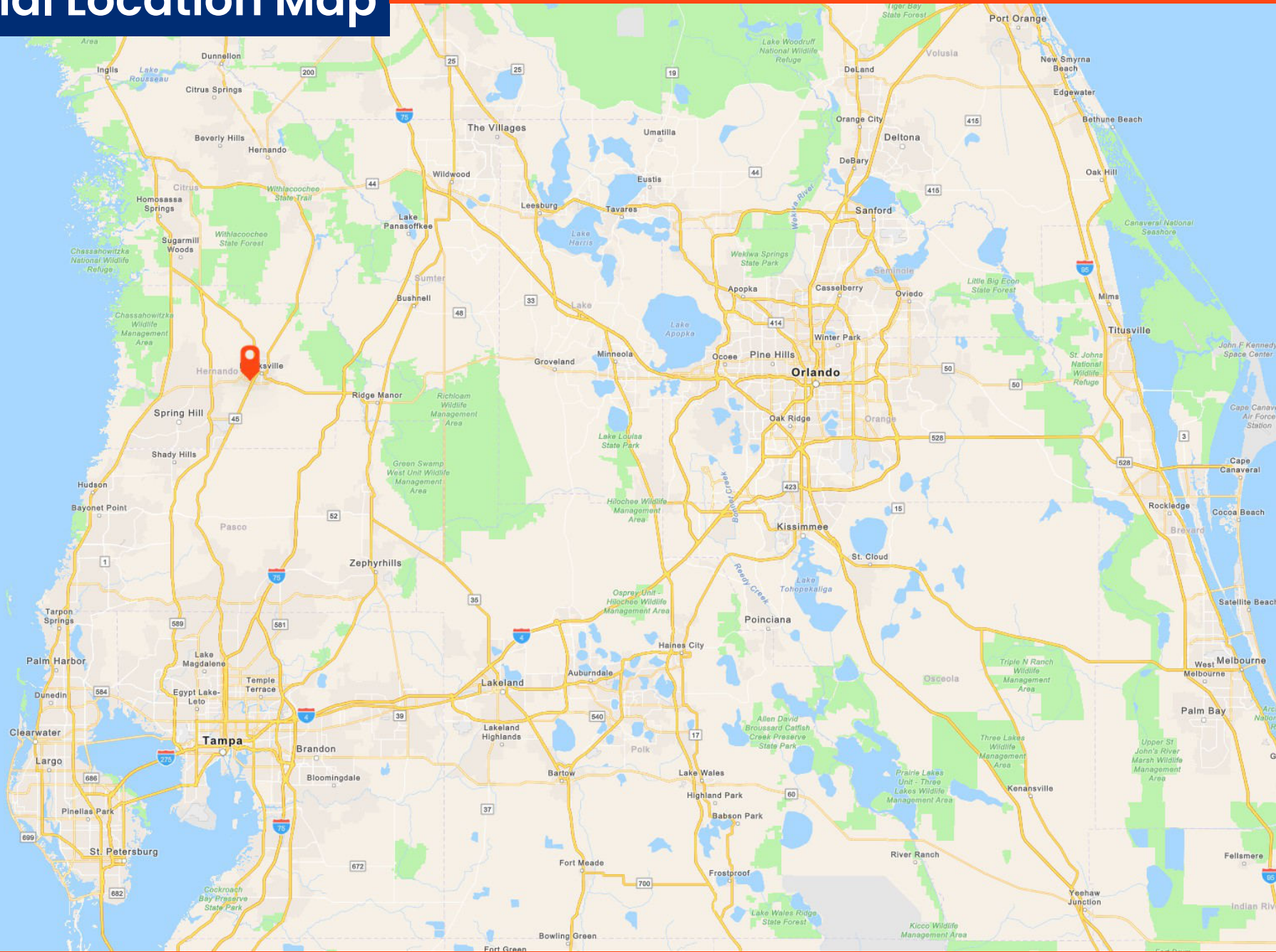
Size +/- (Acres, SF)	3.82 Acres or 166,555 SF
Parcel Key #	778484
Zoning	PDP(GC) General Commercial
DOR Use Code	(10) Vacant Commercial
Utilities	12" Water and 16" Sewer Main Connections Possible
Frontage	300 FT
Traffic Counts	16,700 AADT on Cortez Blvd
Taxes (2025)	\$9,662.83
Price	<b>\$575,000</b>

# Land ID Access

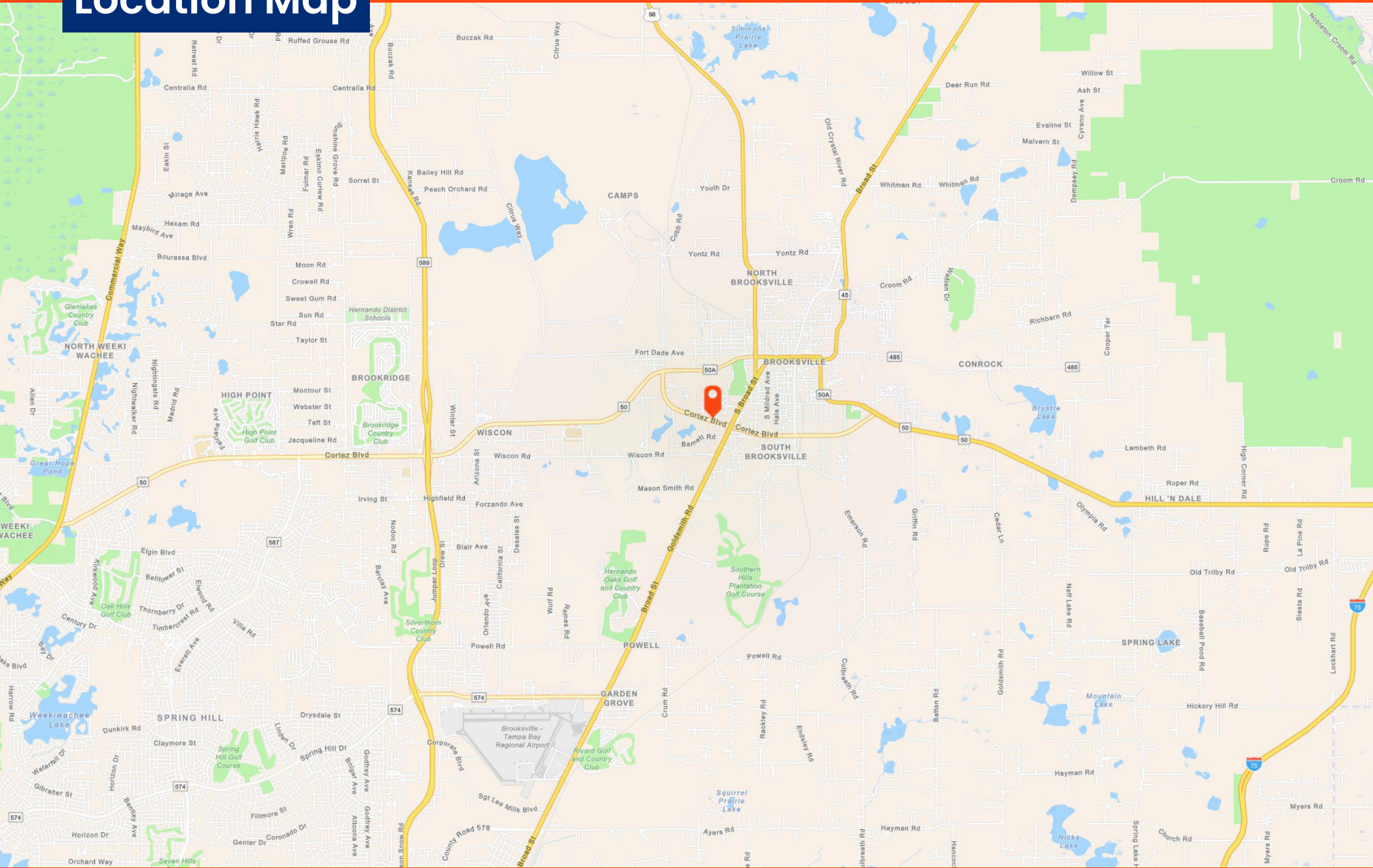


View the map [here](#)

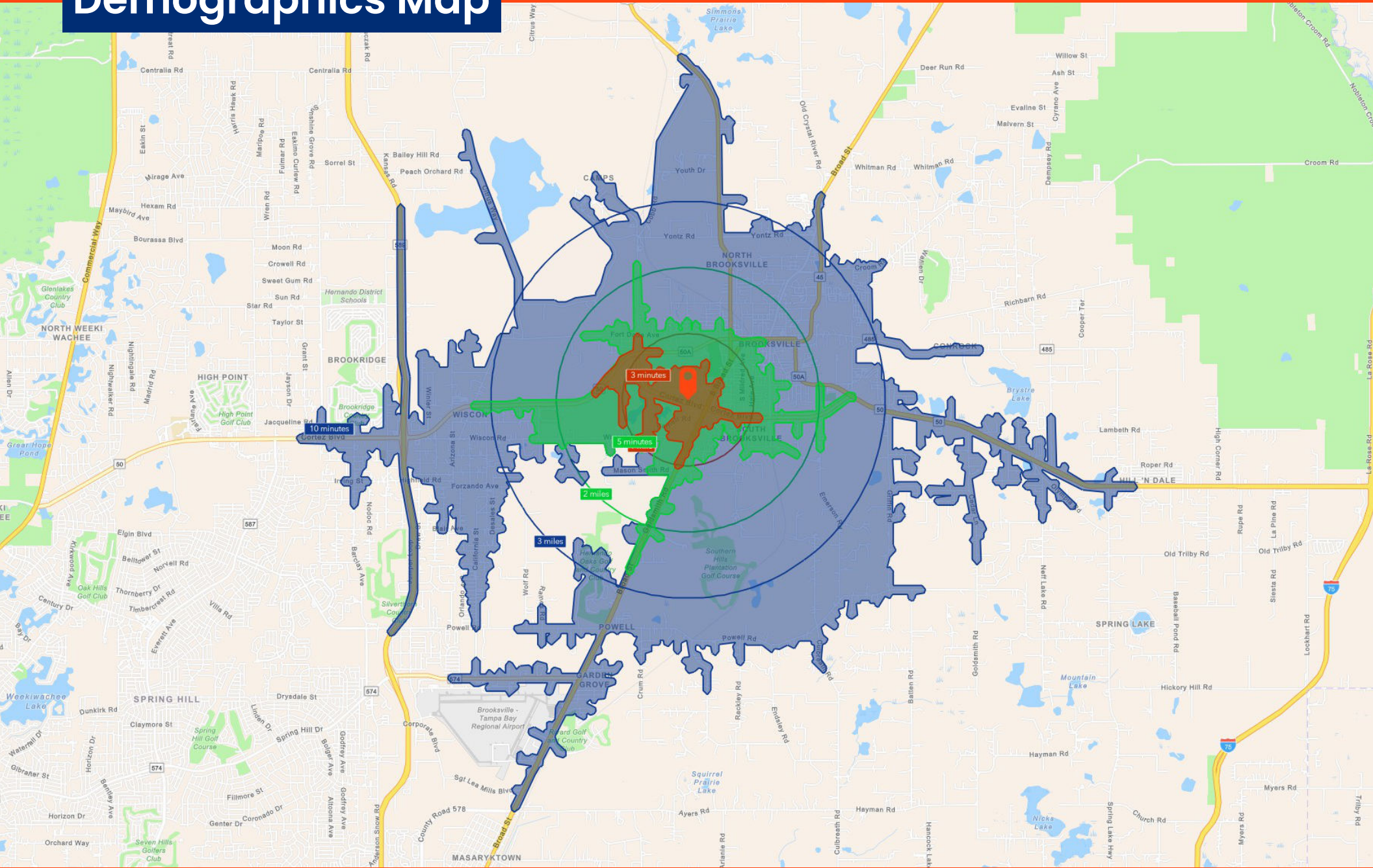
# Regional Location Map



# Location Map



# Demographics Map



Drive Time	3 Minutes	5 Minutes	10 Minutes	1 Miles	2 Miles	3 Miles	Hernando	Florida
<b>Population Data</b>								
Total Population	1,669	5,528	19,220	3,492	8,945	14,705	209,837	23,027,836
Households	926	2,417	8,054	1,628	3,910	6,581	86,963	9,263,074
Average Household Size	1.73	2.21	2.21	2.07	2.22	2.18	2.39	2.43
Owner Occupied Housing	453	1,251	5,693	817	2,223	4,447	71,114	6,222,143
Renter Occupied Housing	473	1,166	2,361	811	1,687	2,134	15,849	3,040,931
Median Age	44.8	41.8	47.8	43	42.4	48.1	49.5	43.6
<b>Income Data</b>								
Median Household Income	\$46,180	\$46,527	\$56,050	\$46,407	\$49,894	\$54,013	\$68,105	\$78,205
Average Household Income	\$69,068	\$65,556	\$77,065	\$66,739	\$66,870	\$73,109	\$85,601	\$111,382
Per Capita Income	\$34,780	\$29,380	\$32,458	\$31,480	\$29,214	\$32,568	\$35,511	\$44,891
<b>Business Data</b>								
Total Businesses	206	527	1,317	370	870	1,060	6,023	1,009,114
Total Employees	2,030	5,270	15,054	3,590	9,110	11,735	56,389	9,333,811

**Key Highlights:**

- Population of 19,220 people within a 10-minute drive
- Per Capita Income within a 3-minute drive is \$34,780

# Neighborhood Trade



**Publix**  
DICKY'S BARBECUE PIT  
ANYTIME FITNESS  
QuestDiagnostics

**WALMART**  
SUPERCENTER  
**LOWE'S**

**Winn-Dixie**  
bealls  
OUTLET  
Auto Zone  
Hungry Howies  
T Mobile  
ups

**DOLLAR TREE**  
**SUBWAY**  
BUDDY'S HOME FURNISHINGS  
Little Caesars  
AMSCOT  
metro by T-Mobile  
boost mobile  
BANK OF AMERICA

**7-ELEVEN**  
Starbucks  
Wendy's

**DQ**  
TIRE PLUS  
Culver's  
KFC  
CHARLEYS  
DD

**Wawa** **IHOP**  
CVS pharmacy  
BURGER KING  
EXPRESS OIL CHANGE

**HARBOR FREIGHT**  
QUALITY TOOLS LOWEST PRICES  
Walgreens  
OLLIE'S GOOD STUFF CHEAP  
EP+C HEALTH & FITNESS  
save a lot  
Applebee's GRILL + BAR

Cortez Blvd AADT 16,700

US-41 AADT 36,000

# Trade Area Map

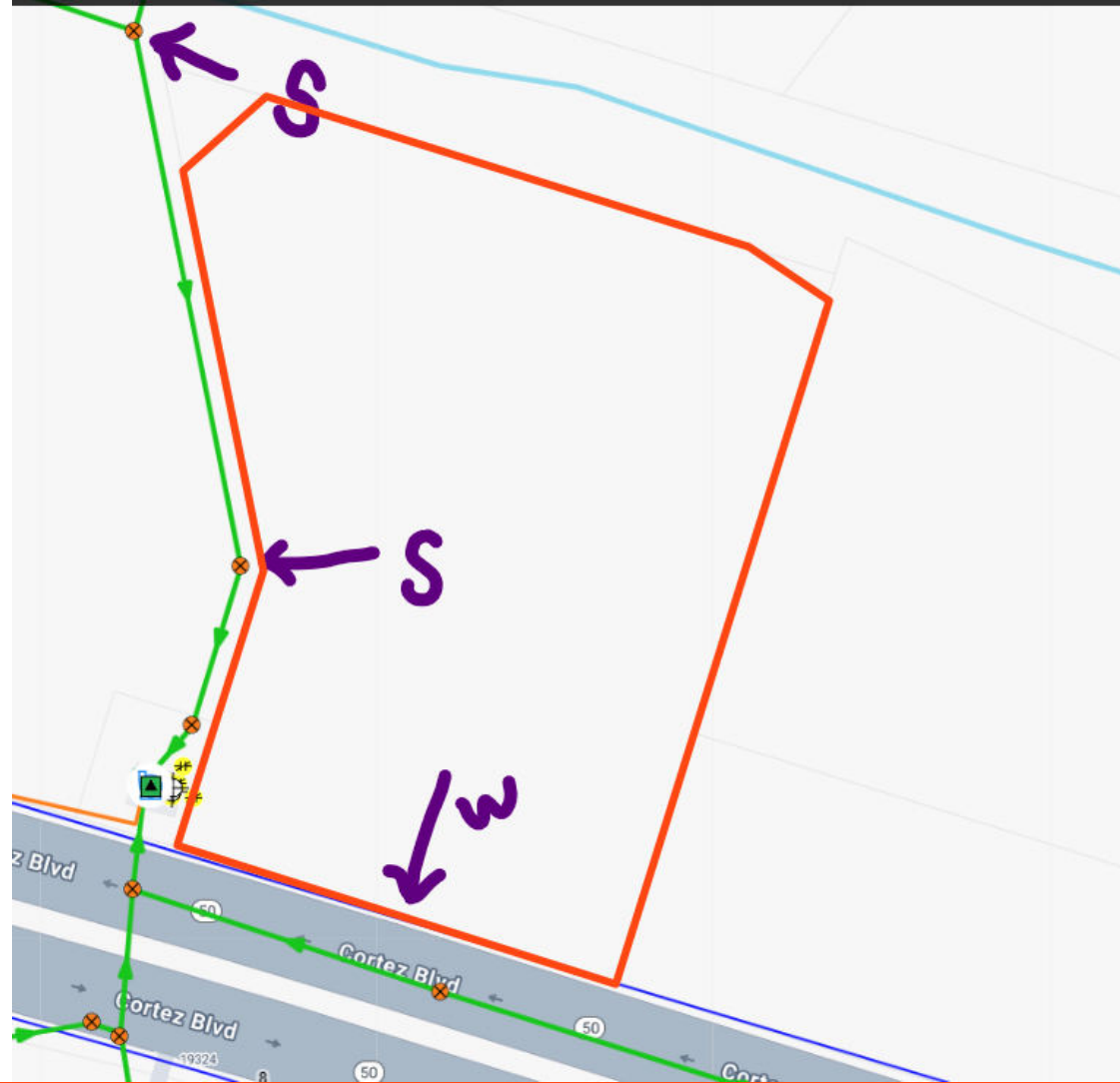


## Water and Sewer Lines

12" Water distribution line, north side of Cortez Blvd in the ROW

16" Gravity sewer main in the westbound travel lanes of SR 50

\*Map provided by City of Brooksville



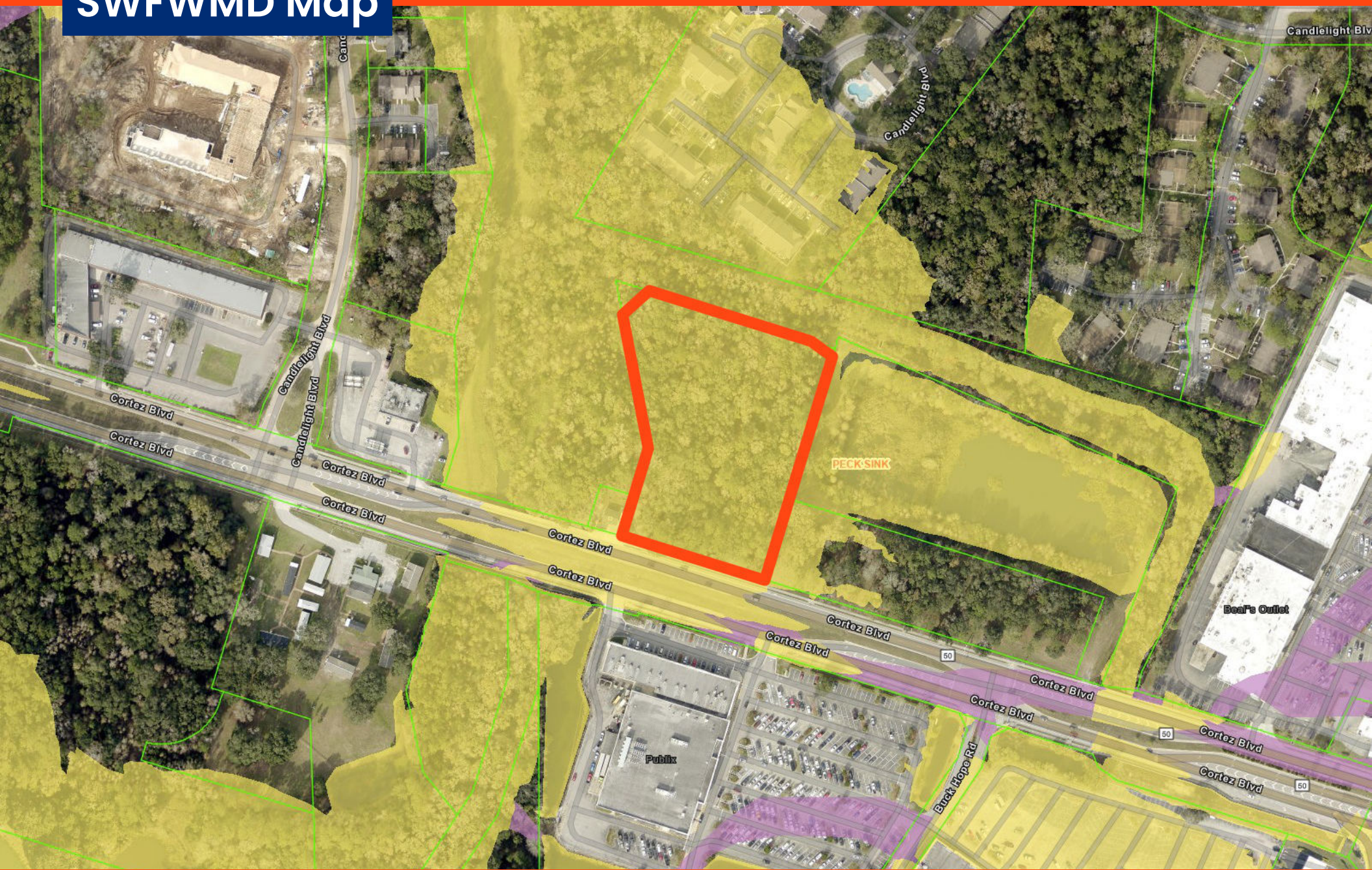
# Property Aerial



# Topographic & Floodplain Map



# SWFWMD Map



# Soils Report



 Boundary

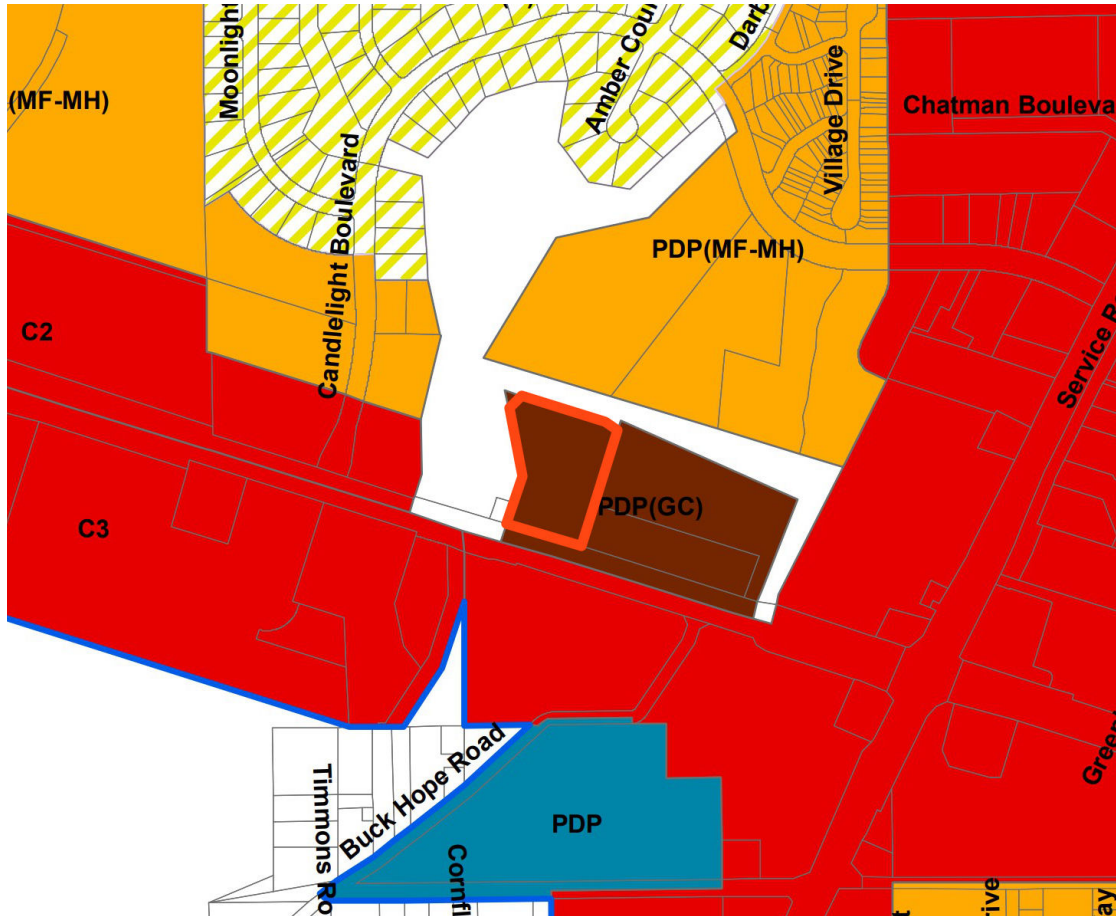
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 Boundary 3.84 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
21	Flemington fine sandy loam, 2 to 5 percent slopes	2.1	54.83	0	45	3w
34	Micanopy loamy fine sand, 2 to 5 percent slopes	1.74	45.43	0	49	2w
TOTALS		3.84(*)	100%	-	46.93	2.55

(\*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

# Zoning Classification







## Zoning Information

PDP(GC) zoning in the City of Brooksville.

View Brooksville Zoning Municode library here - [https://library.municode.com/fl/brooksville/codes/code\\_of\\_ordinances?nodeId=SPBLADECO\\_ART11ZODIUSLORE](https://library.municode.com/fl/brooksville/codes/code_of_ordinances?nodeId=SPBLADECO_ART11ZODIUSLORE)

## Zoning Key

-  PDP General Commercial
-  PDP
-  Commercial C2 or C3
-  PDP Multifamily





## 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

- 2022-2024 President of Gator Boosters, Inc.
- Hernando Progress, Inc.
- Brooksville Vision Foundation, Inc.
- Hernando County Business Alliance

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## Charles Buckner

Senior Associate

[charles@bucknerrealestate.com](mailto:charles@bucknerrealestate.com)

Office: 352 796 4544 | Cell: 352 848 5545

### 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

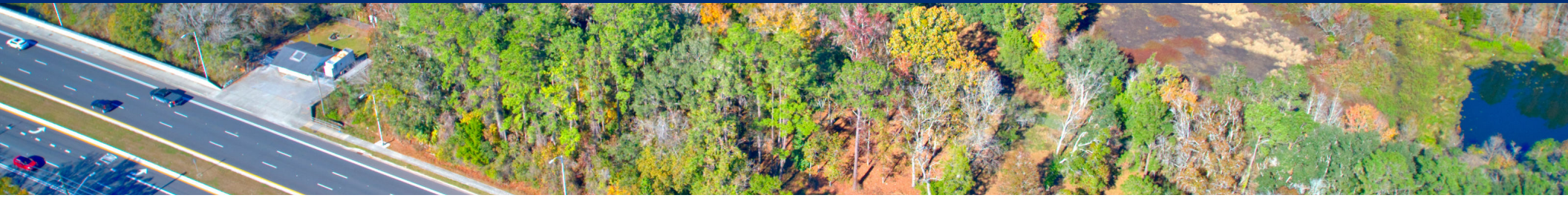
- Board Member, Brooksville Main Street, Inc.
- Board Member, The Ederington Foundation
- Kiwanis Club of Brooksville
- Leadership Hernando Class of 2024
- Member, Hernando County Chapter of the Coastal Conservation Association

### Focus Areas

- Land Brokerage
- Commercial Brokerage and Leasing

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