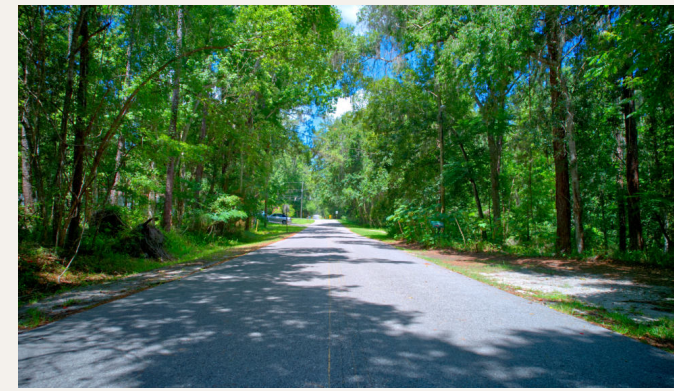


Oak Street Parcel 7A

Downtown Brooksville | 2.4 Acres | R1A Zoning



Listed By

Robert Buckner

352-238-6930

robert@bucknerrealestate.com

Charles Buckner

352-848-5545

charles@bucknerrealestate.com



Property Summary

2.4-acre wooded lot in downtown Brooksville. One of the last remaining vacant residential lots in the area, this oversized parcel is even situated atop a hill. Elevations begin at approximately 140 feet in the front and rise into the 170s at the rear. The property is within walking distance of downtown Brooksville, offering convenient access to restaurants, shopping, banking, professional offices, and frequent community events.

This is an area you must see to believe, known for its local charm, historic character, and beautiful rolling terrain. Included with the listing are a Floodplain and Contours Map (showing only a minimal floodplain area near Oak Street), Soils Map, Zoning Map, and Aerial Maps. Zoned R1A within the City of Brooksville. Parcel Key #8039.

Highlights

- One of the last remaining vacant residential parcels in downtown Brooksville
- Beautiful rolling topography with elevations reaching the 170s
- Large wooded homesite within walking distance of downtown amenities

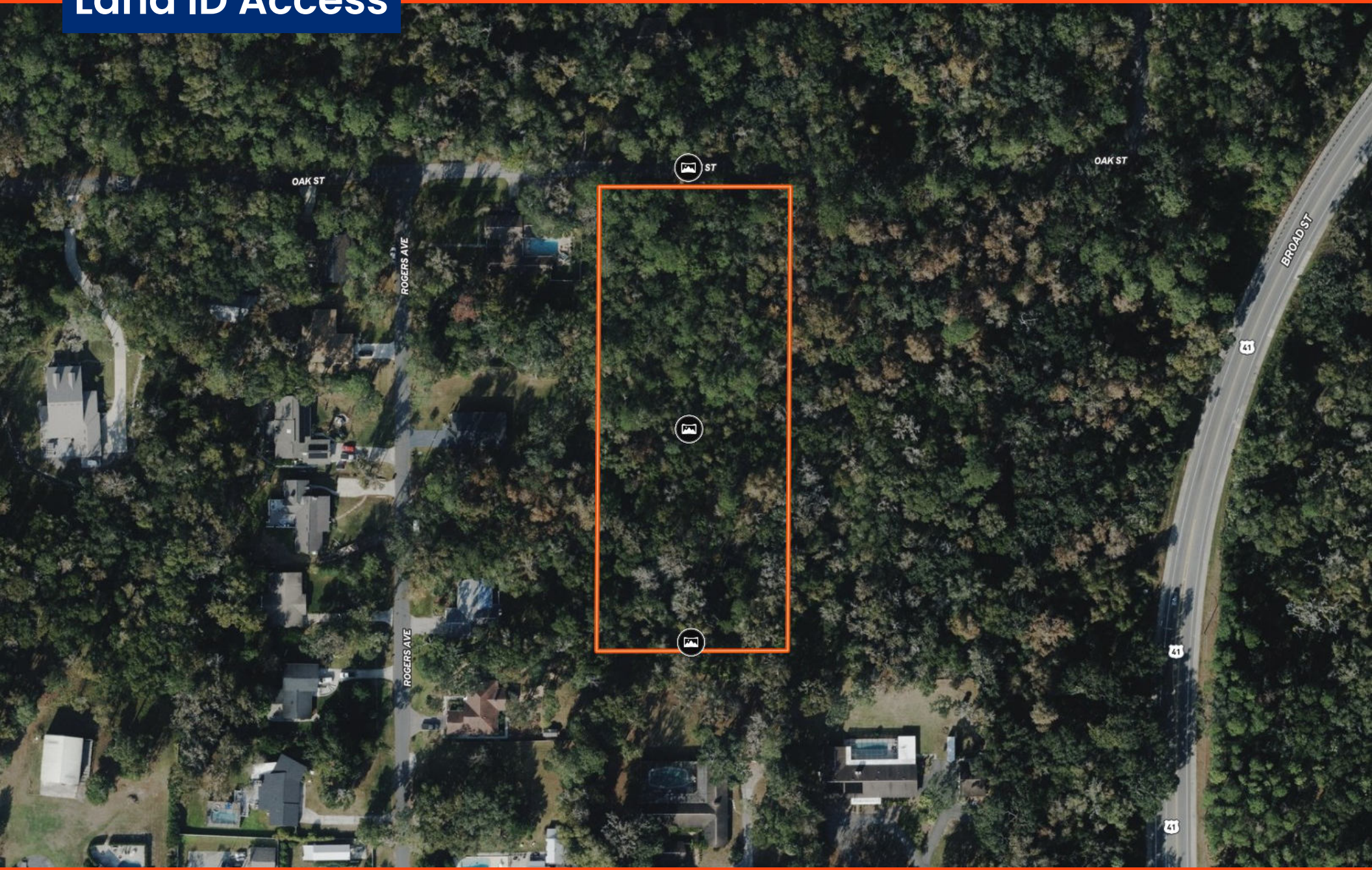
Location Information

Site Address	0 Oak St
City, State, Zip	Brooksville, FL 34601
County	Hernando

Property Information

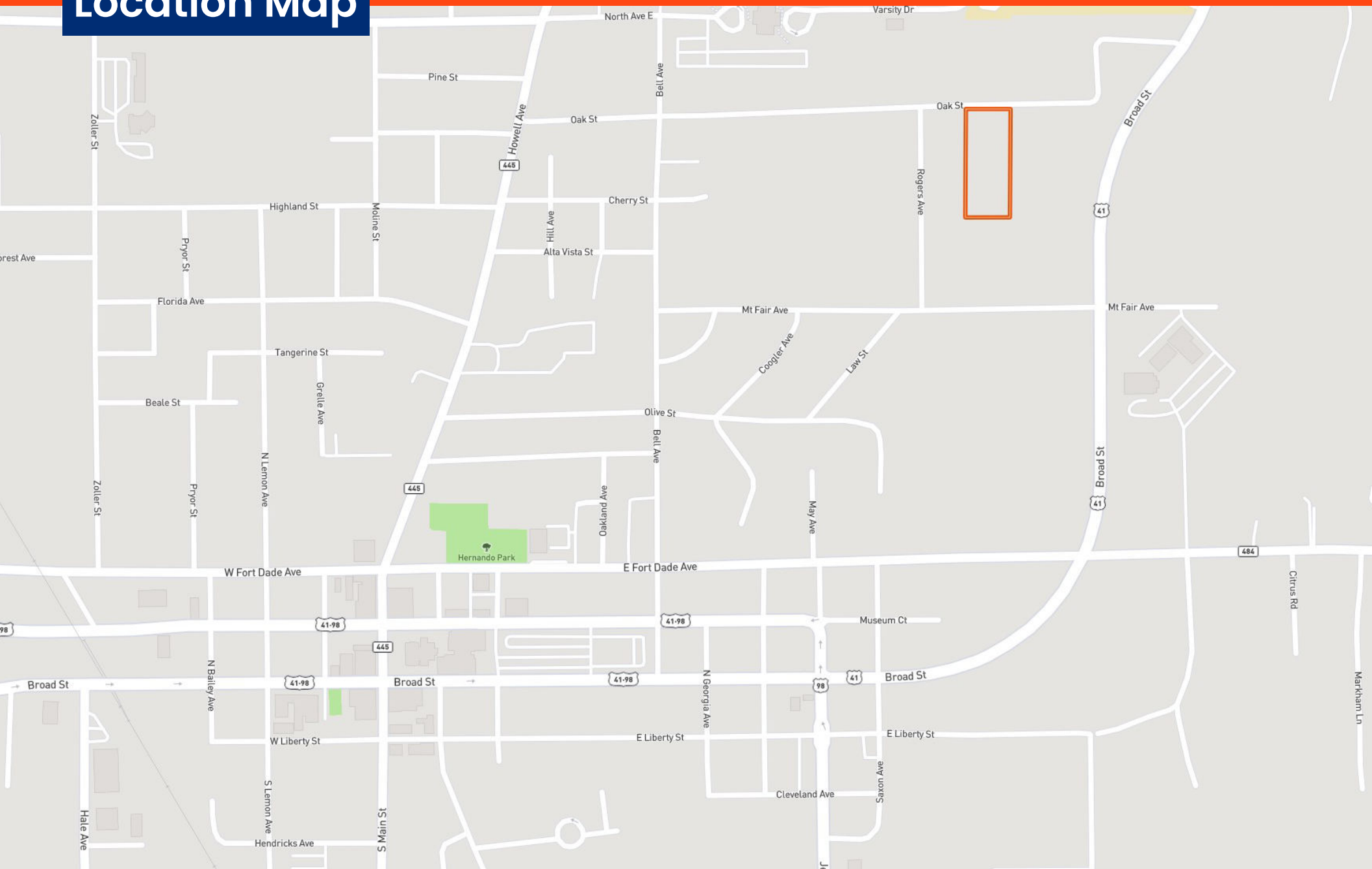
Size +/- (Acres, SF)	2.4 Acres or 104,544 SF
Parcel Key #	8039
Zoning	R1A (City of Brooksville)
DOR Use Code	(00) Vacant Residential
Utilities	City Water and City Sewer
Taxes (2025)	\$2,040
Price	\$260,000

Land ID Access



View the map [here](#)

Location Map

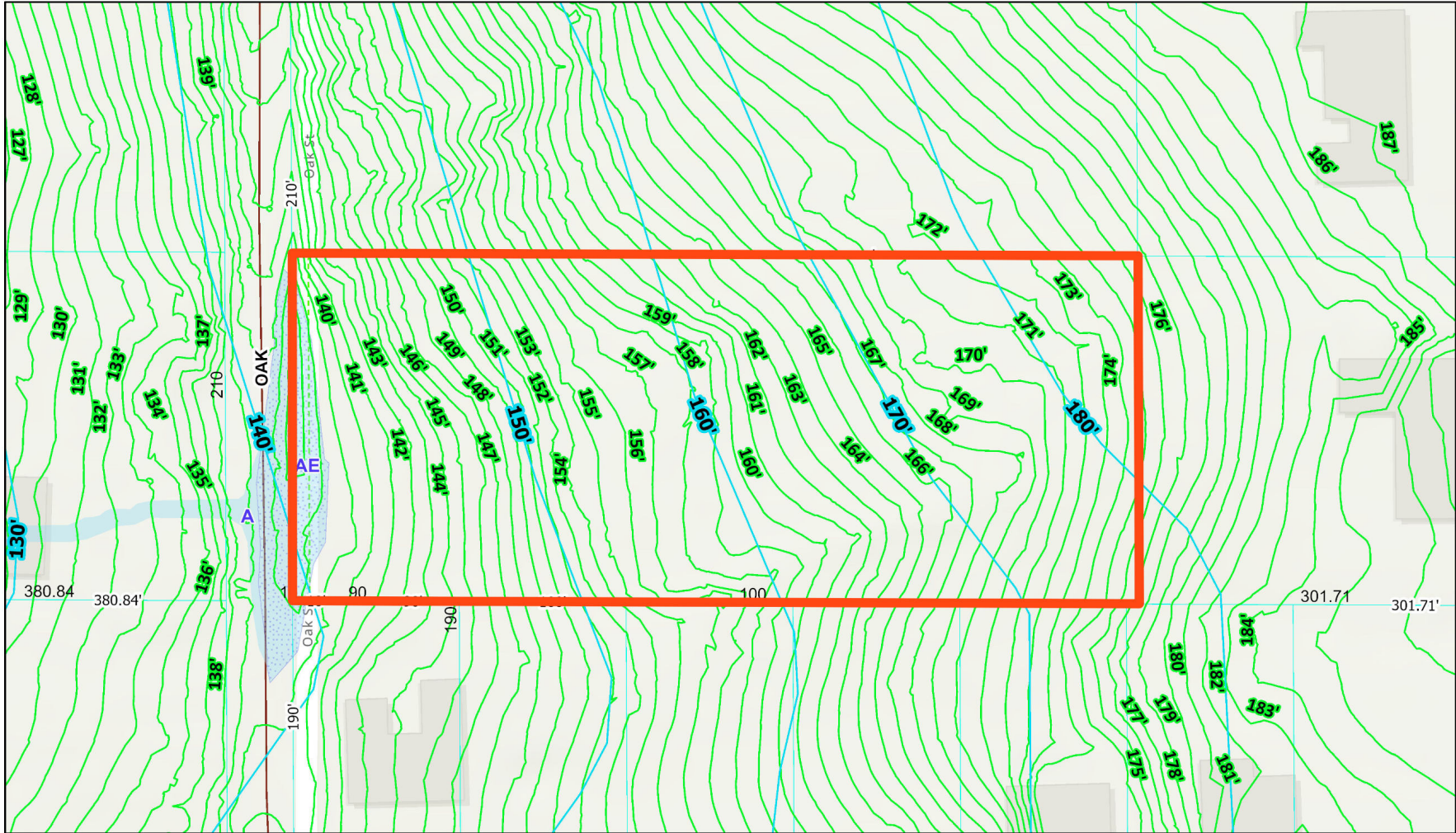


Property Aerial



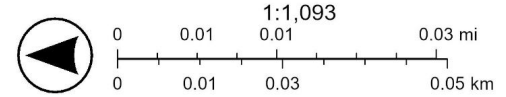
Topographic & Floodplain Map

Hernando County Flood Data



6/19/2026, 9:32:19 AM

- SWFWMD 5ft Contours 2021
- SWFWMD 1ft Contours, 2007
- FEMA Special Flood Hazard Area
- A
- AE
- Parcel Dimensions
- Parcel Lines (Easement Historic)
- Easement
- Parcels
- Streets



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community. Sources: Esri, Vantor, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap, and the

Soils Report



 Boundary

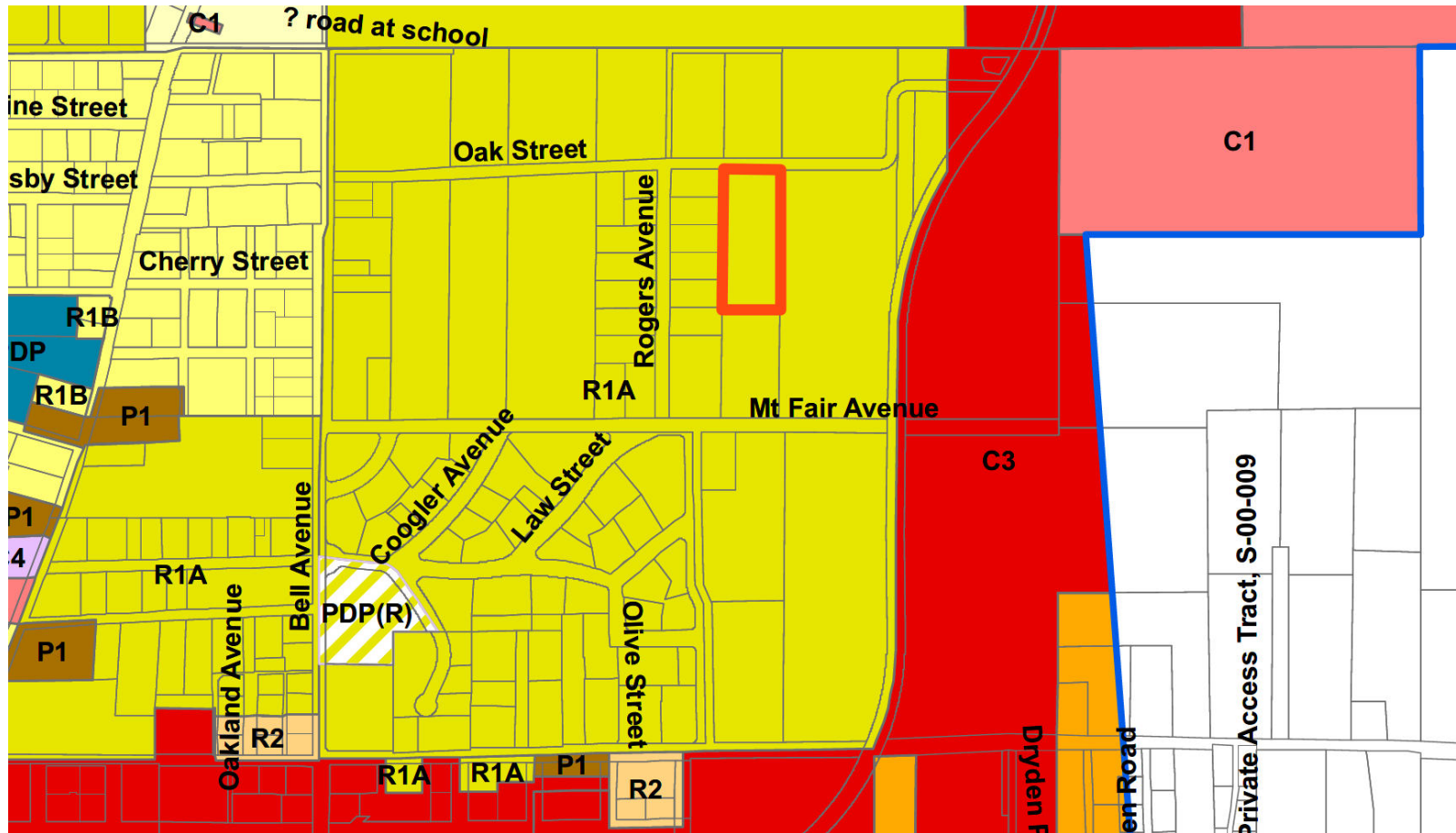
 The information contained herein was obtained from sources deemed to be reliable. Land id® Services makes no warranties or guarantees as to the completeness or accuracy thereof.

 Boundary 2.45 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
12	Blycton loamy fine sand, 2 to 5 percent slopes	1.68	68.57	0	37	3w
13	Blycton loamy fine sand, 5 to 8 percent slopes	0.77	31.43	0	37	4w
TOTALS		2.45(*)	100%	-	37.0	3.31

(*) 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 Key

- Residential (R1A)
- Commercial (C2 & C3)
- Commercial (C1)
- Residential (R1B)







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

Buckner Real Estate, Inc.

11 N Main Street
Brooksville, FL 34601



Charles Buckner

Senior Associate

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

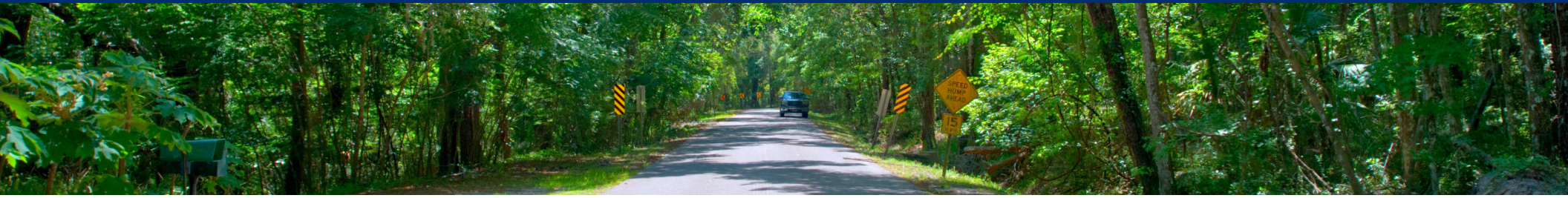
- Board Member, Brooksville Main Street, Inc.
- Board Member, The Ederington Foundation
- Kiwanis Club of Brooksville
- Leadership Hernando Class of 2024
- Member, Hernando County Chapter of the Coastal Conservation Association

Focus Areas

- Land Brokerage
- Commercial Brokerage and Leasing

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Buckner Real Estate, Inc. aims to provide accurate information that is garnered from sources we deem as reliable for this property. We do not guarantee this accuracy. Buyers should rely on their own research.