

BROOKSVILLE
COMMERCIAL CORNER
LAND

Cortez Blvd & Jasmine Dr

Brooksville, FL 34601

Listed By:

Robert Buckner

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Charles Buckner

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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. (Key 00671286 & 904454)

Highlights

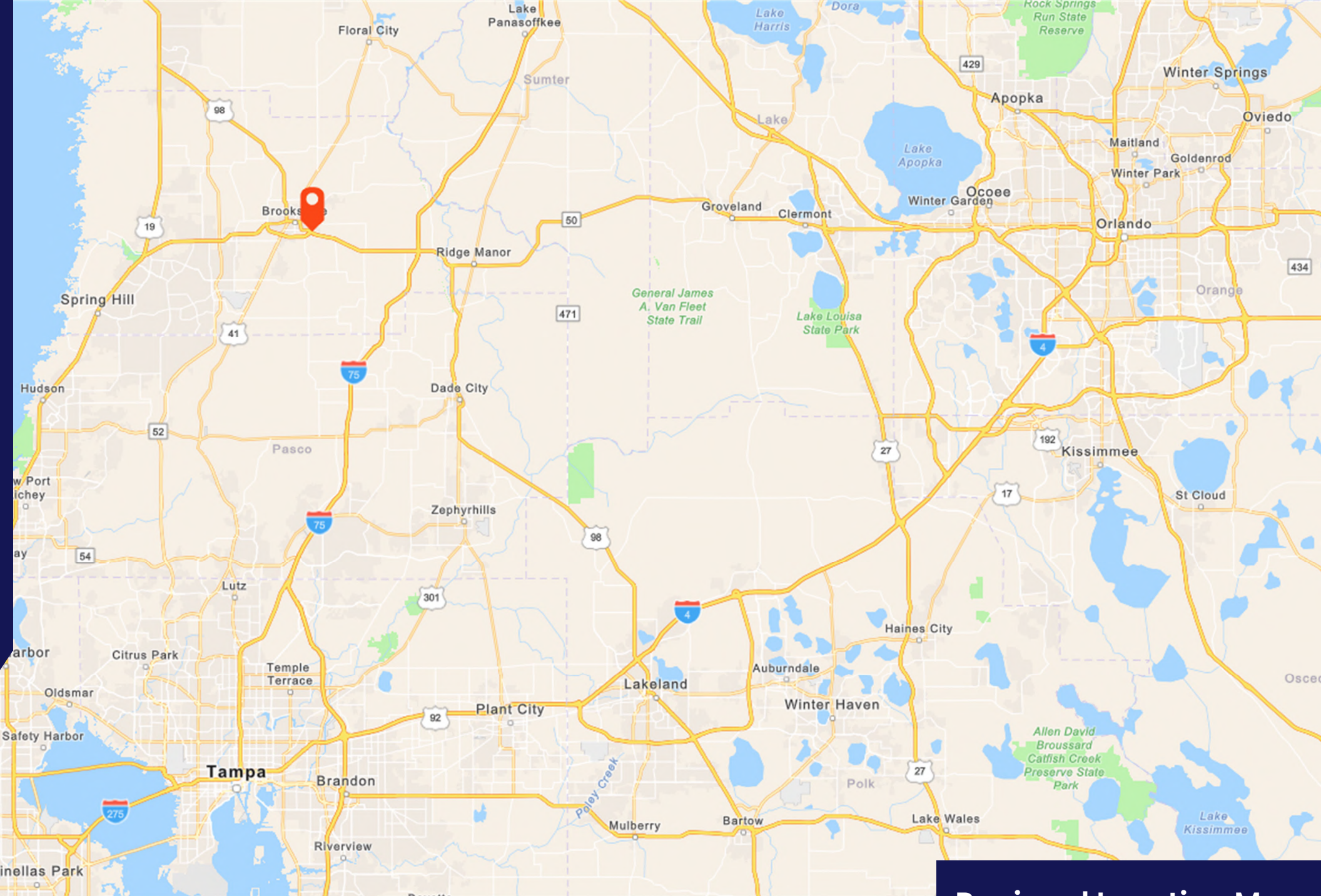
- The only corner of the intersection that is not in a flood zone
- Traffic counts of 22,500 on Cortez Blvd
- Recently constructed concrete intersection
- Part of a larger parcel owned by the seller, dimensions are negotiable

Location Information

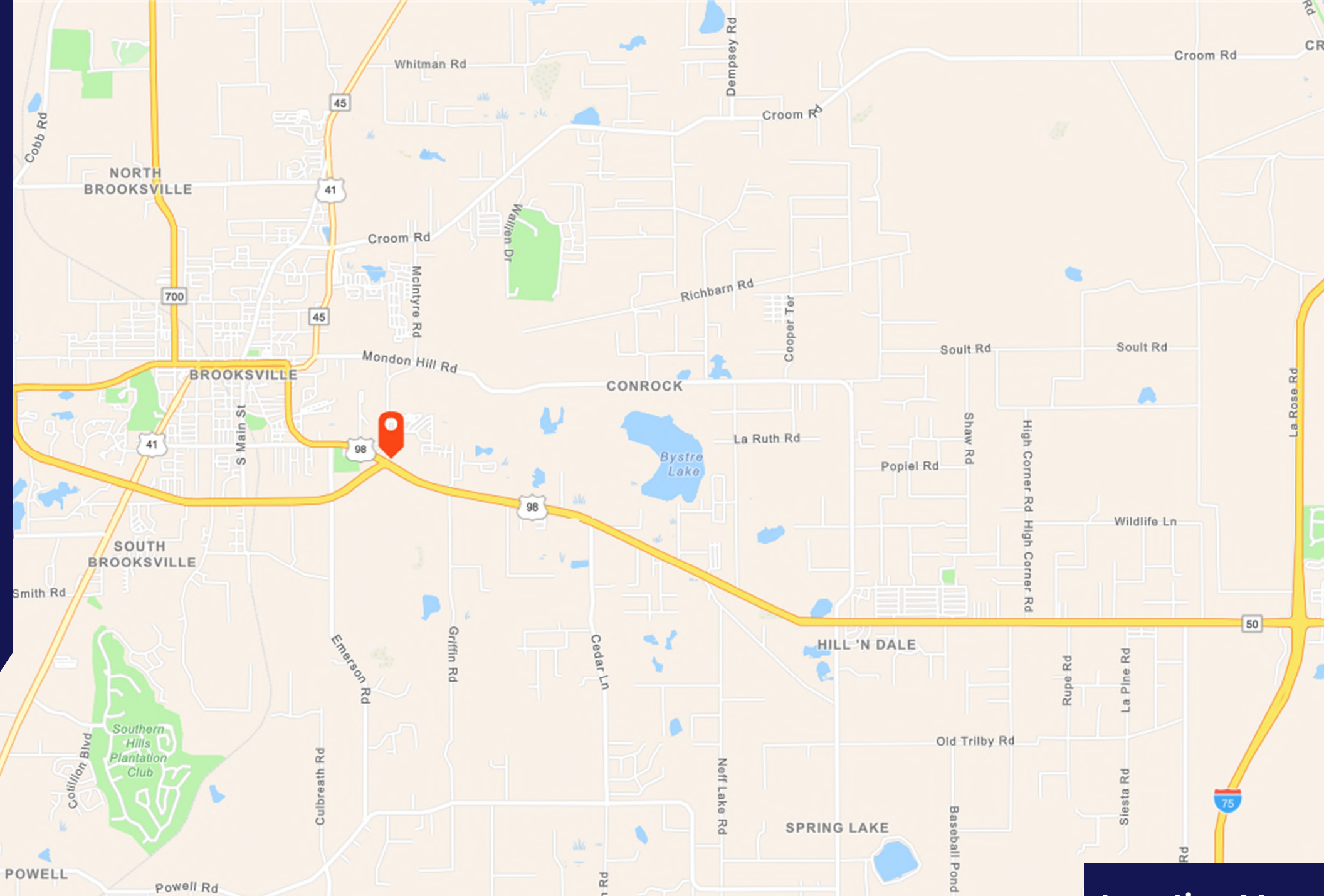
Site Address	Cortez Blvd & Jasmine Dr
City, State, Zip	Brooksville, FL 34601
County	Hernando

Property Information

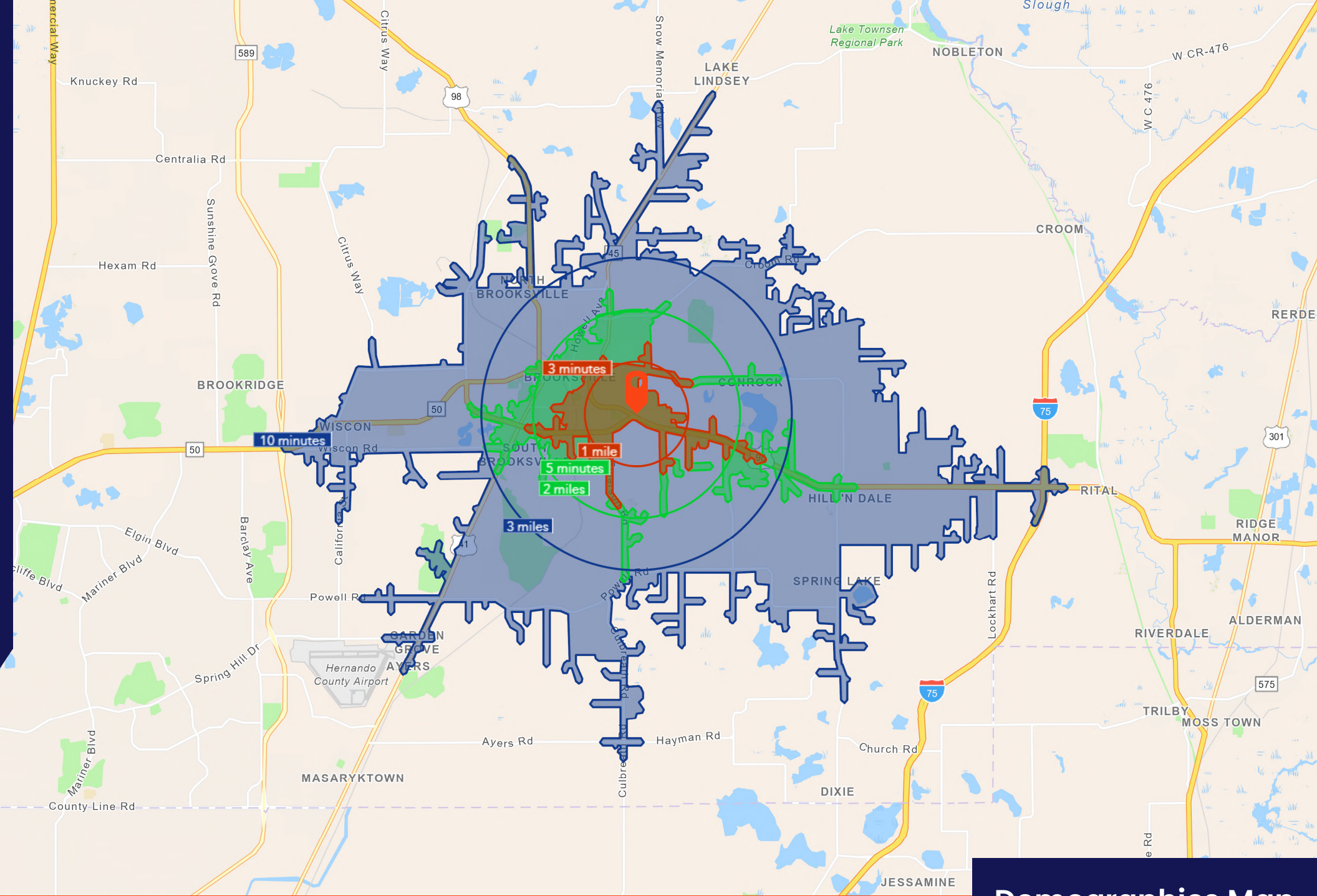
Size +/- (Acres)	2.0
Parcel Key #	671286 & 904454
Zoning	Agricultural (AG)
DOR Use Code	(54) Timber Natural Stand
Utilities	City of Brooksville Water
Frontage	Approximately 300 ft on Cortez Blvd
Traffic Count	22,500 AADT on Cortez Blvd & 3,500 AADT on Jasmine Dr
Price	\$1,300,000



Regional Location Map



Location Map

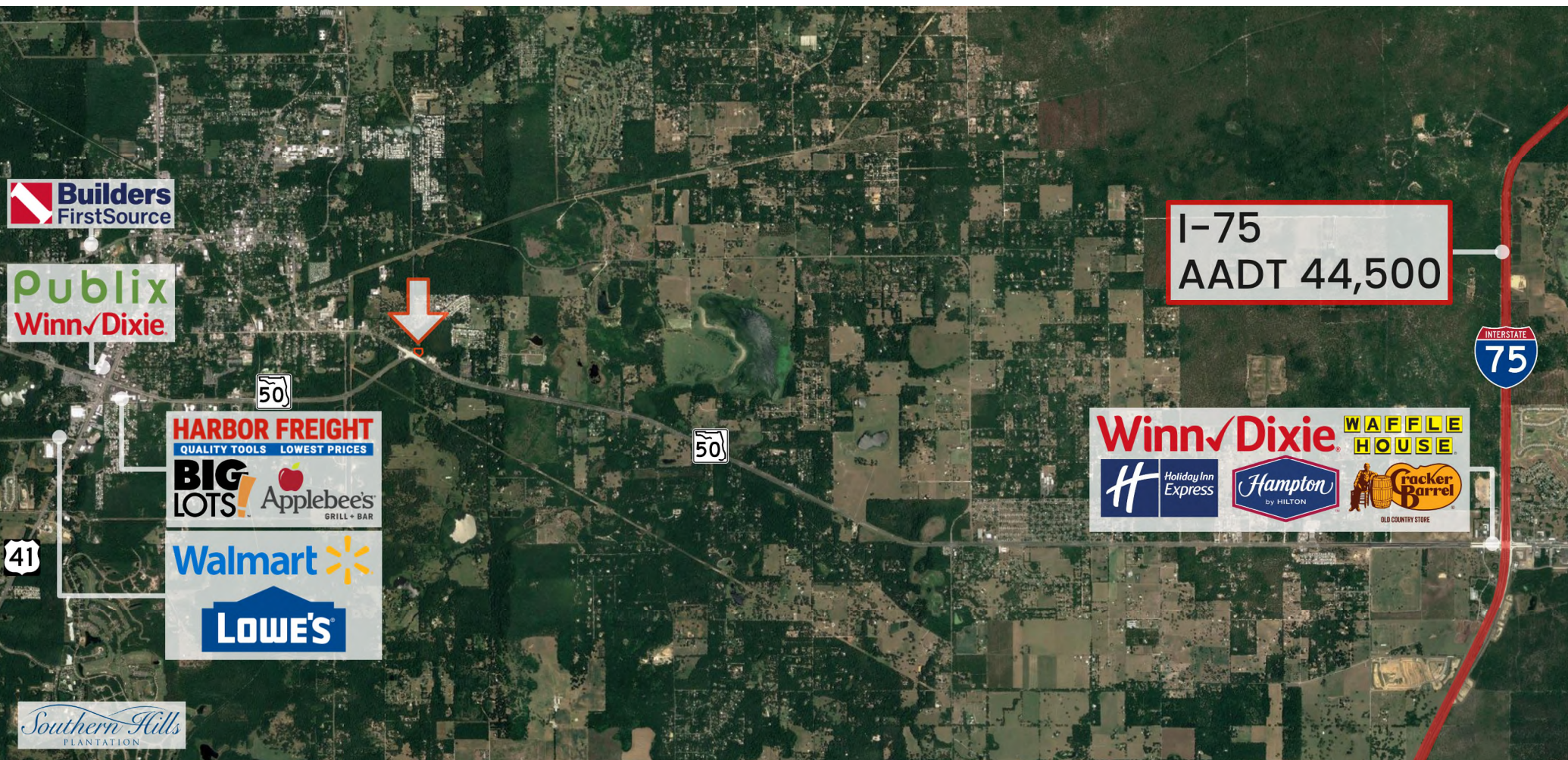


Demographics Map

Drive Time	3 Minutes	5 Minutes	10 Minutes	1 Mile	2 Mile	3 Mile	Hernando	Florida
Population Data								
Total Population	2,461	6,696	23,862	1,525	6,844	15,008	196,241	21,733,419
Households	1,034	2,959	10,057	656	2,974	6,502	80,394	8,514,543
Average Household Size	2.33	2.19	2.32	2.3	2.23	2.23	2.42	2.5
Owner Occupied Housing Units	636	2,002	7,259	398	2,056	4,322	64,087	5,633,437
Renter Occupied Housing Units	398	957	2,799	258	918	2,180	16,307	2,881,106
Median Age	43.9	53.8	50	41	53.7	51	50.9	42.8
Income Data								
Median Household Income	\$27,027	\$32,924	\$43,028	\$26,266	\$34,213	\$37,050	\$51,170	\$58,462
Average Household Income	\$41,371	\$47,144	\$59,948	\$42,106	\$49,031	\$53,281	\$65,095	\$83,820
Per Capita Income	\$16,486	\$20,837	\$25,094	\$16,061	\$21,576	\$23,225	\$26,657	\$32,917
Business Data								
Total Businesses	168	621	1,204	88	525	943	5,746	978,439
Total Employees	1,647	6,653	12,020	685	5,802	9,669	50,811	9,165,693

Key highlights

- Population of 23,862 people within a 10-minute drive
- 1,034 households within a 3-minute drive



I-75
AADT 44,500



Winn-Dixie WAFFLE HOUSE
Holiday Inn Express Hampton by Hilton Cracker Barrel OLD COUNTRY STORE

HARBOR FREIGHT QUALITY TOOLS LOWEST PRICES
BIG LOTS! Applebee's GRILL + BAR

Walmart
LOWE'S

Builders FirstSource

Publix Winn-Dixie



Southern Hills PLANTATION

Regional Trade Area

Downtown
Brooksville



Town & Country
EQUIPMENT
Family Owned and Operated



E Jefferson St
AADT 11,300

EUROTECH
B.E.T.-ER MIX
Concrete and Related Products
(est. 1972)
Ranch Hand
Feed Depot

HERNANDO COUNTY
KENNEDY
PARK
Mykonos



Everglades
Since 1963
Equipment Group
Animal Medical Center
of BROOKSVILLE

HIDDEN CREEK
Golf Carts



Cortez Blvd
AADT 22,500



Neighborhood Trade Area



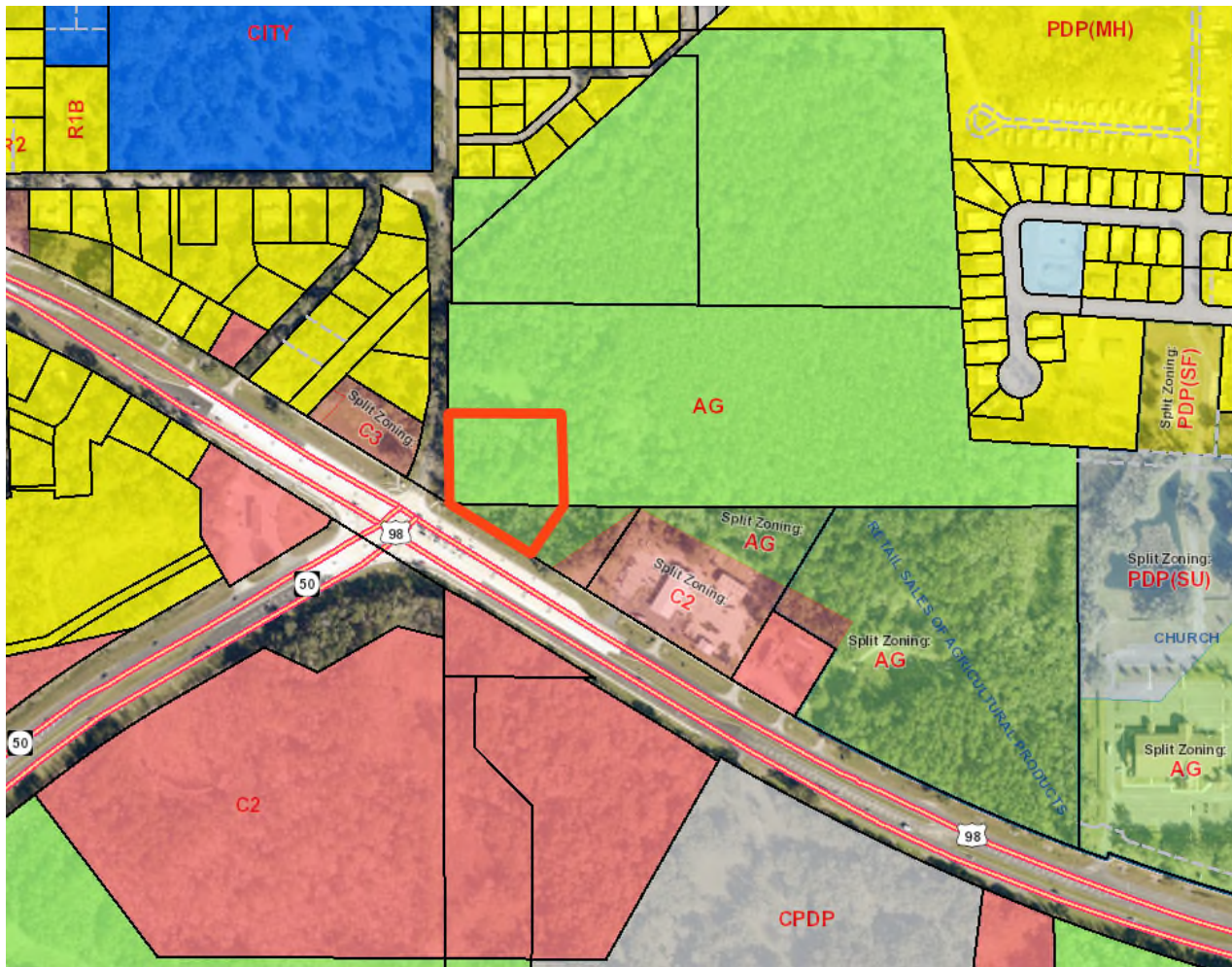
2 Acres

Zoned AG

Actual property dimensions
are flexible and negotiable

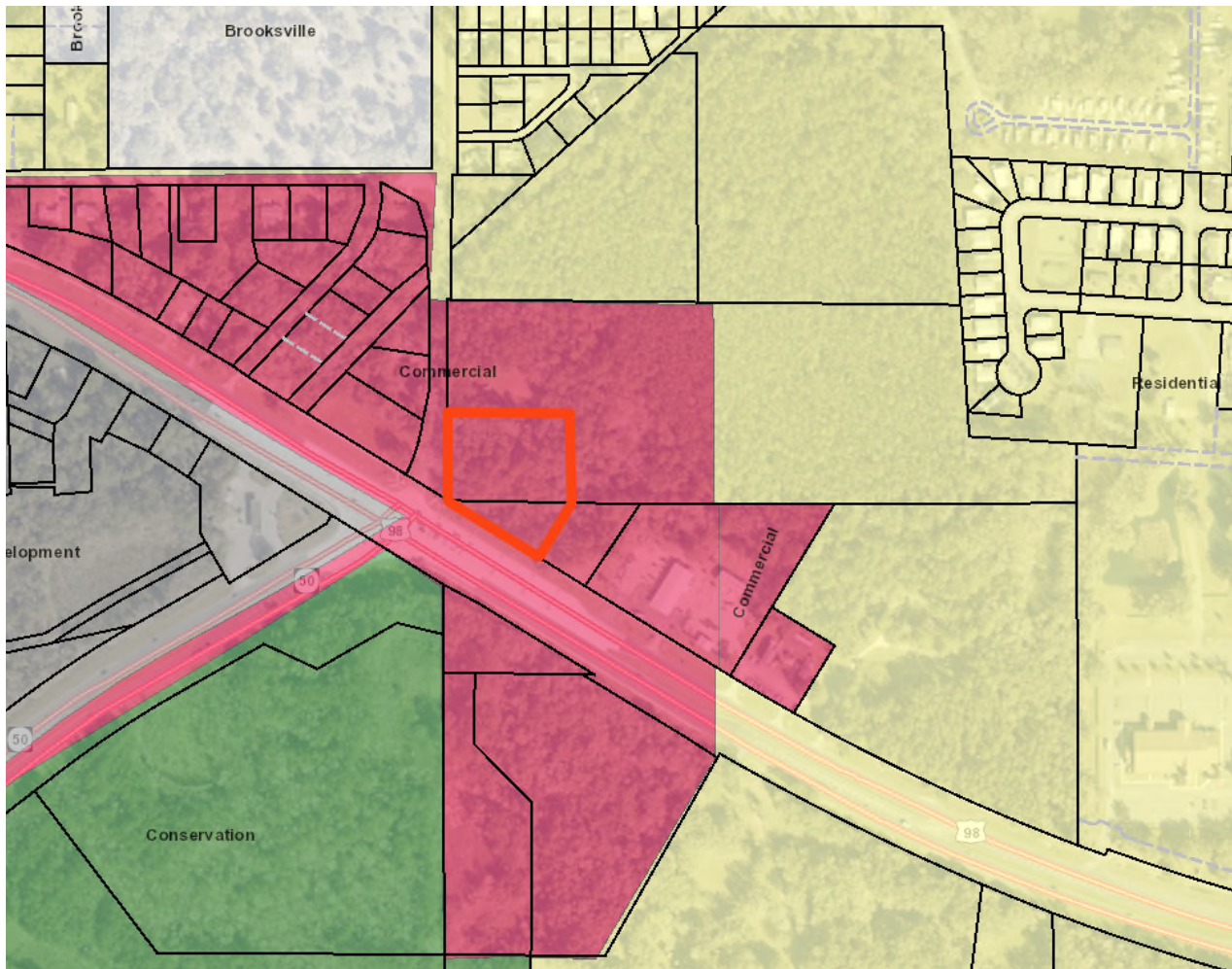
~300 FT

Aerial



- Agricultural
- Commercial
- Residential
- CPDP (Combined)

Zoning



Future Land Use

- Commercial
- Conservation
- Residential
- Planned Development





Robert Buckner

Broker/Owner

robert@rbuckner.com

Office: 352 796 4544 | Cell: 352 238 6930

About & Experience

Robert has been the broker-owner of Robert A. Buckner & Associates, Inc. since 1987. He is of the sixth generation of his family to reside in Hernando County, Florida. With over 30 years of experience and integrity in all aspects of real estate brokerage, he has established a company that endeavors to provide superlative professional advice and assistance to clients. In his spare time, Robert is an avid golfer and hunter.

Education

- Attended the University of Florida and graduated from St. Leo University in 1983 with a BA in Business Administration

Current Board Involvement

- Gator Boosters, President Elect
- Hernando SunTrust Bank Board of Directors
- Nature Coast Board
- Hernando Progress, Inc.
- Brooksville Vision Foundation

Community Involvement

- Former Board of Trustees of Saint Leo University for over 20 years
- Former Vice Chairman Coastal Rivers Basin Board
- Former Economic and Development Commission of Hernando County
- Former President of Downtown Development Corporation of Brooksville

Robert A. Buckner & Associates, Inc.

11 N Main Street
Brooksville, FL 34601



Charles Buckner

Associate

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Office: 352 796 4544 | **Cell:** 352 848 5545

About & Experience

Charles now marks the seventh generation of his family to reside in Hernando County and has always wanted to come back to Brooksville. He recently completed both his undergraduate and graduate degrees in real estate. Charles specializes in the brokerage of commercial properties and land. He also helps manage the company's privately owned portfolio of commercial properties. He is also primarily responsible for the new features and capabilities of the brokerage that can be seen in use today. Charles is a devoted gym-goer and greatly enjoys the aquarium hobby. On the side he owns a business that grows freshwater aquarium plants that are then sold online.

Education

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

Focus Areas

- Investment Sales
- Marketing
- Leasing
- Commercial Property Management

Robert A. Buckner & Associates, Inc.

11 N Main Street
Brooksville, FL 34601



View this property on MapRight:

<https://mapright.com/ranching/maps/9d839364e15d3d8cdcd35ec913af2fda/share>

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Confidentiality & Disclaimer

Disclaimer Statement—Robert A. Buckner & Associates, Inc. aims to provide accurate information from sources we deem as reliable for this property. We do not guarantee this accuracy. Buyer should rely on their own research.