

INDUSTRIAL POTENTIAL LAND



Ponce De Leon Blvd & Cobb Rd | 14.5 Acres | C2 & AG Zoning

Listed By

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

Property Summary

This 14.5 acres of corner land presents itself as an investment or industrial owner/user opportunity. The subject has split zoning, with the majority being agricultural accompanied by 1.2 acres of commercial (C2) directly on the corner. The future land use, or comprehensive plan, calls for an industrial use. Surrounding the subject is one of Florida's largest mining areas, as well as existing heavy and light industrial users such as Turtle Infrastructure Partners, Ring Power CAT, and more. The subject is on the north-west corner of Ponce De Leon (US-98) & Cobb Rd.

Highlights

- Designated as industrial on the comprehensive plan
- Current zoning has commercial on the corner with the remainder being agricultural
- Planned roadway improvements for both Ponce De Leon Blvd and Cobb Rd to become six lane divided roads
- Within one of Florida's largest rock mining areas

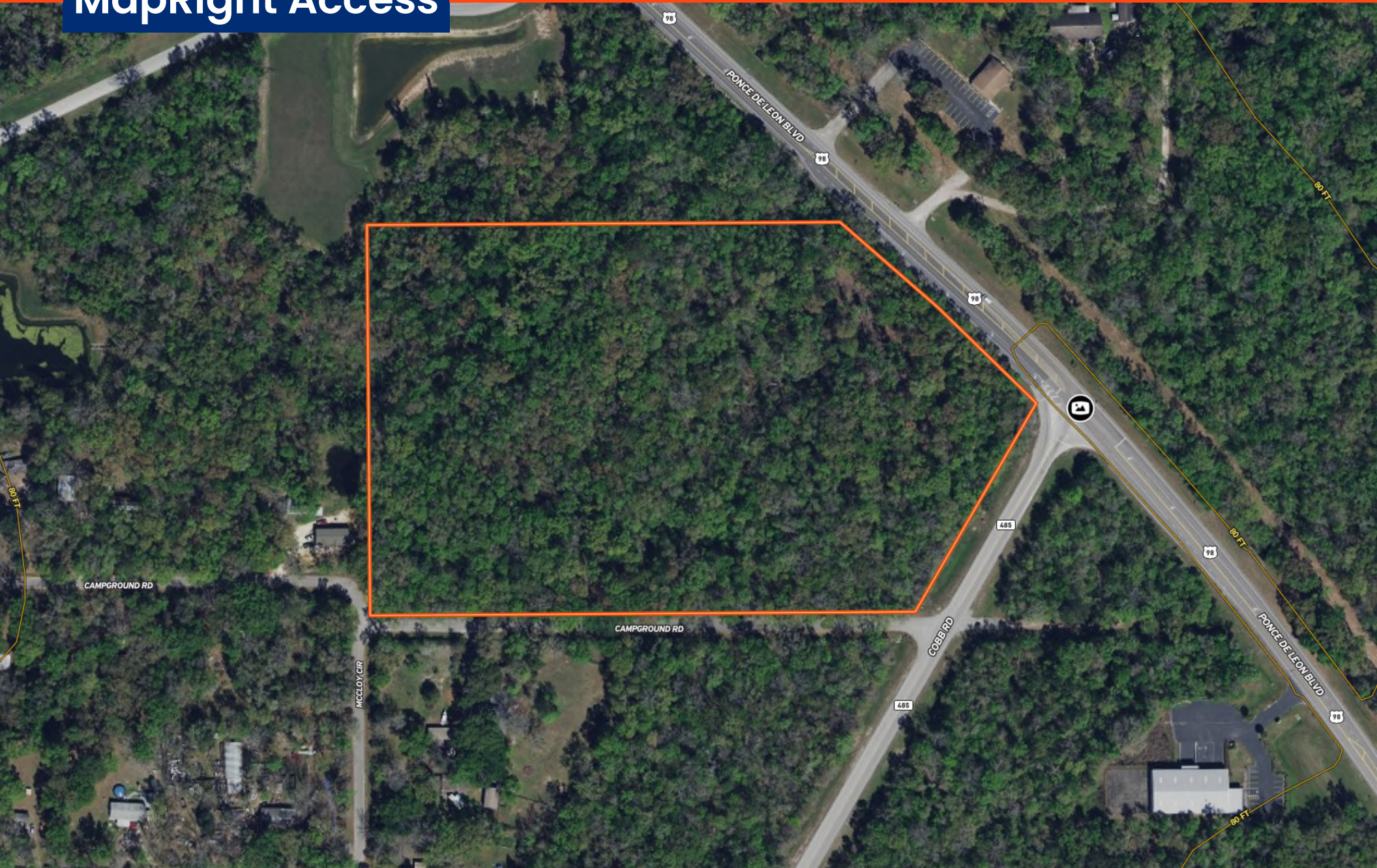
Location Information

Site Address	NW Corner of Ponce De Leon Blvd & Cobb Rd
City, State, Zip	Brooksville, FL 34601
County	Hernando

Property Information

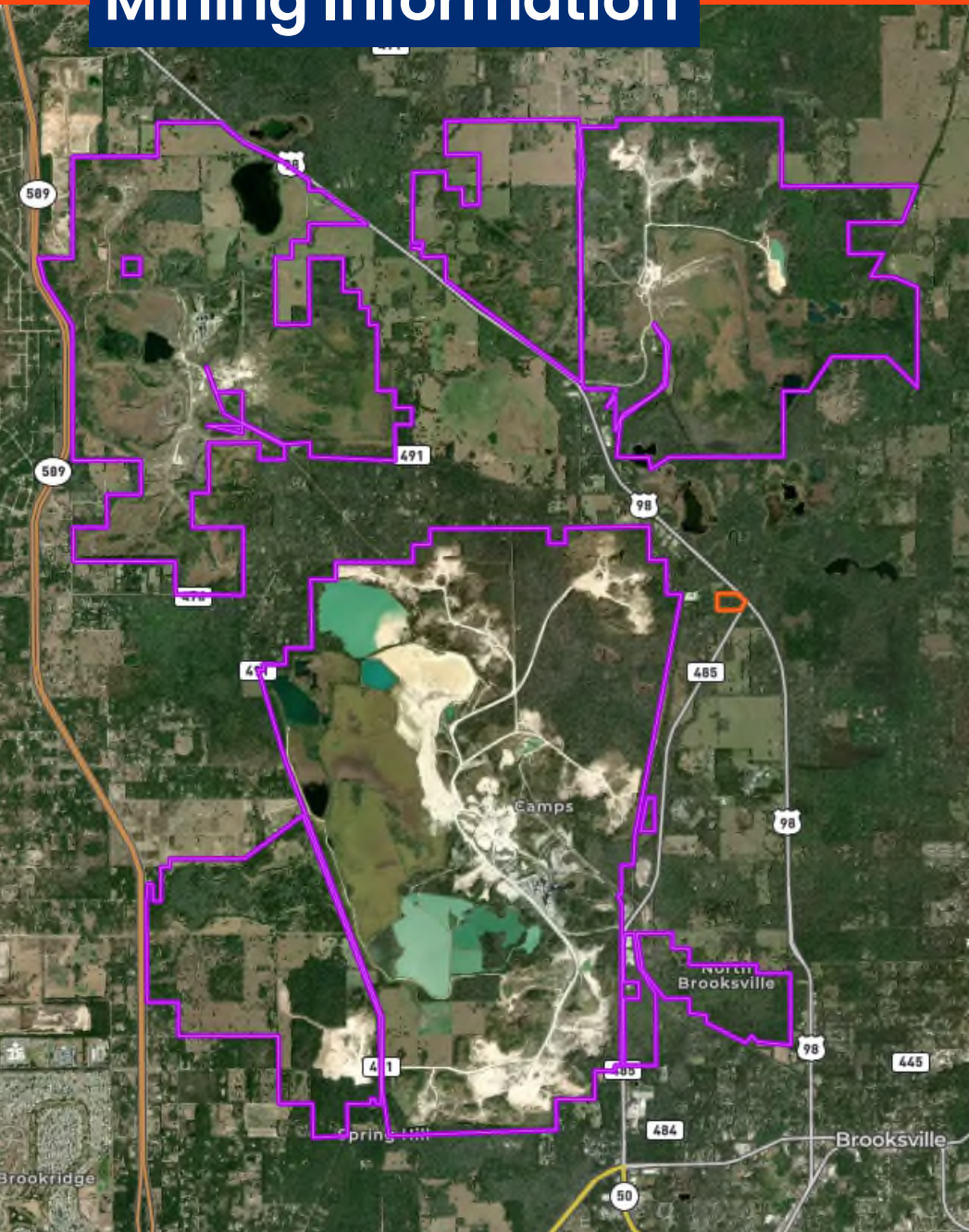
Size +/- (Acres, SF)	14.5 Acres or 631,620 SF
Parcel Key #	335649
Zoning	Commercial (C2) & Agricultural (AG)
DOR Use Code	(10) Vacant Commercial
Utilities	Power only
Frontage	440 FT on Ponce De Leon Blvd & 400 FT on Cobb Rd
Traffic Counts	7,100 on Ponce De Leon & 10,100 on Cobb Rd
Taxes (2022)	\$2,436.20
Price	\$550,000

MapRight Access



View the map [here](https://mapright.com/ranching/maps/47c835c648ece0c77c5177475a2f4df5/share) <https://mapright.com/ranching/maps/47c835c648ece0c77c5177475a2f4df5/share>

Mining Information



Mining Industry

The cement and mining industry has proved to be a significant economic export sector of Hernando County for many years.

This map outlines the mining areas and lands owned by mining companies to showcase both the current operations and future potential.

The subject property is located directly within the industrial area on the comprehensive plan.

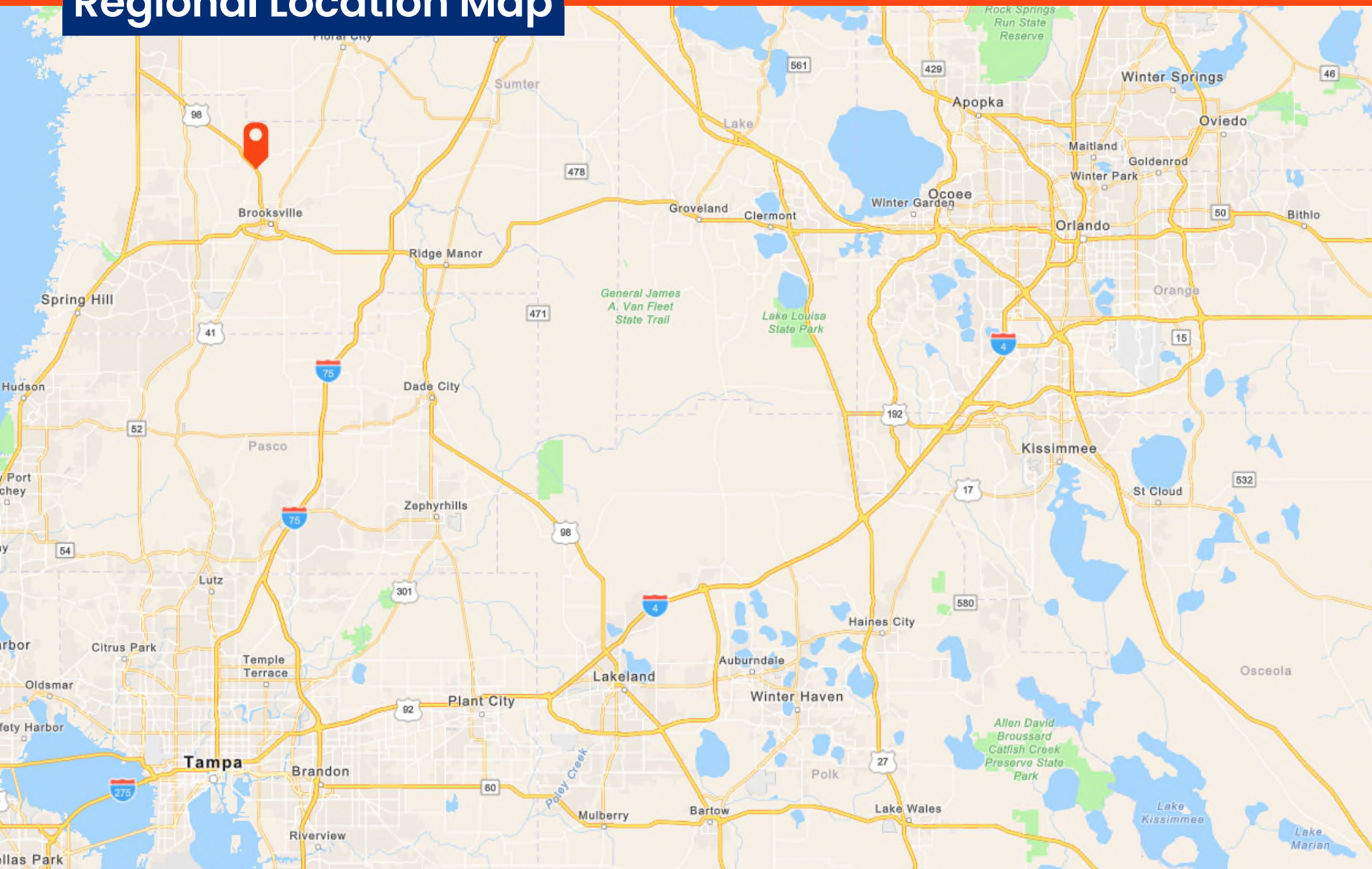
Learn more about Cemex's operations here—
<https://cemexhernando.com/our-brooksville-operations/>

View this particular map—
<https://mapright.com/ranching/maps/2abd3d53e7beaf3b408b3a876cd6e76f/share>

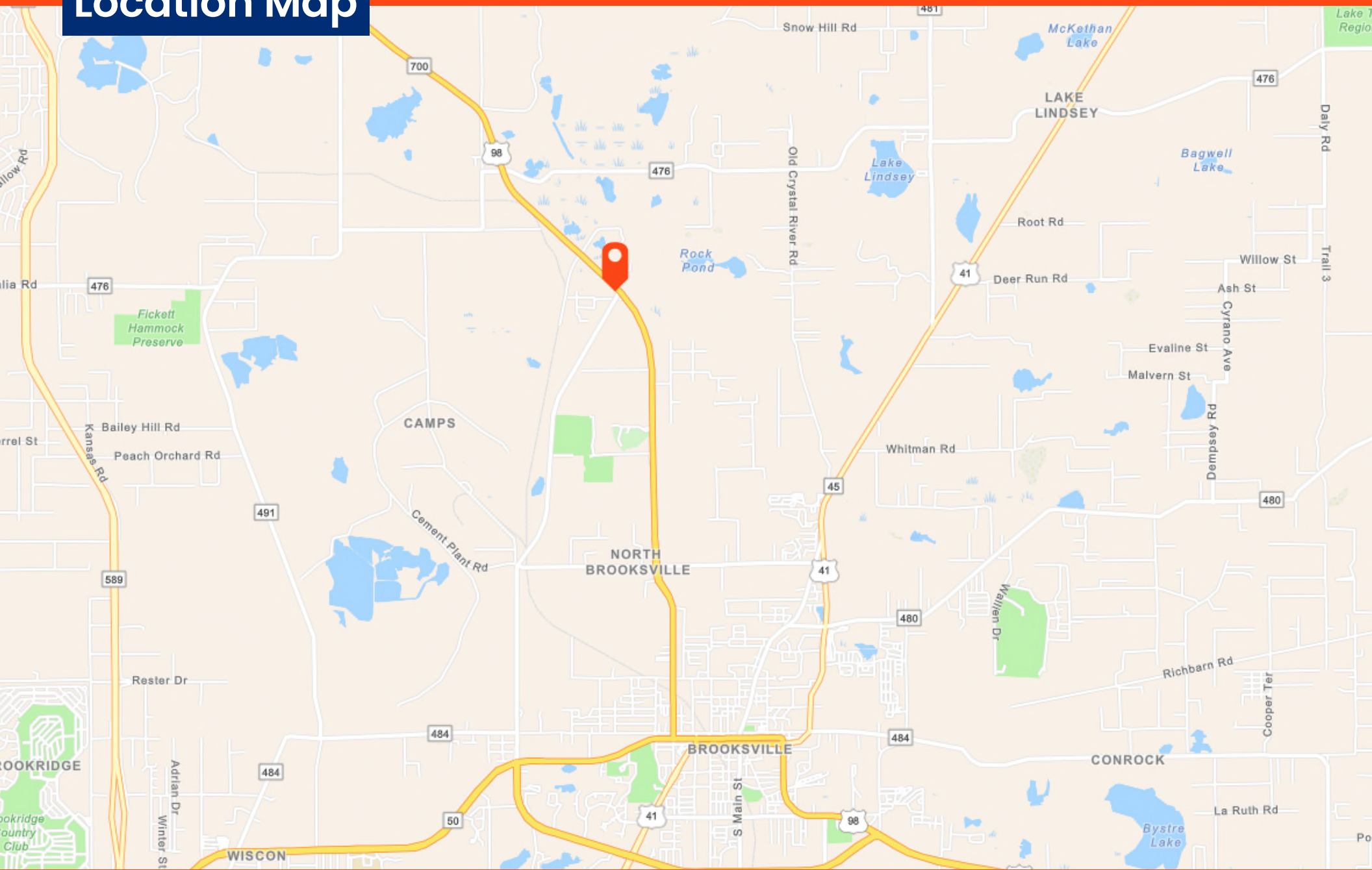
Traffic and Export Map



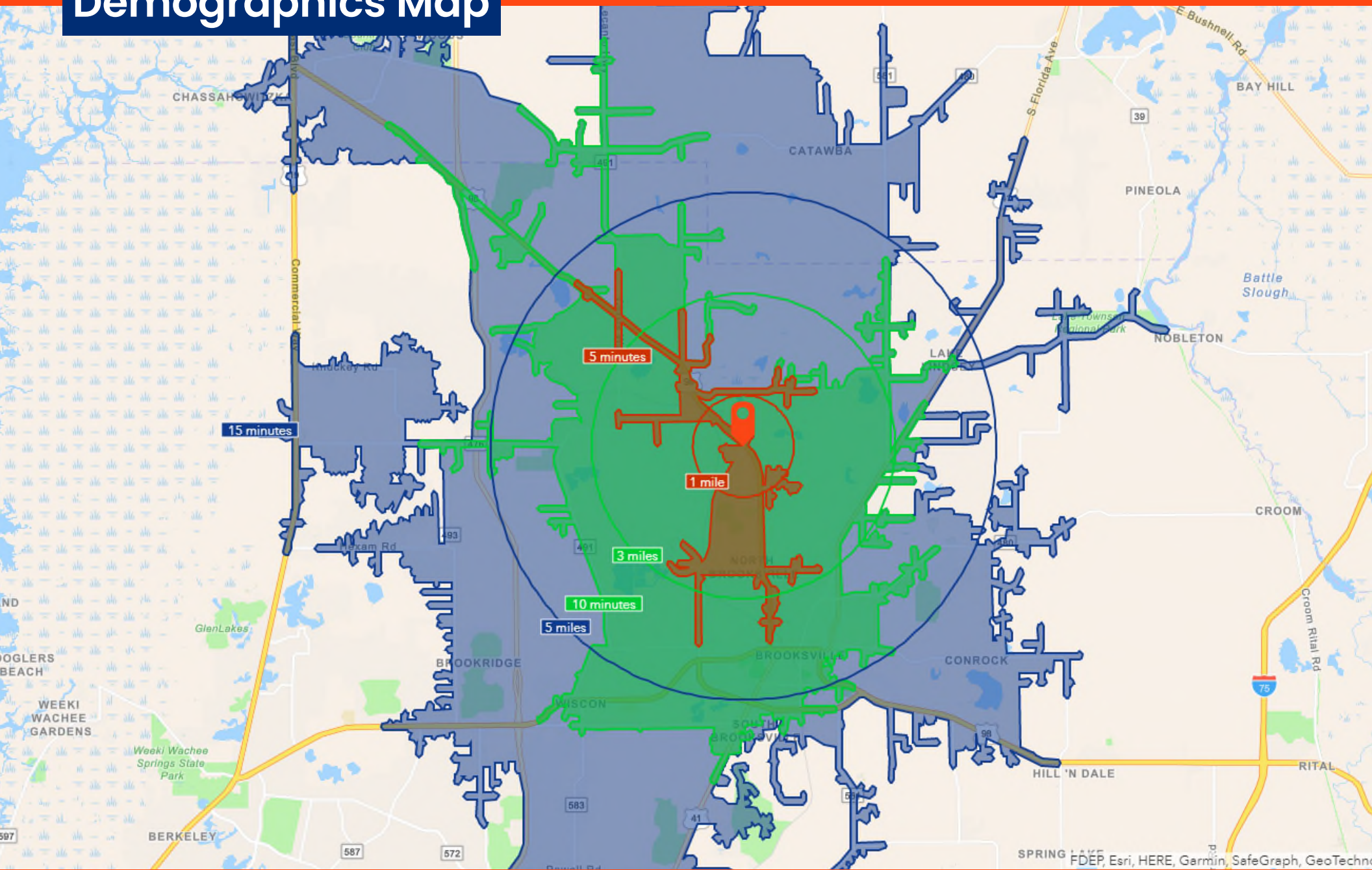
Regional Location Map



Location Map



Demographics Map



Drive Time	5 Minutes	10 Minutes	15 Minutes	1 Miles	3 Miles	5 Miles	Hernando	Florida
Population Data								
Total Population	345	13,478	41,654	332	2,762	14,975	198,562	22,114,754
Households	128	5,844	17,987	137	1,121	6,362	81,280	8,760,977
Average Household Size	2.66	2.25	2.29	2.42	2.44	2.31	2.42	2.47
Owner Occupied Housing	86	3,753	14,422	106	887	4,403	65,069	5,794,353
Renter Occupied Housing	41	2,091	3,565	31	234	1,959	16,211	2,966,624
Median Age	46.4	50.4	55.9	51	50.4	50.9	50.9	42.8
Income Data								
Median Household Income	\$45,456	\$40,753	\$51,582	\$49,251	\$53,328	\$44,340	\$55,932	\$65,438
Average Household Income	\$63,802	\$59,384	\$70,424	\$67,864	\$72,835	\$63,998	\$74,476	\$96,086
Per Capita Income	\$26,305	\$25,800	\$30,654	\$28,874	\$30,452	\$27,583	\$30,534	\$38,149
Business Data								
Total Businesses	60	1,026	1,780	17	102	969	6,200	1,068,913
Total Employees	585	10,433	17,468	109	782	9,471	52,148	9,365,861

Key Highlights:

- 60 Businesses within a 5-minute drive
- ~21% of Hernando County's population is within a 15-minute drive

Neighborhood Trade



ALAN'S ROOFING

Ring Power®



98



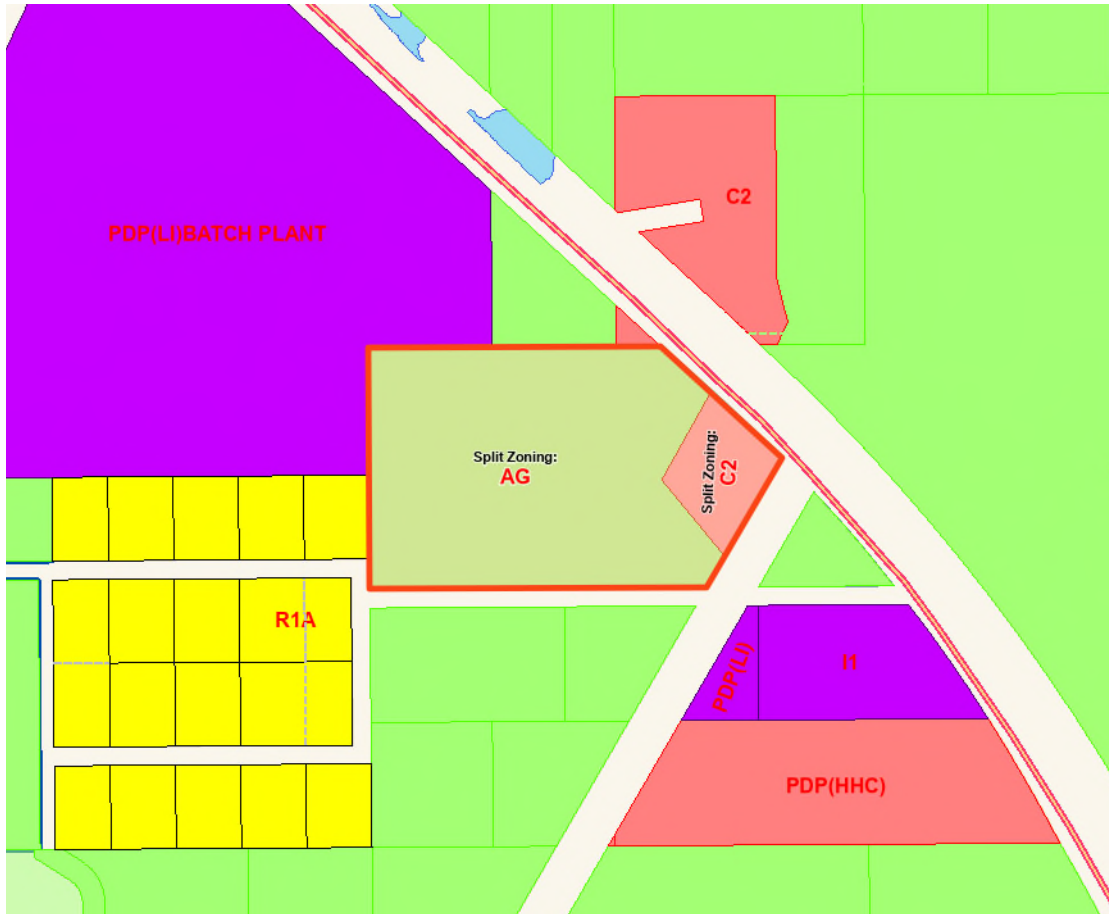
Trade Area Map



Property Aerial



Zoning Classification



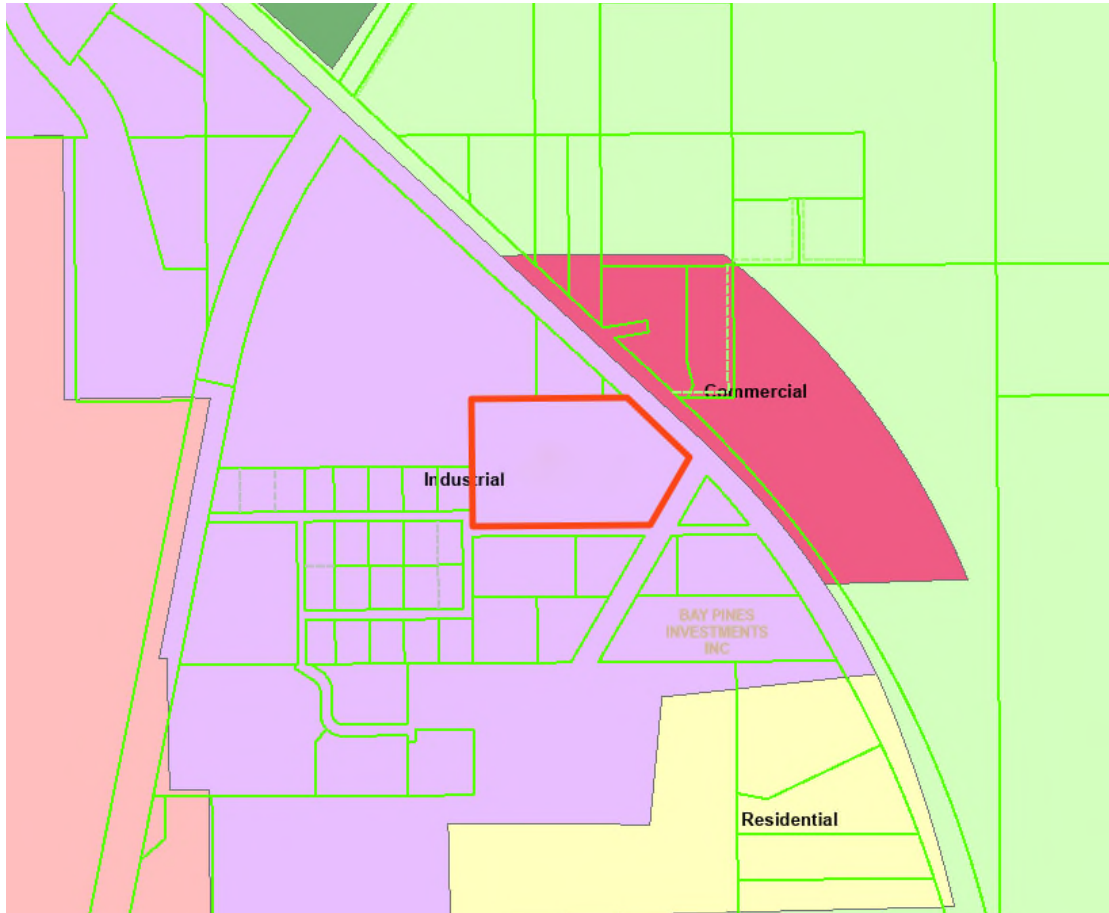
Zoning Information

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





Zoning Key

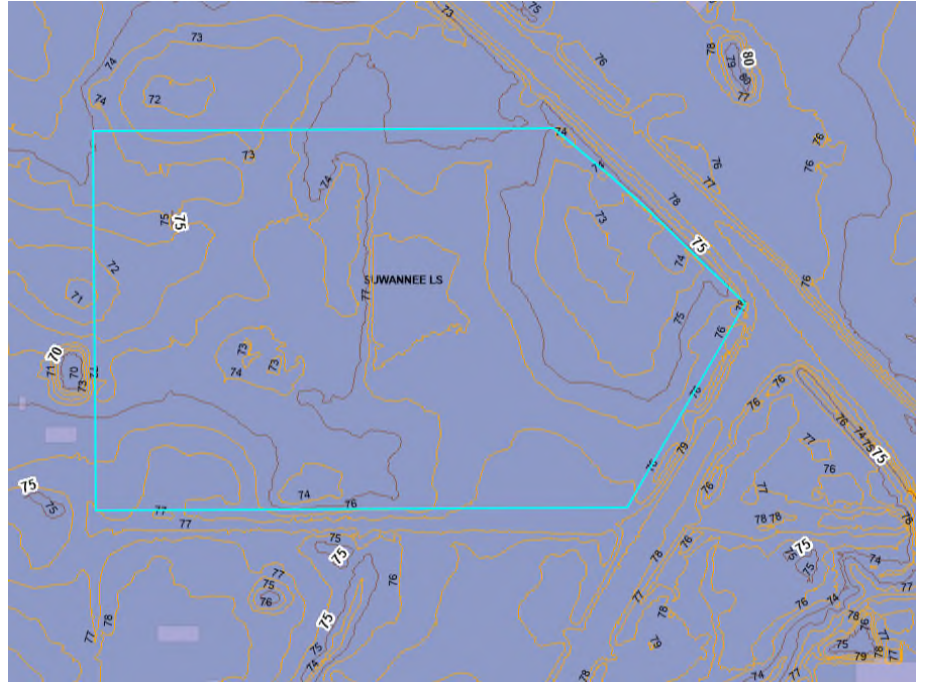
- Commercial
- Agricultural
- Industrial
- Residential (R1A)

Future Land Use



Future Land Use Key

-  Industrial
-  Commercial
-  Agricultural
-  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

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

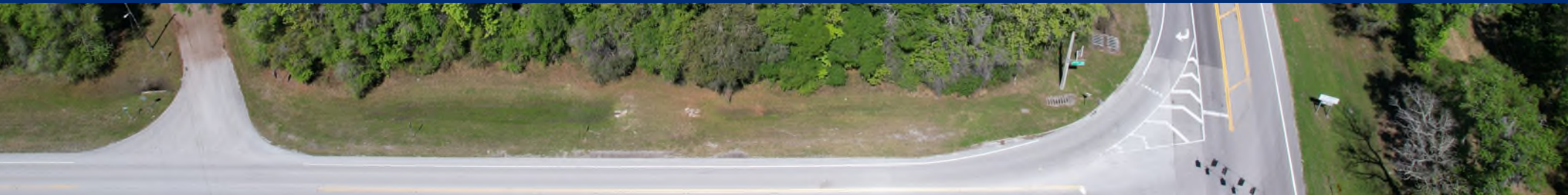
- Board Member, The Ederington foundation
- Member, The Murray Family Foundation
- Member, Hernando County Chapter of the Coastal Conservation Association

Focus Areas

- Land Brokerage
- Commercial Brokerage and Leasing

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