

DEVELOPMENT OPPORTUNITY



NEARBY RETAIL

- Holiday Inn Express
- Hampton Inn
- Burger King
- Cracker Barrel
- RaceTrac
- Winn-Dixie
- Days Inn
- Dollar General
- Waffle House
- McDonald's
- Taco Bell
- Subway
- Wendy's
- Advanced Auto Parts
- Dunkin' Donuts

57.30± Acres Residential / Retail / Office Development Site in Brooksville, Florida

57± ACRES MIXED USE

- Highway Commercial
- I-75 location
- Up to 320,000 SF of Retail
- Up to 100,250 SF of Office
- Multiple access points on SR 50
- 18,500 AADT
- 6.2% projected 5-year population growth
- Existing adequate utilities
- 1,862 feet of frontage on Cortez Blvd. (S.R. 50)
- Includes two billboard leases that generate \$3,100 per annum

ZONING

- Planned Development Project (PDP)
- Approved for C-1: General Commercial District uses: "general retail, convenience goods, shopping goods, personal services and limited institutional uses"
- Land Use: General Commercial (GC)
- Preliminary plat approved for up to 320,000 SF of retail use and 100,250 office/medical use

*Seller will provide adequate time to obtain commercial or residential entitlements

Location Map



Demographics - 5 Mile Radius

	2017	2022	% Δ
Population	12,740	13,532	6.2%
AVG. HH Income	\$56,044	\$62,018	10.7%
Median Home Value	\$133,761	\$191,762	15.0%

Traffic Counts

State Road (SR) 50	18,500 ADT
Interstate 75:	47,500 ADT

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