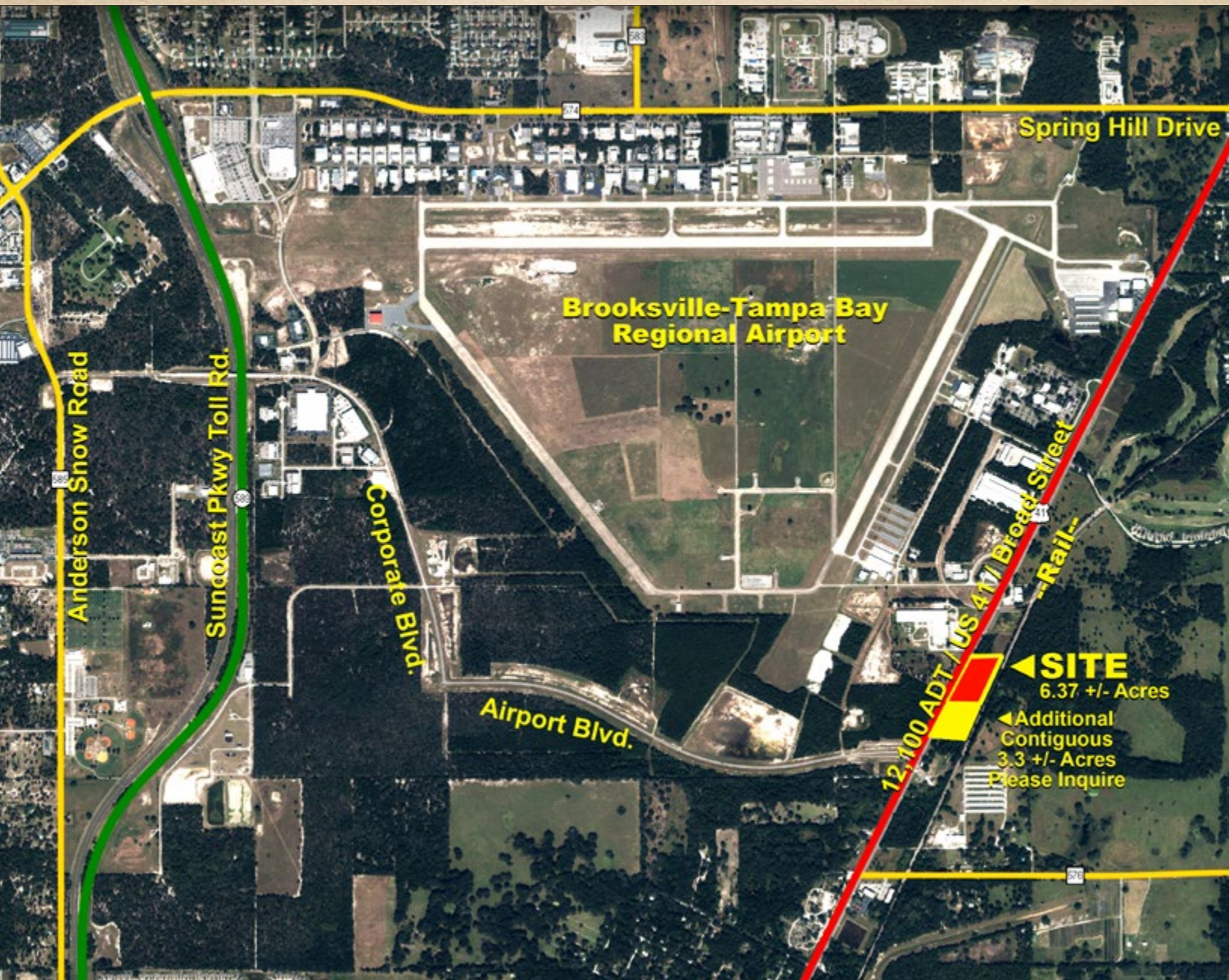


HERNANDO COUNTY AIRPORT COMMERCIAL ACREAGE

Brooksville, FL • Hernando County

6.37 +/- ACRES



Significant Price Reduction!

HERNANDO COUNTY AIRPORT COMMERCIAL ACREAGE

Brooksville, FL • Hernando County

Property is in a prime location for commercial and industrial uses. Located one mile south of the entrance to Brooksville-Tampa Bay Regional Airport and is across the street from the south entrance to the Airport Industrial Park and only 2.3 miles to SR 589 (Suncoast Expressway). U.S. 41 (Broad Street) is four lanes with a traffic count of 12,100 per day.

Acreage: 6.37 +/- acres

NOTE: Additional 3.3 +/- acres contiguous to site for sale

Sale Price: ~~\$650,000~~ - \$450,000 - **Price Reduced!**

Price per Acre: \$70,643.64

Site Address: 1554 Broad Street (US 41), Brooksville, FL 34604

County: Hernando

Road Frontage:

- 734 +/- FT on US 41 (Broad Street), a four -lane highway
- Traffic count 12,100 ADT

Rail Frontage: 724 +/- FT of active freight rail track adjacent to property's eastern boundary

Structures: Home built in 1946 (resident will vacate upon sale) and barn

Water Source/Utilities:

- 16-inch county maintained water main
- 4-inch county maintained sewer main
- Both are located on the opposite side of US 41 directly across from the parcel

Zoning: Development will require site plan governed rezoning for a specific commercial or industrial use

FLU: Airport Planned Development District allowing commercial and industrial uses

Current Use: Occupied residence

Parcel ID: R2231930179500000230 (Hernando County)

Driving Directions:

- From SR 589 (Suncoast Parkway), take Exit 37 (County Line Road)
- Go east on County Line Road to US 41 (Broad Street) and turn left (north) on US 41
- Property is approximately one (1) mile ahead on the right

Showing Instructions:

- Showings by appointment only
- Occupied residence on property

2.3 +/- Miles to SR 589/Suncoast Expressway

4 +/- Miles South of Brooksville

30 +/- Miles North of Tampa



Commercial Industrial Uses

**Adjacent to Large Capacity Road (US 41)
with 12,100 ADT**

**Adjacent to Active Freight Rail Track
Designated Commercial and Industrial in the
County's Comprehensive Plan.**

**Located Adjacent to the
Brooksville-Tampa Bay Regional Airport**

- Airport is tower controlled
- Runway 3/21 : 5015 x 150 FT: capacity up to 135,000 lbs (double tandem wheel)
- Runway 9/27 : 7001 x 150 FT: (Capacity up to 145,000 lbs (double tandem wheel)



114 N. Tennessee Ave., 3rd Floor
Lakeland, FL 33801
863.648.1528 - Main Office
18622 NW US 441
High Springs, FL 32643
www.SREland.com

Derrill McAteer • 863.692.3745
DMcAteer@SaundersRealEstate.com

For additional maps and details, to go:

www.SaundersRealEstate.com/HernandoAirportComm