

Emerson Oaks
Brooksville, FL

New Price
December 2011

Mixed-Use Vacant Land
23.45 +/- Acres

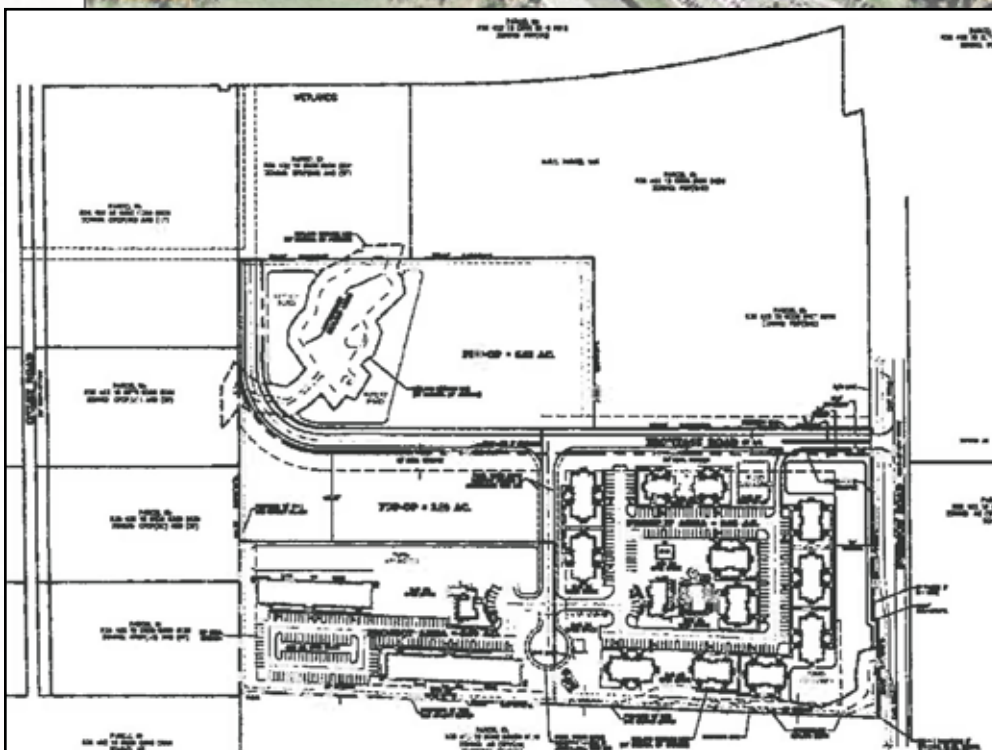
Multifamily, ALF
Professional Office

Approved 3-Phase
Master Plan!



Bank
Owned!

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Aerial Map

Parcel ID:

R26 422 19 0000 0100 0030

Site Plan



Emerson Oaks Brooksville, FL

Description:

This great vacant parcel for long-term development is entitled for multifamily, ALF, and office-professional uses. The parcel has an approved master plan that divides the property into three phases.

Phases I and II are proposed for multifamily developments with a total of 180 units (96 family-oriented units and 84 age-restricted adult units). Phase III is proposed for multifamily and ALF/Professional offices totaling up to 60,000 SF.

Total Acreage: 23.45 +/- acres

Price: ~~\$650,000~~

NEW PRICE \$500,000 December 2011

Property Address: Emerson Road
Brooksville, Florida, Hernando County

Nearest Intersection: Emerson Road and Cortez
Blvd. (Hwy 50)

Area Description & Nearby Landmark:
Moton Elementary is adjacent to the south

Current use of land: Vacant

Uses: Multifamily, professional office

Road Frontage: 607 +/- ft. on Emerson Rd.

**Zoning or Future Land Use Map Designation
& Density:** Mixed Use: Commercial,
Multifamily

Land Cover: Native woods

Uplands/Wetlands: All uplands

Water provided by: City of Brooksville

S.T.R: 26-22s-19e

Approved Master Plan:

- Includes 96 multifamily units on the southeastern 9.13 +/- acres (10.5 units per acre)
- Includes 84 multifamily units on the southwest +/- 5 acres (16.8 units per acre)
- Remaining +/- 9.32 acres are approved for multifamily, ALF, and/or professional office uses with specific approval for 42 units or 24,000 SF on 2.8 acres and 36,000 SF on 6.52 acres (Phase III)
- Approved site plan indicates a proposed access road extending from Emerson Road westward through the center of the property (see site plan)



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Emerson Oaks Brooksville, FL



Driving Directions

- From Brooksville – head east on Hwy 50 (Cortez Blvd.) to Emerson Road
- Turn south on Emerson Road
- The property is on the right just south of the intersection

GPS Coordinates

082.37605 28.53537

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Approved 3-Phase Master Plan!

Multifamily, ALF,
Professional Office
Wooded, Vacant Land

Near I-75 to Tampa



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3rd Floor

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