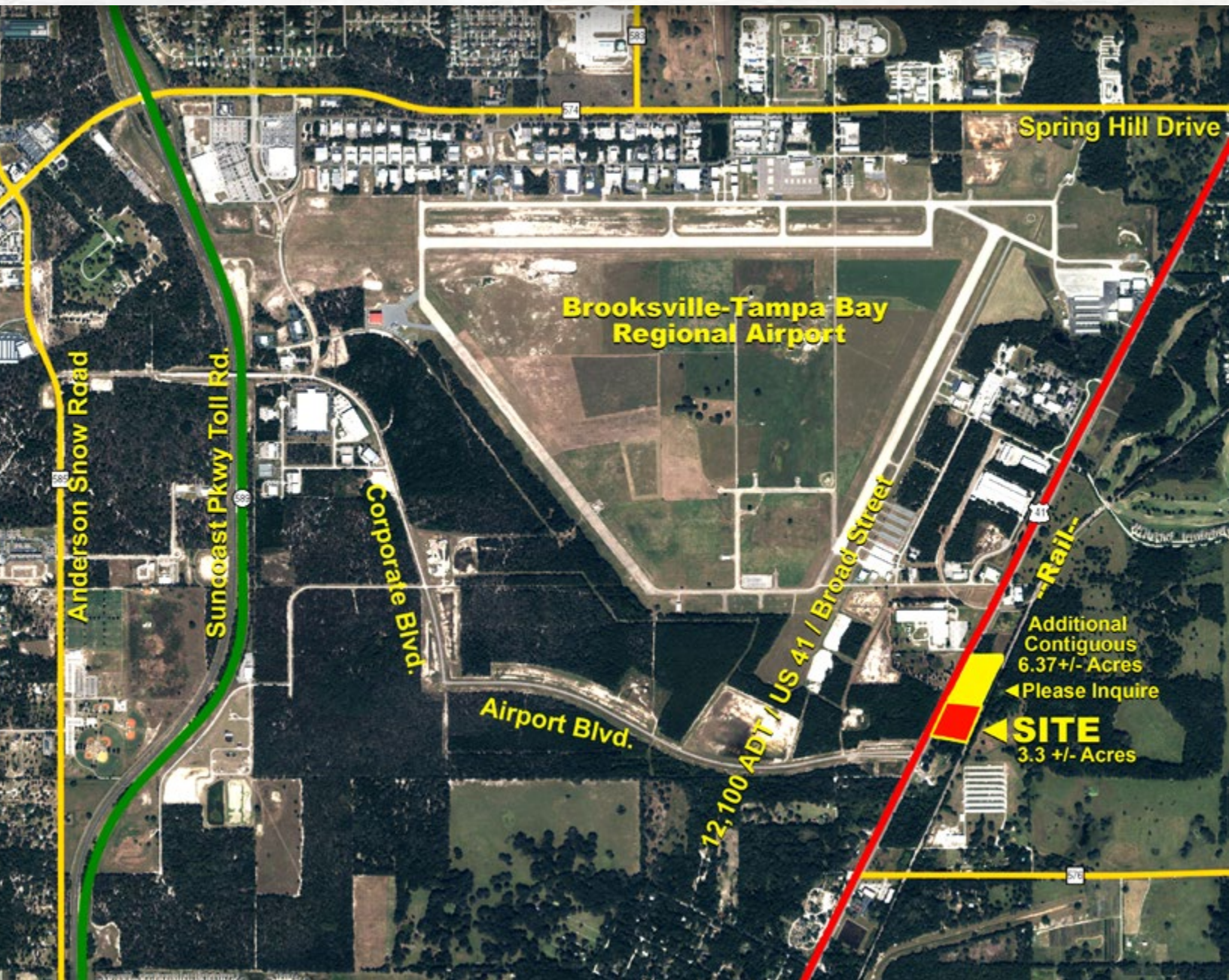


US 41 BROOKSVILLE COMMERCIAL ACREAGE

Brooksville, FL • Hernando County

3.3 +/- ACRES



US 41 BROOKSVILLE 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. 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: 3.33 +/- acres

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

Sale Price: \$350,000

Price per Acre: \$105,105.11

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

County: Hernando

Road Frontage:

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

Rail Frontage: 340 +/- FT of active freight rail track adjacent to property's eastern boundary

Fencing: None

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 and 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

Land Cover: Upland pine and natural growth, no structures.

Current Use: Vacant land

Parcel ID: R2231930179500000250 (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

2.2 +/- 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 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)



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For additional maps and details, to go:
www.SaundersRealEstate.com/US41Commercial