

TOMMIE

Since 1952

DAWSON REALTY

For Sale

10.76 Acres fronting Cortez Blvd. at the I-75 Interchange
Brooksville, Florida

Asking \$975,000

SUBJECT
10.76 acres

740 ft

630 ft

WEST CENTRAL FLORIDA LOGISTICS CENTER
38073 STATE ROAD 98 (CORTAZ BLVD) / I-75

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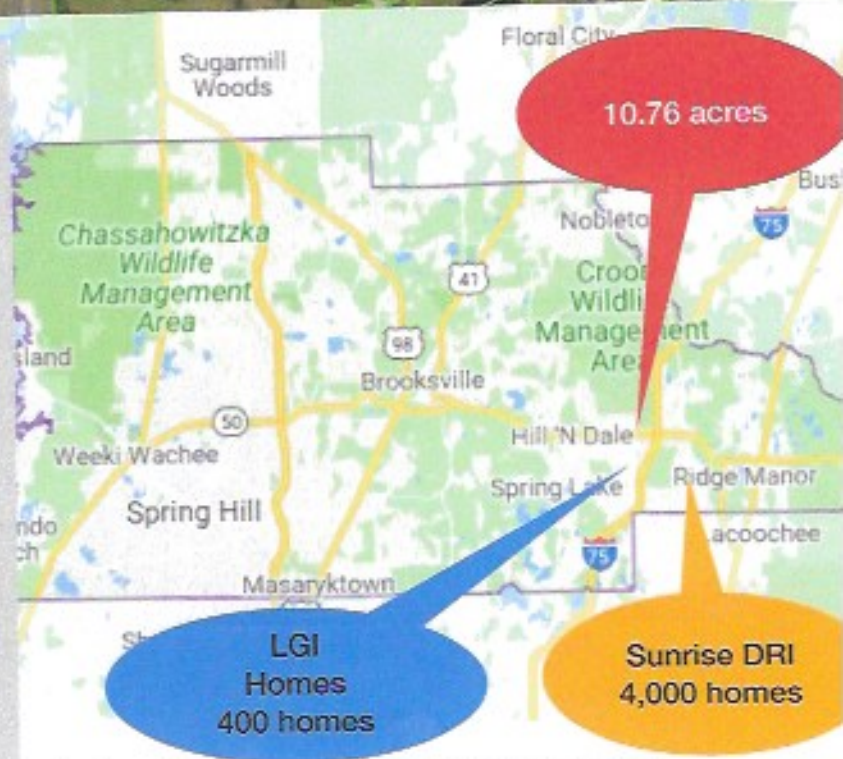
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Exploding Opportunity at I-75 & Cortez Interchange!

- 903,000 sf Distribution facility to east in permitting
- 4,000 home community (Sunrise DRI) fronting the I-75 & Cortez in progress
- I-75 interchange recently expanded & Cortez widened to 6 lanes AND Cortez being 4 lanes to Orlando.

Central Water (16" line) south side of Cortez
Central Sewer (8" line) south side of Cortez

Zoned: C1 Commercial & Agriculture



352-796-4948

675 Ponce de Leon Blvd

Brooksville, FL 35601

Subject 10.76 ac

903,000 sf
Distribution
facility in
permitting

Sunrise DRI
4,000 homes in
process

LGI Homes
Trilby Crossing
400 homes under
construction

EASTERN HERN

CRACKER XING

LEXINGTON CIR

WINDMERE RD

LANCWOOD DR

CM RITAL RD

98

700

50

NATURE COAST BLVD



HERNANDO COUNTY, FLORIDA PROPERTY RECORD CARD

1.0

2020 FINAL TAX ROLL RECERTIFICATION AFTER V.A.B.

KEY #	00372965	PRINTED	02/28/21	PAGE	1
PARCEL #	R31 422 21 0000 0040 0000	SITUS	CORTEZ BLVD		
OWNER(S)	LAKDAWALA BHAVNA S TRUSTEE, LAKDAWALA SHARAD R TRUSTEE	PARCEL DESCRIPTION	W432.87 FT OF S802 FT OF SW1/4 OF SW1/4 LESS W30 FT & LESS R/W FOR SR 50		
MAILING ADDRESS	3117 MOSSVALE LN	UPDATED	01/01/01		
UPDATED	TAMPA FL 33618-4318				
06/06/11					

MISCELLANEOUS PROPERTY INFORMATION

SQUARE FOOTAGE	58,562	
ACRES	7.30	
AERIAL MAP	116C	
JURISDICTION	C	COUNTY
LEVY CODE	CWES	COUNTY WIDE EMS
NEIGHBORHOOD	1751	CORTEZ BLVD, LOCKHART-KETTERING
SUBDIVISION	0	
DOR LAND USE	10	VACANT COMMERCIAL
NON-AD VALOREM DIST	36	H.C. FIRE/RESCUE DISTRICT

JANUARY 2020 GIS AERIAL



2020-03-00 PROPERTY VALUES

	COUNTY	SCHOOL	SWPMD	MUNICIPALITY
LAND	605,921	605,921	605,921	
BUILDINGS	0	0	0	
FEATURES AND OUT BUILDINGS	0	0	0	
JUST/MARKET VALUE	605,921	605,921	605,921	
VALUE PRIOR TO CAP	605,921	605,921	605,921	
ASSESSED VALUE	487,933	605,921	487,933	
EXEMPT VALUE	0	0	0	
TAXABLE VALUE	487,933	605,921	487,933	
CLASSIFIED USE LAND VALUE	0	AD VALOREM TAXES	8,340.79	NON-AD VALOREM TAXES 103.29

LAND INFORMATION

CODE	DESCRIPTION	AC	LAST UPDT	CAP YEAR	EXC CAP	GRA DE	FRONT TAGE	DEPTH	UNITS	MEASURE	ADJ RATE	VALUE
10	COMM SOFT	N	2018		Y	2			58,562.00	SOFT	8.40	491,921
99	ACREAGE	N	2018		Y	3			6.00	ACRES	19000.00	114,000

BUSINESSES ON PROPERTY

KEY #	BUSINESS NAME	NATCS	BUSINESS TYPE
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ADDRESSES ON PROPERTY

SITUS
CORTEZ BLVD

BUILDING PERMITS

APPLIC.#	APP.DATE	PERMIT #	CODE	DESCRIPTION	ISSUED	STATUS	FINALED	VALUE
1098558	4/16/02	0000000	S3	ON SITE SIGN		VOID		0

PROPERTY SALES

SALE DATE	NEW OWNER	CODE	DESCRIPTION	VAC?	INST	OR BOOK	OR PAGE	SALEGRP	VALUE
12/20/04	LAKDAWALA BHAVNA S TRUSTEE	Q	QUALIFIED	Y	WD	1946	1928	0	350,000
12/13/02	NOE JO NELL &	D	DISQUALIFIED	Y	PR	1606	1619	0	100



HERNANDO COUNTY, FLORIDA PROPERTY RECORD CARD

1.0

2020 FINAL TAX ROLL RECERTIFICATION AFTER V.A.B.

KEY #	00372965	PRINTED	02/28/21	PAGE	2
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PROPERTY SALES

SALE DATE	NEW OWNER	CODE	DESCRIPTION	VAC?	INST	OR BOOK	OR PAGE	SALEGRP	VALUE
07/01/86	VOSS JACQUELYN L EST OF	D	DISQUALIFIED	Y	QC	0617	1664	0	100
07/01/86	VOSS BILLY R & JACQUELYN	D	DISQUALIFIED	Y	QC	0617	1664	0	100
06/01/83	VOSS BILLY R & JACQUELYN	Q	QUALIFIED	Y	WD	0526	1373	0	80,000
01/01/80	ARNOLD JOHN WM		INVALID CODE	N		0000	0000	0	0

PROPERTY APPRAISER INSPECTIONS

INSP. DATE	ROLL	ENPL	CODE	REASON
05/15/20	2020	248	021	VACANT
12/18/15	2016	248	021	VACANT
09/12/11	2011	195	021	VACANT
05/27/04	2004	197	017	5 YEAR REVIEW



HERNANDO COUNTY, FLORIDA PROPERTY RECORD CARD

1.8

2020 FINAL TAX ROLL RECERTIFICATION AFTER V.A.B.

KEY #	01075108	PRINTED	02/28/21	PAGE	1
PARCEL #	R31 422 21 0000 0040 0010	SITUS	CORTEZ BLVD		
OWNER(S)	LAKDAWALA BHAVNA S TRUSTEE, LAKDAWALA SHARAD R TRUSTEE	PARCEL DESCRIPTION	S802 FT OF SW1/4 OF SW1/4 LESS W432.87 FT THEREOF & LESS R/W FOR SR 50		
MAILING ADDRESS UPDATED 06/06/11	3117 MOSSVALE LN TAMPA FL 33618-4318	UPDATED 01/01/05			

MISCELLANEOUS PROPERTY INFORMATION

SQUARE FOOTAGE	27,218	
ACRES	3.40	
AERIAL MAP	116C	
JURISDICTION	C	COUNTY
LEVY CODE	CWES	COUNTY WIDE EMS
NEIGHBORHOOD	I75I	CORTEZ BLVD, LOCKHART-KETTERING
SUBDIVISION	0	
DOR LAND USE	00	VACANT RESIDENTIAL
NON-AD VALOREM DIST1	36	H.C. FIRE/RESCUE DISTRICT

JANUARY 2020 GIS AERIAL



2020-03-00 PROPERTY VALUES

	COUNTY	SCHOOL	SWFMD	MUNICIPALITY
LAND	180,939	180,939	180,939	
BUILDINGS	+	0	0	
FEATURES AND OUT BUILDINGS	+	0	0	
JUST/MARKET VALUE	-	180,939	180,939	
VALUE PRIOR TO CAP		180,939	180,939	
ASSESSED VALUE		158,016	158,016	
EXEMPT VALUE	-	0	0	
TAXABLE VALUE	-	158,016	158,016	
CLASSIFIED USE LAND VALUE	0	AD VALOREM TAXES	2,610.74	NON-AD VALOREM TAXES 103.29

LAND INFORMATION

CODE	DESCRIPTION	AC	LAST UPDT	CAP YEAR	EXC CAP	GRA DE	FRON TAGE	DEPTH	UNITS	MEASURE	ADJ RATE	VALUE
10	COMM SOFT	N	2018		Y	1			27,218.00	SOFT	4.40	119,759
99	ACREAGE	N	2018		Y	2			2.80	ACRES	21850.00	61,180

BUSINESSES ON PROPERTY

KEY #	BUSINESS NAME	NAICS	BUSINESS TYPE
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ADDRESSES ON PROPERTY

SITUS
CORTEZ BLVD

PROPERTY SALES

SALE DATE	NEW OWNER	CODE	DESCRIPTION	VAC?	INST	OR BOOK	OR PAGE	SALDCRP	VALUE
12/20/04	LAKDAWALA BHAVNA S TRUSTEE	Q	QUALIFIED	Y	WD	1946	1889	0	175,000
08/16/04	PATTERSON KAY F	D	DISQUALIFIED	Y	QC	1884	0270	0	100
07/01/86	PATTERSON W E & KAY	D	DISQUALIFIED	Y	QC	0617	1663	0	100
01/01/86	VOSS BILLY R & JACQUELYN	Q	QUALIFIED	Y	WD	0526	1373	0	80,000