



## POTENTIAL PROFESSIONAL OFFICE LAND

15275 Powell Rd  
Brooksville, FL 34604

37,595 SF or 0.86 Acres | AG Zoning

**Charles Buckner**  
352-848-5545  
charles@rbuckner.com



## Property Summary

Great opportunity to build your own free standing professional office building in the Brooksville/Spring Hill area on Powell Road. This property is 37,595 SF or 0.86 Acres with 250 FT of frontage directly along Powell Rd which sees on average 13,700 vehicles each day, giving this property excellent visibility. A rezoning would be required for this use since the property is currently zoned as agricultural.

This location is ideal for a professional or medical office building. Within a 1-mile radius there is a population of 4,601 people whose average age is 51 years old, with a average household income of \$88,091. More demographic data is available within the brochure.

## Highlights

- 250 FT of Frontage on Powell Rd with an existing curb cut
- Clear visibility with daily traffic counts of 13,700 vehicles per day
- Hernando County water & sewer mains nearby or on property (map available)

## Location Information

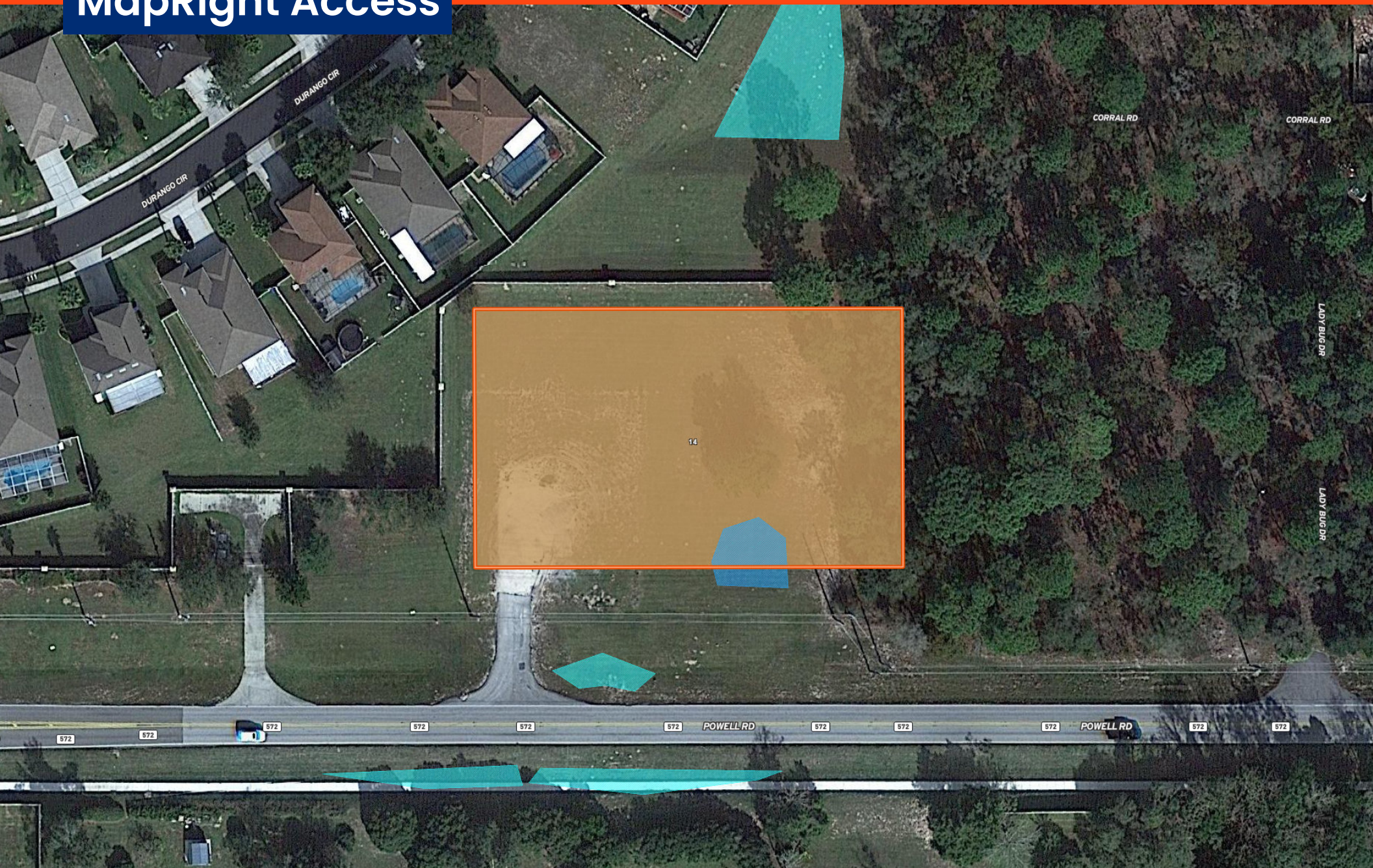
Site Address	15275 Powell Rd
City, State, Zip	Brooksville, FL 34604
County	Hernando

## Property Information

Size +/- (Acres, SF)	0.86 Acres or 37,595 SF
Parcel Key #	1280615
Zoning	Agricultural
DOR Use Code	(00) Vacant Residential
Utilities	Hernando County Water & Sewer
Frontage	250 Ft on Powell Rd
Traffic Count	13,700 AADT
Taxes (2021)	\$651.60
Price	<b>\$140,000</b>



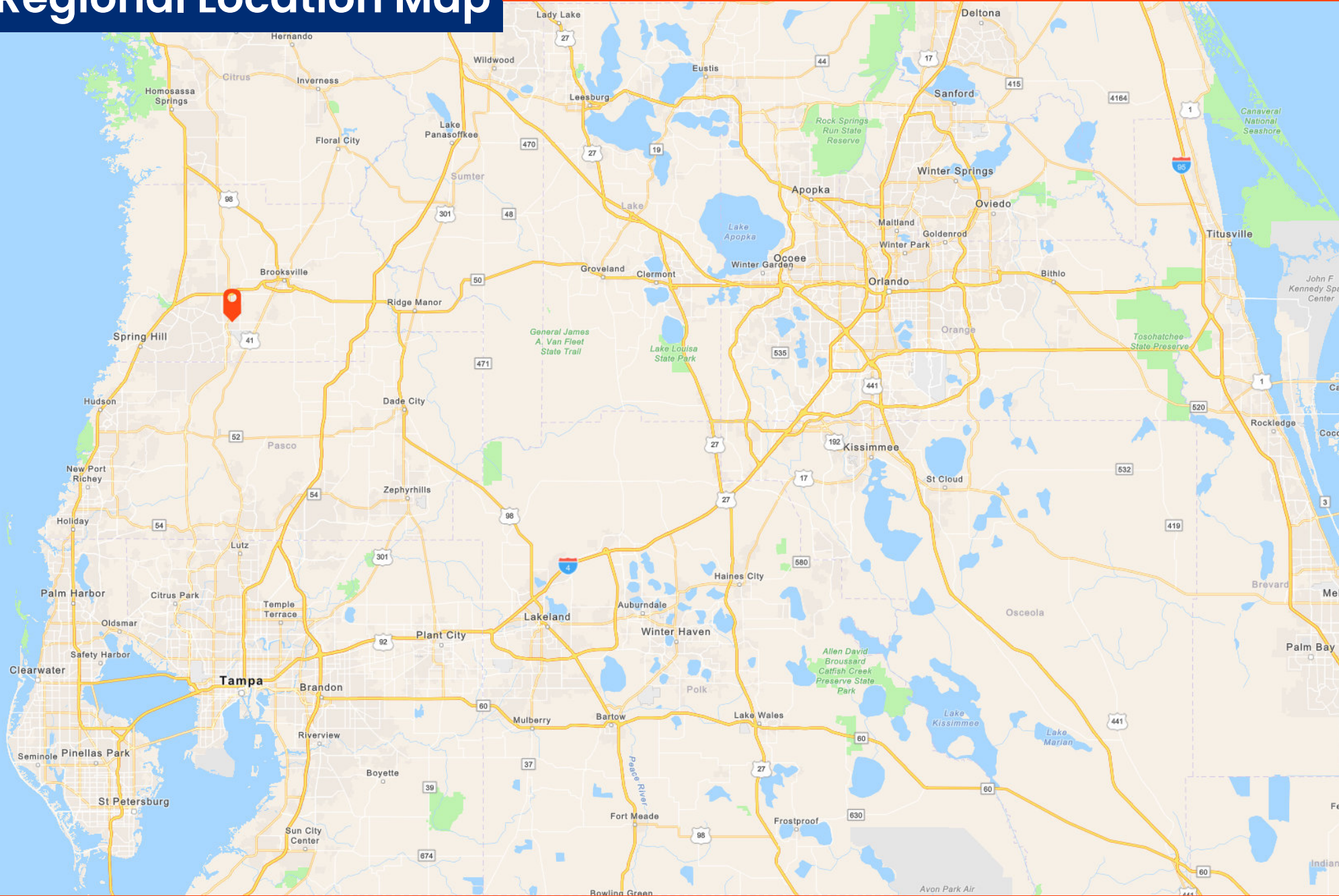
# MapRight Access



View the map [here](#) to view the floodplain layer, soil report, and more

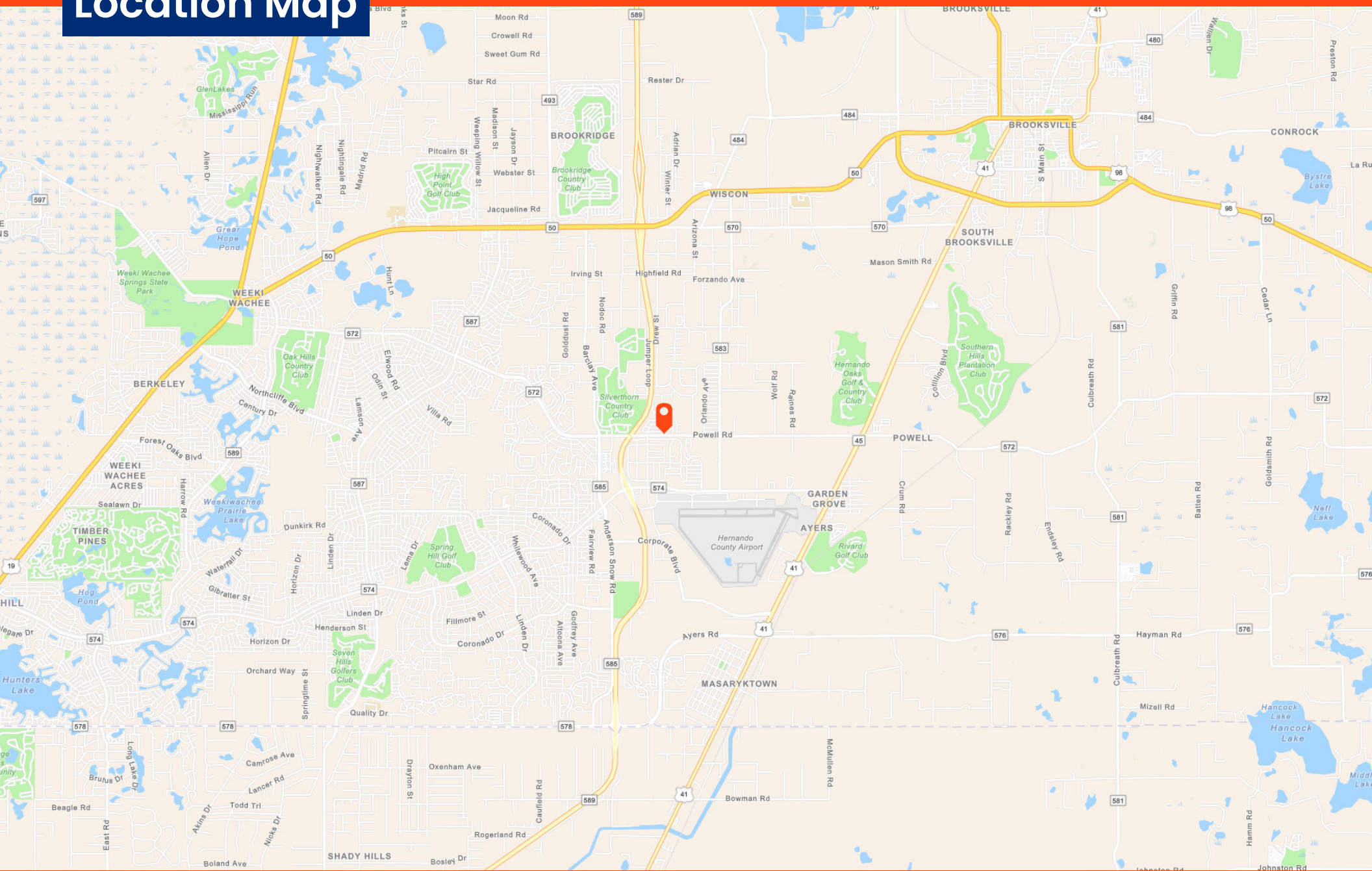


# Regional Location Map



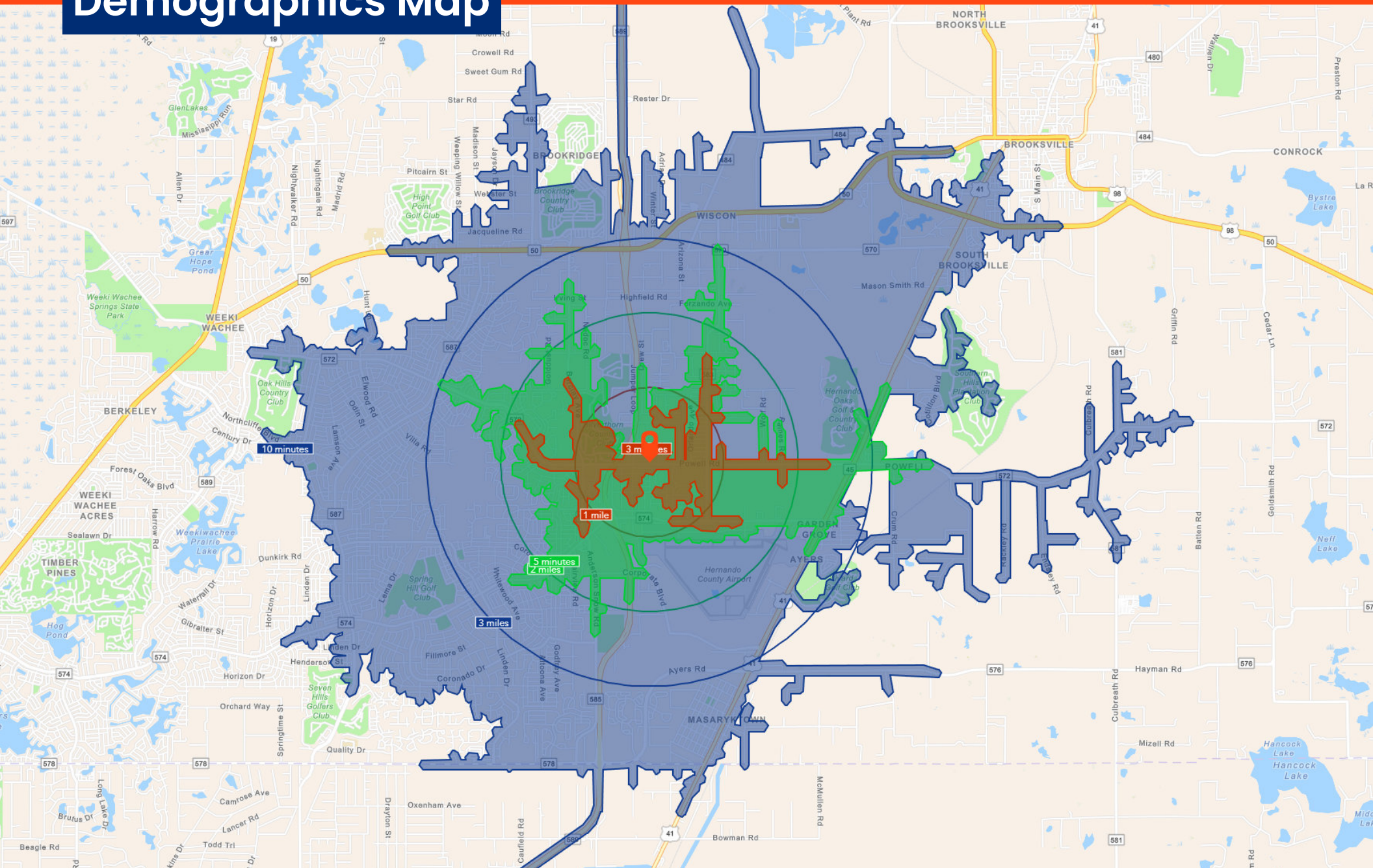


# Location Map





# Demographics Map






Drive Time	3 Minutes	5 Minutes	10 Minutes	1 Miles	2 Miles	3 Miles	Hernando	Florida
<b>Population Data</b>								
Total Population	2,390	12,637	70,504	4,601	14,367	31,961	198,562	22,114,754
Households	1,017	4,464	26,799	2,064	5,230	11,845	81,280	8,760,977
Average Household Size	2.35	2.58	2.58	2.22	2.53	2.6	2.42	2.47
Owner Occupied Housing	842	3,642	21,292	1,740	4,248	9,567	65,069	5,794,353
Renter Occupied Housing	175	822	5,507	325	981	2,278	16,211	2,966,624
Median Age	47.4	43.4	45.5	51.1	45	44.4	50.9	42.8
<b>Income Data</b>								
Median Household Income	\$66,229	\$69,819	\$60,843	\$69,625	\$69,601	\$65,025	\$55,932	\$65,438
Average Household Income	\$84,798	\$85,959	\$77,772	\$88,091	\$86,872	\$83,367	\$74,476	\$96,086
Per Capita Income	\$33,759	\$30,959	\$29,489	\$36,101	\$32,298	\$30,814	\$30,534	\$38,149
<b>Business Data</b>								
Total Businesses	99	458	2,417	154	503	862	6,200	1,068,913
Total Employees	1,357	5,148	20,303	1,731	5,583	7,765	52,148	9,365,861

#### Key Highlights:

- Within a 10-minute drive there is a population of 70,504 people, with an average household income of \$77,772, which is higher than Hernando County's average



# Neighborhood Trade

   
**CADENCE**  
BANK  
  
  
Fuji Hibachi Express  
Italian Restaurant  
Chinese Restaurant  
Eye Doctor  
Vet & Grooming  
Spa  
Liquor Store

  
**SILVERTHORN**  
Country Club

**Subject**


**Powell Rd AADT 13,700**


**Barclay Ave AADT 21,000**

 **POWELL**  
Middle School



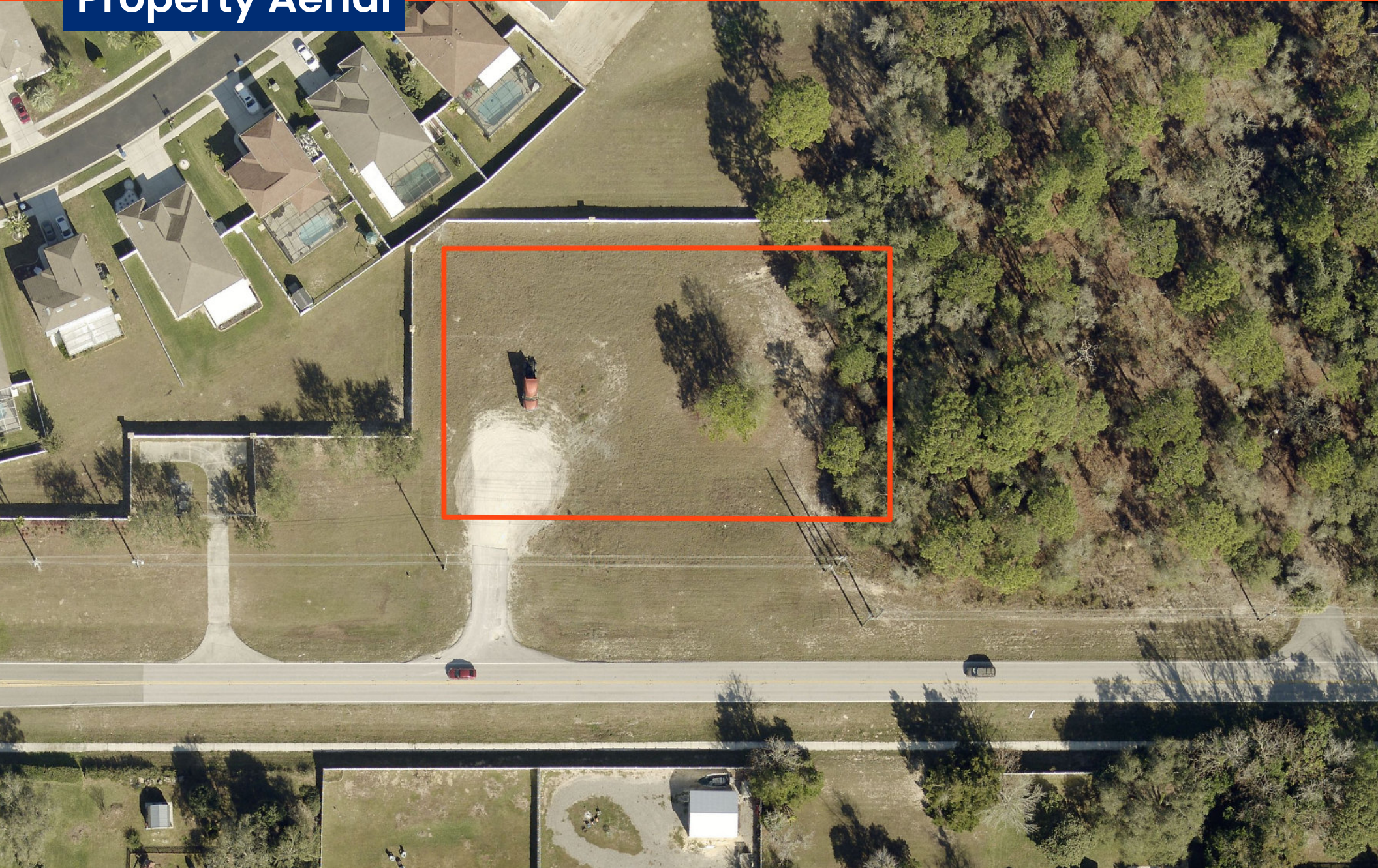
 **LifeStorage**

 **CHOCACHATTI**  
Elementary School

 **NATURE COAST**  
High School

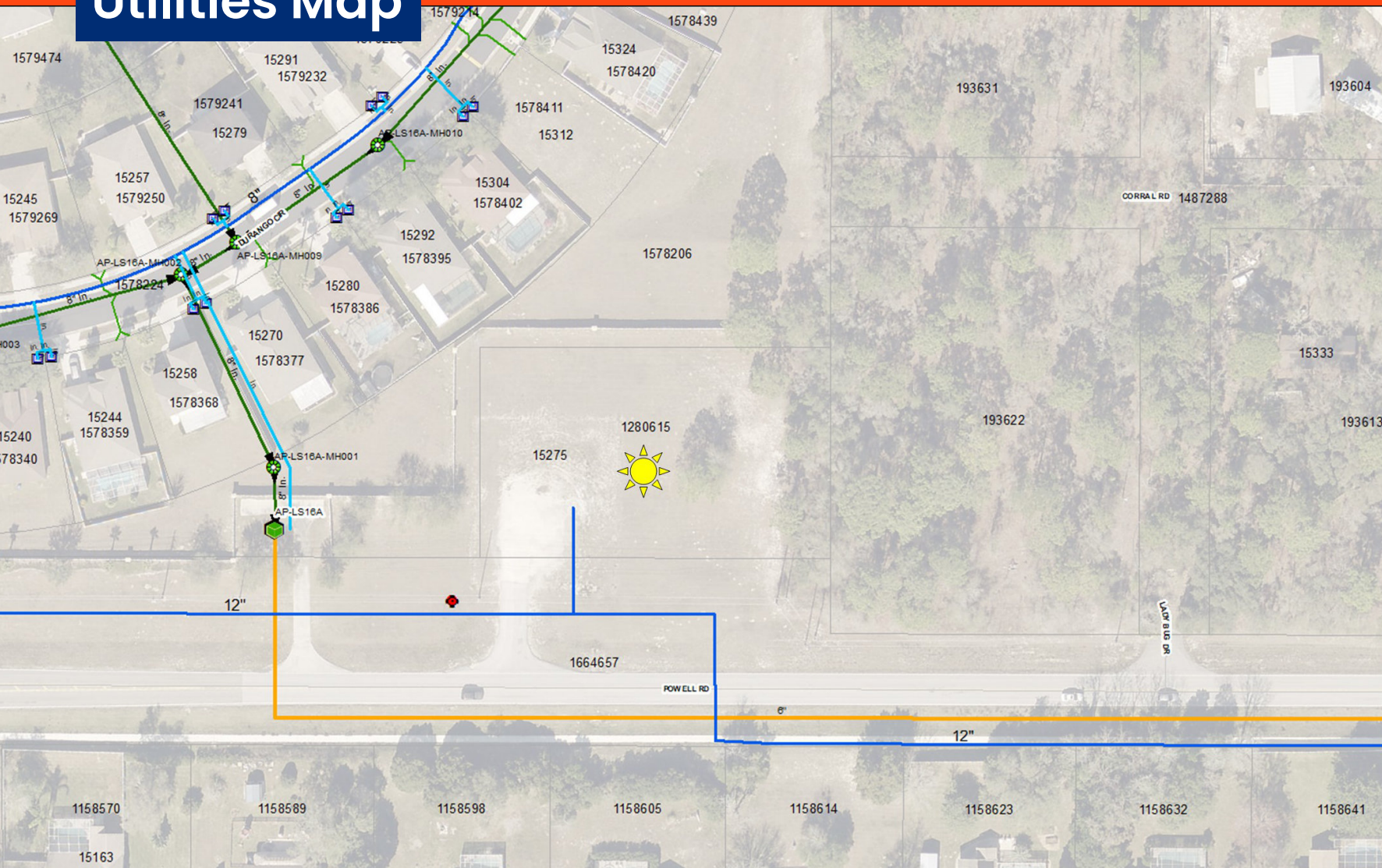


# Property Aerial





# Utilities Map



Parcel Key #1280615  
15275 Powell Rd.  
Brooksville, FL



## UTILITY LEGEND

### Water

- Water main
- Service lateral
- Reclaimed Water
- Meter box
- Fire hydrant
- Ground Storage Tank
- Hydro Tank
- Elevated Storage Tank

### Sewer

- Force main
- Gravity main
- Manhole
- Lift station

Please note the information shown on this map is for visual reference only and is subject to field verification. Verification of size, location, depth, material type and any other pertinent information is the responsibility of the developer.  
***Utility locations do not guarantee capacity.***

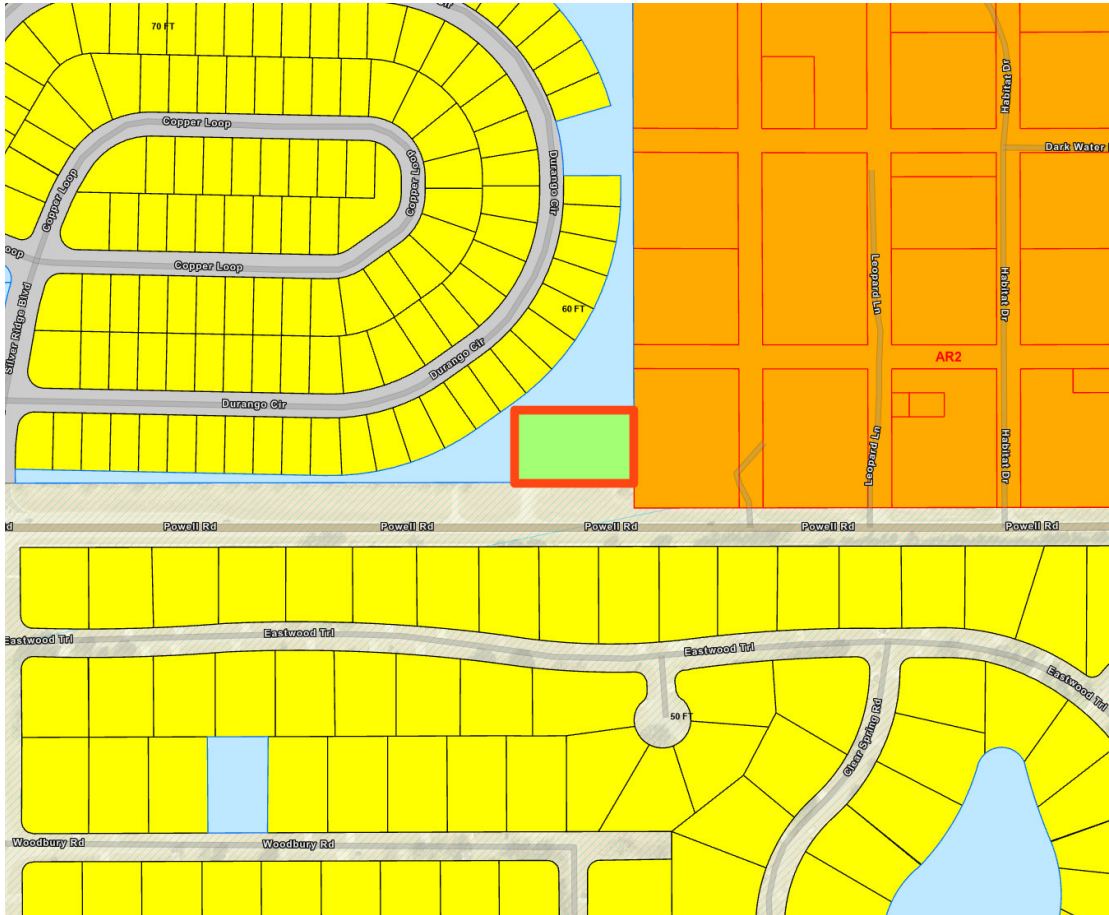
Website: <http://www.hernandocounty.us/departments/departments-n-z/utilities>

HCUD Customer Service 352.754.4037





# Zoning Classification



## Zoning Information

The current zoning on the property is agricultural, however because the property is less than 1 acre, it would need to be rezoned for either office professional or single family uses.

The most likely rezoning would be for PDP (Office/Professional)

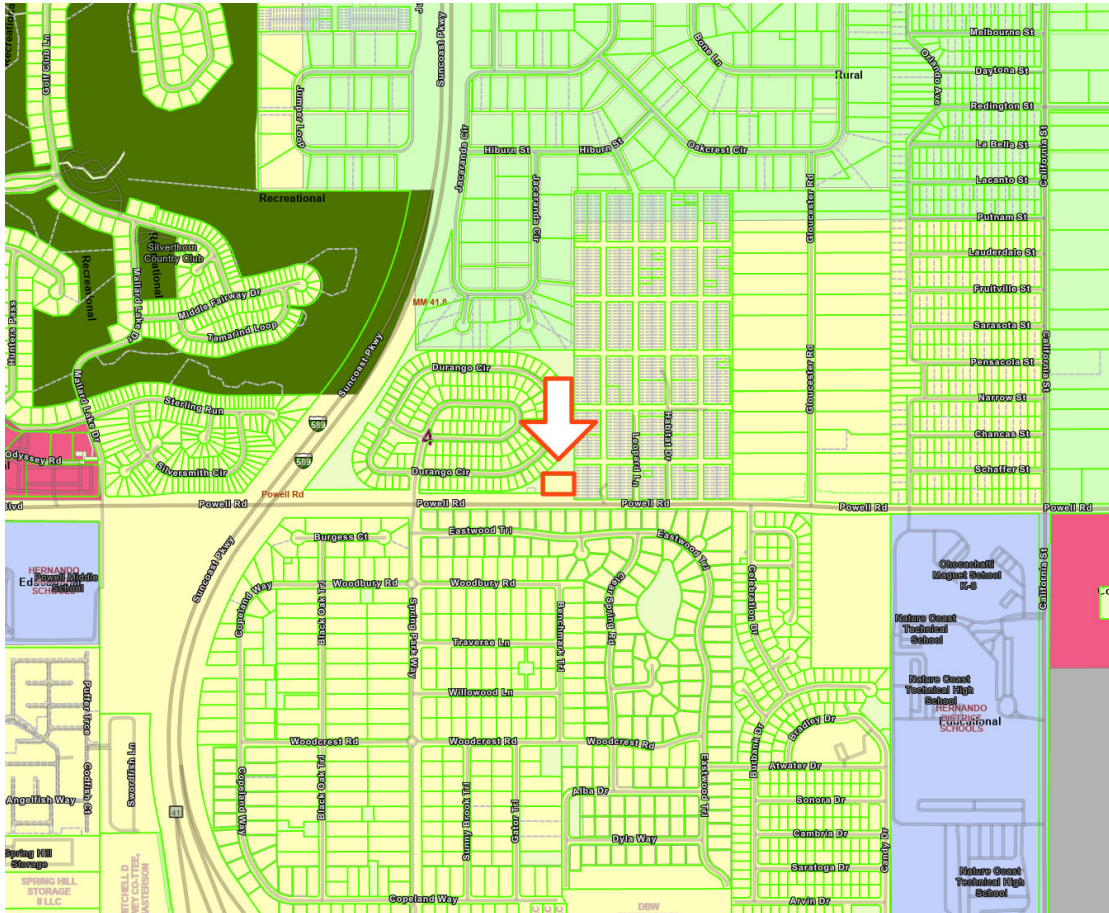
Information and more details on Hernando County's PDP districts can be found within the Code of Ordinances [here](#)

## Zoning Key

-  Agricultural
-  PDP Single Family
-  Agriculture/Residential 2
-  Special Use



# Future Land Use



## Future Land Use Key

- Residential
- Agricultural
- Commercial
- Schools





## Charles Buckner

Senior Associate

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### About & Experience

Charles marks the seventh generation of his family to live in Hernando County. From having grown up right here in Brooksville, he credits his first real estate interests stemming from the time spent with his father, Robert Buckner, hunting and picking oranges on the local land from a young age. Charles went on to earn his real estate degree from the University of Central Florida and his Master's in Real Estate from the University of Florida. He has since moved back to Brooksville and utilized much of what he learned to spearhead the brokerage's new look and features that are seen in use today. Charles is a devoted gym-goer and greatly enjoys the aquarium hobby.

### Education

- BSBA in Real Estate, University of Central Florida
- Master of Science in Real Estate, University of Florida

### Community Involvement

- Board Member, The Ederington foundation
- Member, The Murray Family Foundation
- Member, Hernando County Chapter of the Coastal Conservation Association

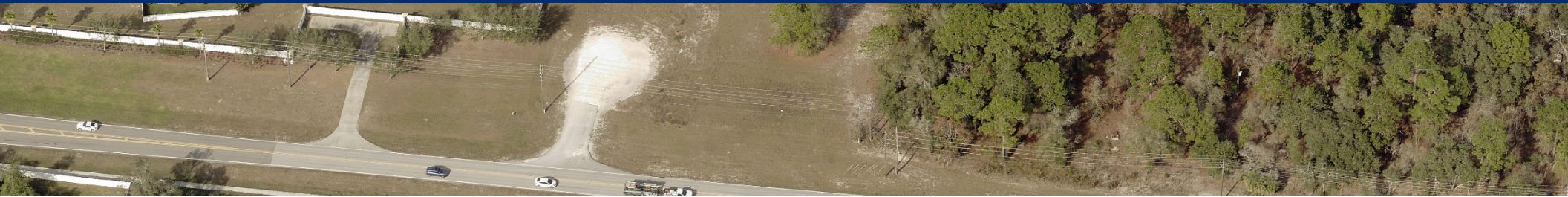
### Focus Areas

- Land Brokerage
- Commercial Brokerage and Leasing

**Robert A. Buckner & Associates, Inc.**

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