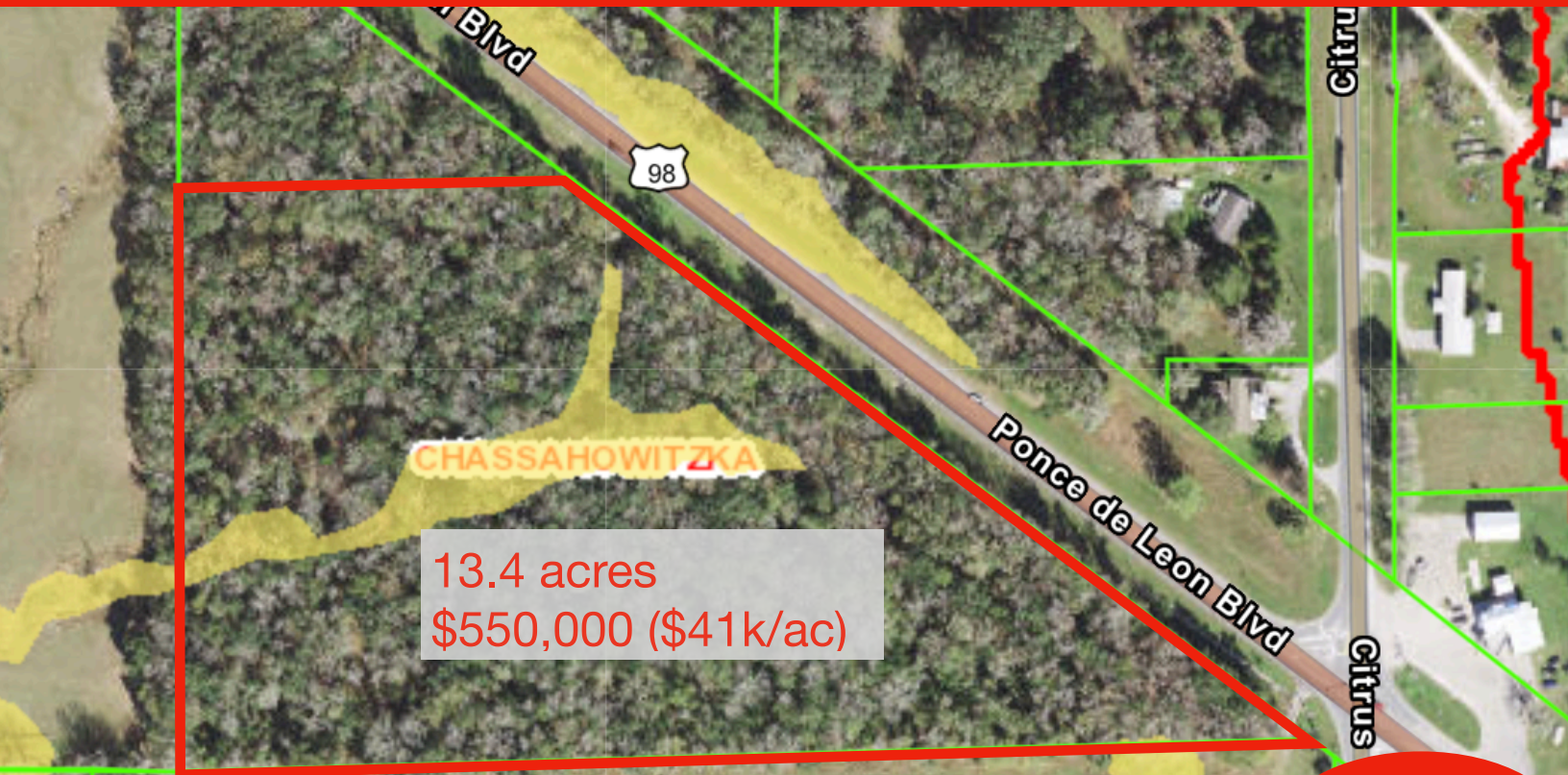


FOR SALE
13.4 acres - Highway Commercial
Fronting US 98
Brooksville, Florida



Asking Price: \$550,000 (\$41,000/acre)

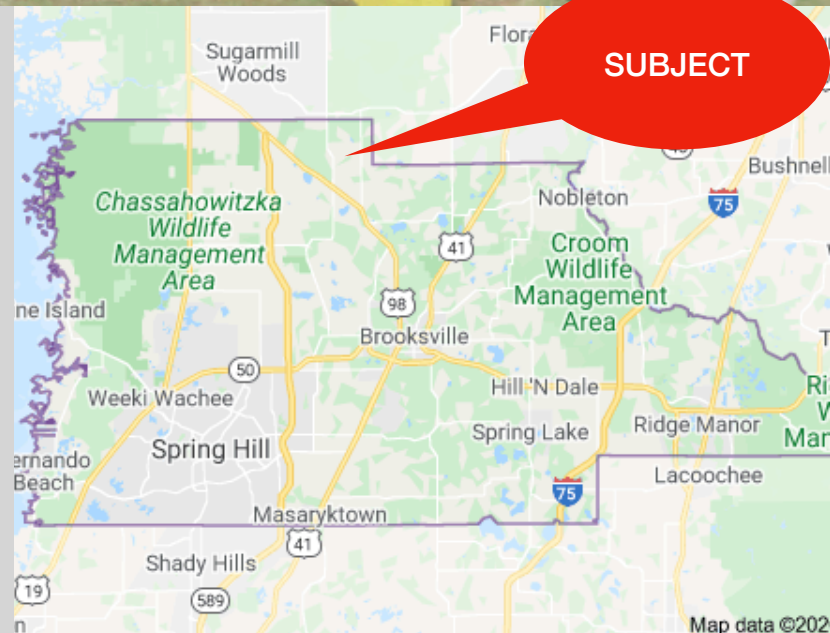
Size: 13.4 acres - 1000 FF +/- US 98

Zoned: PDP-GC Planned Development Project - General Commercial . Allowed Uses: Veterinarian Clinic, Mini-Warehouse, Light Construction, Auto & Truck repair, Office, Alcohol sales, etc.

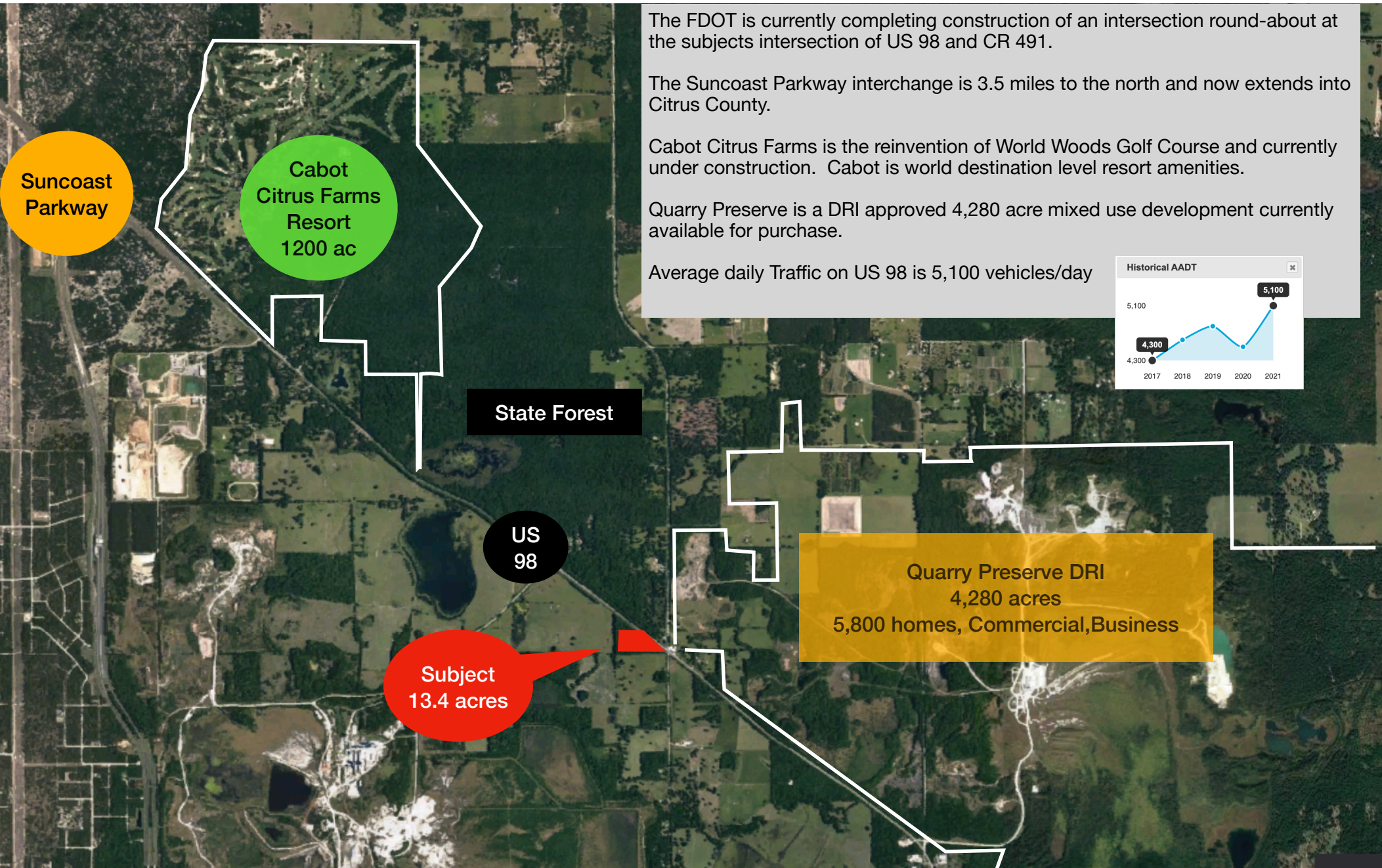
Utilities: On site Well & Septic System. No County service

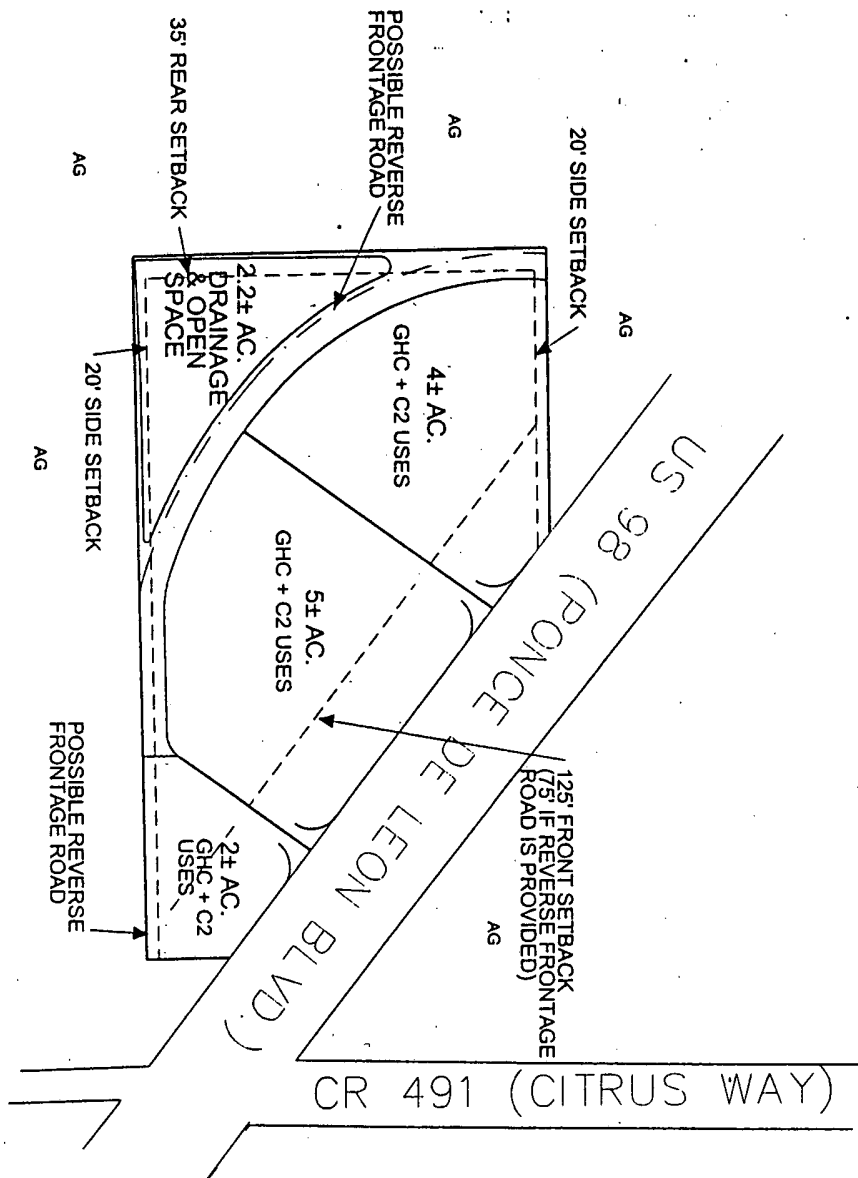
Real Estate Taxes: \$5,400 (2022)

Located in the Path of Growth - World Class Golf Resort - Cabot Citrus Farms is 1,200 acres of world class destination resort under construction to north. Quarry Preserve 4,280 acre mixed use planned development to south.



Ponce Brooks Location map



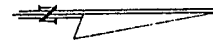


LAND USE TABLE
 COMMERCIAL = 11 ± ACRES
 DRAINAGE/OPEN SPACE = 2.2 ± ACRES

REQUESTED ZONING
 GENERAL HIGHWAY COMMERCIAL WITH
 THE FOLLOWING ADDITIONAL C-2 USES:

- VETERINARIAN & ANIMAL CLINICS
- RETAIL PLANT NURSERIES
- MINI WAREHOUSE
- AUTOMOBILE & TRUCK REPAIR ESTABLISHMENTS
- ALCOHOLIC BEVERAGE DISPENSATION
- LIGHT CONSTRUCTION SERVICE ESTABLISHMENTS

1" = 200'



SITE DATA

AREA = 13.2 ± ACRES

OWNER: SMITH PROPERTY INVESTMENT, LLC
 1625 N. COMMERCE PARKWAY,
 SUITE 315
 WESTON, FL 33326

CURRENT ZONING: AG

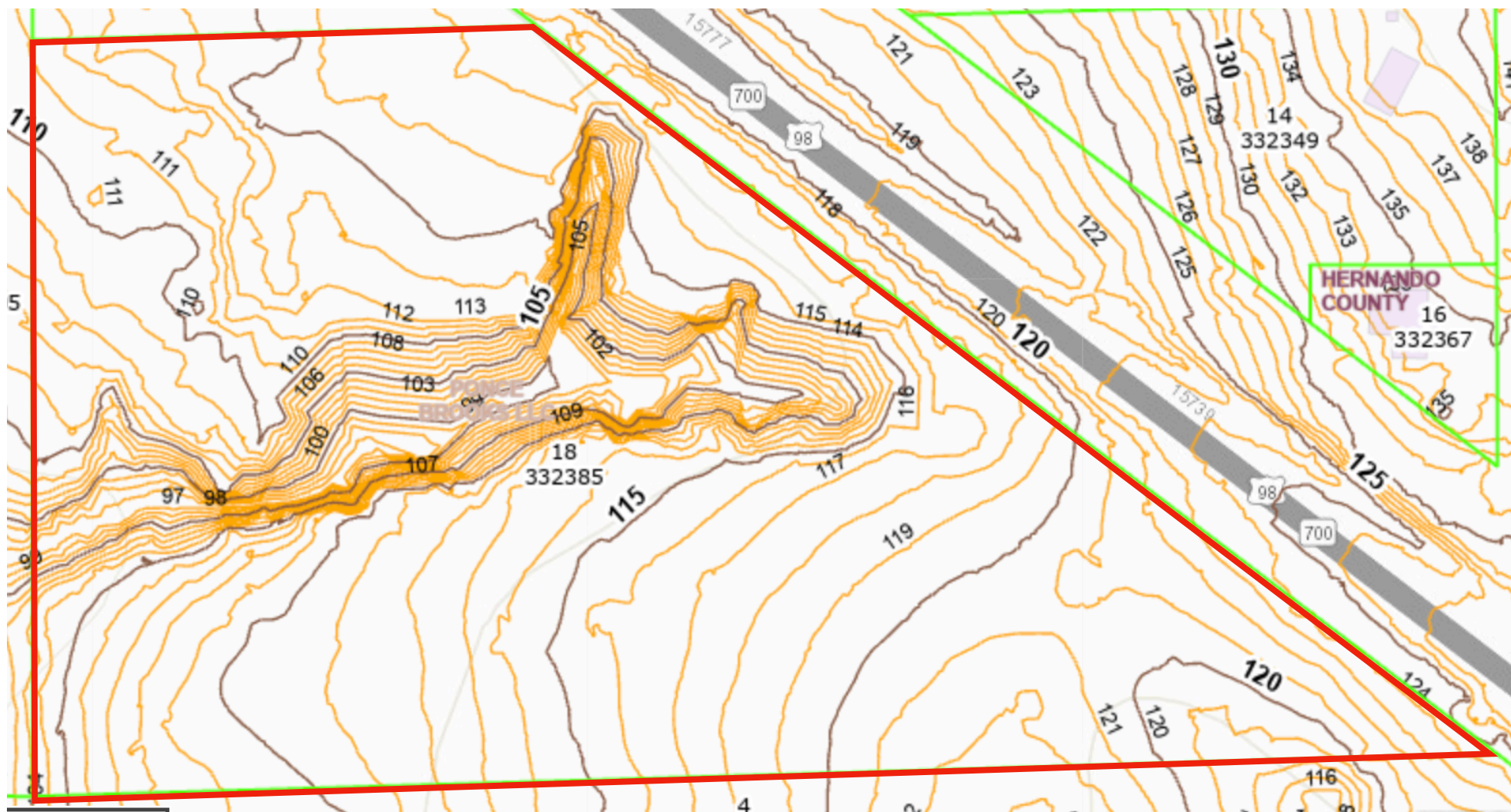
FLOOD PLAIN - ZONE C, ACCORDING TO FLOOD
 INSURANCE RATE MAP PANEL
 120110 0075B

LOCATION: SECTION 18, TOWNSHIP 21,
 RANGE 19 EAST, HERNANDO CO., FL

RECEIVE
 DEC 17 2002

HERNANDO COUNTY
 PLANNING DEPT.

SHEET 1 OF 1 SHEET 07103	REUSE OF DOCUMENT This document is the property of Coastal Engineering Associates, Inc. and is loaned to the client for their use only. It is not to be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of Coastal Engineering Associates, Inc.	COASTAL ENGINEERING ASSOCIATES, INC. 1625 N. COMMERCE PARKWAY, SUITE 315 WESTON, FL 33326 888-666-6666	REZONING SMITH PROPERTY INVESTMENTS, LLC





HERNANDO COUNTY, FLORIDA PROPERTY RECORD CARD

1.12

2022 FINAL TAX ROLL

KEY #	00332385	PRINTED	12/15/22	PAGE	1
PARCEL #	R18 421 19 0000 0180 0000	SITUS	PONCE DE LEON BLVD		
OWNER(S)	PONCE BROOKS LLC	PARCEL DESCRIPTION	THAT PART OF THE S1/2 OF SW1/4 OF SW1/4 LYING S OF US 98 ORB 7 PG 408 ORB 1109 PG 378		
MAILING ADDRESS UPDATED 05/13/20	9260 SW 140TH ST MIAMI FL 33176-6811	UPDATED 01/01/97			

MISCELLANEOUS PROPERTY INFORMATION

SQUARE FOOTAGE	18,558	
ACRES	13.40	
AERIAL MAP	65B	
JURISDICTION	C	COUNTY
LEVY CODE	CWES	COUNTY WIDE EMS
NEIGHBORHOOD	C981	PONCE DE LEON,YONTZ RD-CO LINE
SUBDIVISION	0	
DOR LAND USE	10	VACANT COMMERCIAL
NON-AD VALOREM DIST1	36	H.C. FIRE/RESCUE DISTRICT

JANUARY 2020 GIS AERIAL



2022-02-00 PROPERTY VALUES

	COUNTY	SCHOOL	SWFWMD	MUNICIPALITY
LAND	344,866	344,866	344,866	
BUILDINGS	+	0	0	
FEATURES AND OUT BUILDINGS	+	0	0	
JUST/MARKET VALUE	=	344,866	344,866	
VALUE PRIOR TO CAP		344,866	344,866	
ASSESSED VALUE		331,653	331,653	
EXEMPT VALUE	-	0	0	
TAXABLE VALUE	=	331,653	331,653	
CLASSIFIED USE LAND VALUE	0	AD VALOREM TAXES	5,288.33	NON-AD VALOREM TAXES 103.29

LAND INFORMATION

CODE	DESCRIPTION	AG	LAST UPDT	CAP YEAR	EXC CAP	GRA DE	FRON TAGE	DEPTH	UNITS	MEASURE				ADJ RATE	VALUE
01	RESIDENTIAL/SQFT RA	N	2021		Y				18,558.00	SQFT				0.37	6,866
11	COMMERCIAL AC	N	2021		Y	2			13.00	ACRES				26000.00	338,000

BUSINESSES ON PROPERTY

KEY #	BUSINESS NAME	NAICS	BUSINESS TYPE
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ADDRESSES ON PROPERTY

SITUS
PONCE DE LEON BLVD

PROPERTY SALES

SALE DATE	NEW OWNER	CODE	DESCRIPTION	VAC?	INST	OR BOOK	OR PAGE	SALEGRP	VALUE
05/13/20	PONCE BROOKS LLC	D	DISQUALIFIED	Y	WD	3842	1180	83	300,000
03/19/99	SMITH PROPERTY INVESTMENTS LLC	Q	QUALIFIED	Y	WD	1256	0992	0	63,800
07/17/96	BARBER ADELLE C	D	DISQUALIFIED	Y	WD	1109	0378	0	100
09/01/88	BARBER ADELLE C	D	DISQUALIFIED	Y	PR	0705	1603	0	100
01/01/80	COLBURN D D		INVALID CODE	N		0000	0000	0	0



HERNANDO COUNTY, FLORIDA PROPERTY RECORD CARD

1.12

2022 FINAL TAX ROLL

KEY #	00332385	PRINTED	12/15/22	PAGE	2
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PROPERTY APPRAISER INSPECTIONS

INSP. DATE	ROLL	EMPL	CODE	REASON
05/15/20	2020	248	021	VACANT
12/18/15	2016	248	021	VACANT
09/12/11	2011	195	021	VACANT
04/22/03	2003	195	014	DESKTOP REVIEW

