

**BROOKSVILLE LAND  
FOR SALE**

Cortez Blvd

Brooksville, FL 34601

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8.6 Acres | RIC Zoning



**Robert Buckner**

352-238-6930

robert@bucknerrealestate.com

**Charles Buckner**

352-848-5545

charles@bucknerrealestate.com

## Property Summary

8.6 acres on heavy traffic corridor (Cortez Blvd SR 50/ US 98) and prime candidate for rezone to commercial use since the property directly across the street is zoned PDP (GHC) and adjoining to west is light industrial and special use. Planned Development on the comprehensive plan. Also, ideal for apartment complex or mixed use complex. 48% of the housing units within a 5-minute drive are renter occupied. Sewer forcemain on the north side of Cortez Blvd and potable water on the south side of Cortez Blvd, meaning water would require boring under the roadway or a well.

## Highlights

- 48% of housing units within a 5-minute drive are renter occupied
- Sewer forcemain on the subject's side of Cortez Blvd and water on the south side of Cortez Blvd
- Zoned as Planned Development on the comprehensive plan

## Location Information

Site Address	Cortez Blvd
City, State, Zip	Brooksville, FL 34601
County	Hernando

## Property Information

Size +/- (Acres, SF)	8.61 Acres or 375,052 SF
Parcel Key #	997559
Zoning	RIC
DOR Use Code	(99) Acreage Not Classified
Utilities	Sewer forcemain on south side of property and potable water on south side of Cortez Blvd
Frontage Feet	729 FT on Cortez Blvd
Traffic Count	24,500 AADT on Cortez Blvd
Taxes (2021)	\$2,213.76
Price	<b>\$499,000</b>

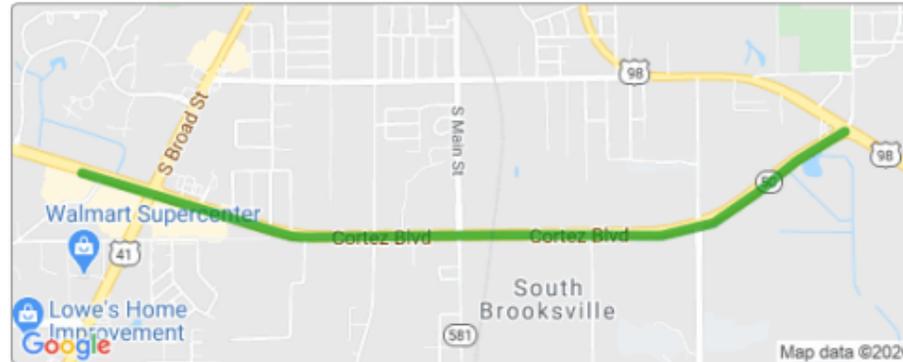
# DOT Future Widening of Cortez Blvd



SR 50 (Cortez Boulevard) Widening from west of Buck Hope Road to west of Jefferson Street 416735-1-52-01

Project Details	
<b>Work Type</b>	Widening
<b>Phase</b>	Design
<b>Limits</b>	from west of Buck Hope Road to west of Jefferson Street
<b>Length</b>	2.5 miles
<b>City</b>	Brooksville
<b>County</b>	Hernando
<b>Road</b>	Cortez Blvd SR 50
<b>Design Cost</b>	\$2 million
<b>ROW Cost</b>	\$153,000

Contact Information	
<b>Design Manager</b>	Bronoris Pye 813-975-6096 Bronoris.Pye@dot.state.fl.us
<b>Media Contact</b>	Kris Carson 813-975-6060 Kristen.Carson@dot.state.fl.us



## About

This project will widen SR 50 (Cortez Blvd) from the existing four lanes to six lanes with medians (Cortez Boulevard) from west of Buck Hope Road to west of Jefferson Street in Hernando County. Bike lanes and sidewalks will also be added.

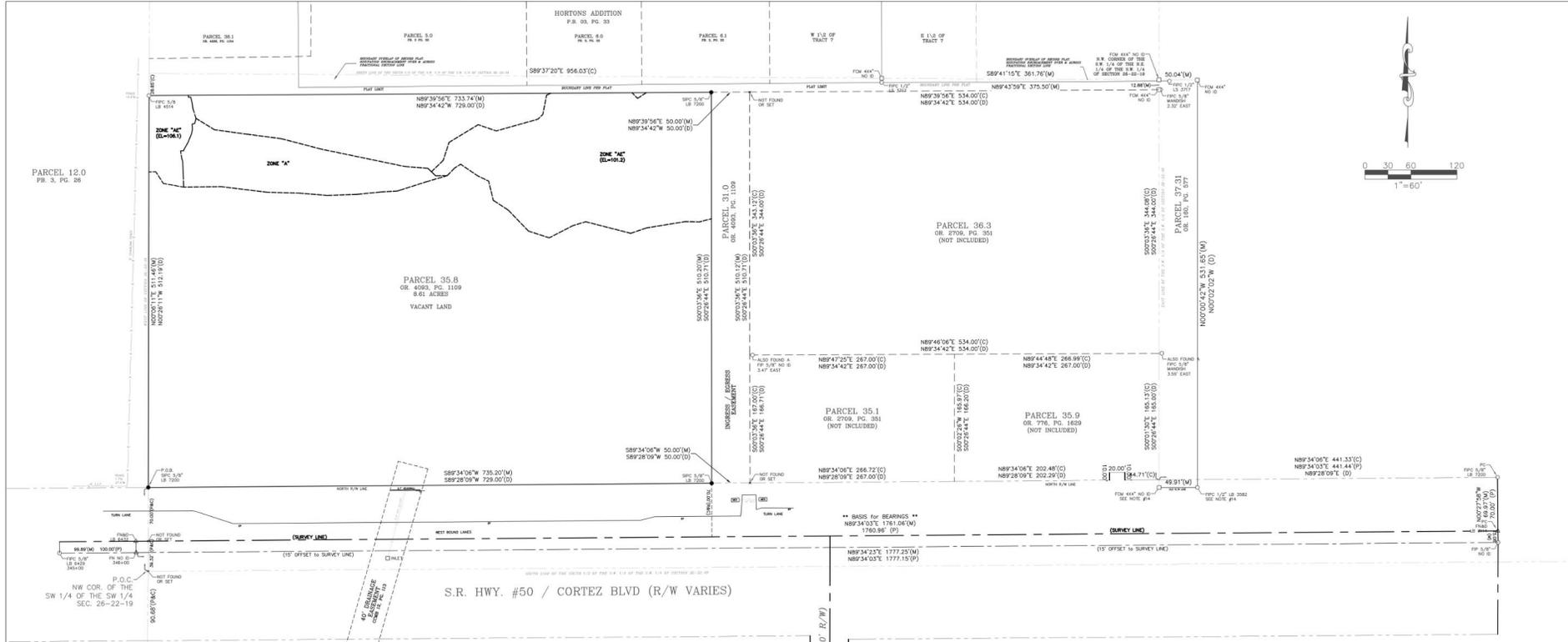
The SR 50 intersections of Buck Hope Road, US 41 (Broad Street), Main Street / Mitchell Road and Emerson Road will be rebuilt in concrete.

The median opening at Hale Avenue / Hope Hill Road will be changed to restrict left turn movements.

Right of way will be required to build these improvements.

The project is currently in design. Construction is anticipated to begin in 2026.

# Property Survey



RIGHT-OF-WAY INFORMATION SHOWN HEREON WAS TAKEN FROM F.D.O.T. RIGHT-OF-WAY MAPS FOR U.S. HIGHWAY #50 (CORTEZ BLVD.), SECTION #08002, W.P. ITEM 418735-1, SHEETS 12 & 13, DATED 02/2016. THIS RIGHT-OF-WAY INFORMATION IS ALSO BASED ON EXISTING MONUMENTATION.

**SURVEYOR'S NOTE:**  
THE FLOOD ZONE SEPARATION LINE SHOWN HEREON WAS SCALED FROM A DIGITAL IMAGE OF THE FIRM MAP, COMMUNITY PANEL NUMBER AS INDICATED HEREON AND IS AN APPROXIMATE LOCATION ONLY.

**BOUNDARY NOTE:**  
THE BOUNDARY LINES FOR PARCEL 31.0 (50' INGRESS & EGRESS EASEMENT) WERE DETERMINED BASED ON THE DEED DIMENSIONS FOR PARCELS 35.1, 35.1, & 35.9. & THE ORIGINAL EXISTING MONUMENTS FOUND FOR THESE PARCELS. I BELIEVE THE INTENT OF THE DEEDS FOR PARCEL 31.0 & 35.9 IS FOR THESE PARCELS IS TO MATCH WITH AND ABOUT THE ADJACENT PARCELS TO THE EAST, AS A RESULT OF THIS, THE EXCESS OF APPROXIMATELY 5' FOR PARCEL 35.8 HAS BEEN PLACED ALONG THE WEST LINE OF SECTION 26 AS CALLED FOR IN THE DEED.

### DESCRIPTION FOR PARCEL 35.8

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 26, TOWNSHIP 22 SOUTH, RANGE 19 EAST, HERNANDO COUNTY, FLORIDA; GO THENCE N00°26'11\"/>

TOGETHER WITH A 50 FOOT BASEMENT FOR INGRESS AND EGRESS DESCRIBED AS FOLLOWS  
COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF SECTION 26, TOWNSHIP 22 SOUTH, RANGE 19 EAST, HERNANDO COUNTY, FLORIDA; THENCE GO N00°26'11\"/>

<p>CI = SEE CURVE TABLE                  CL = CHAIN LINK FENCE                  (C) = CALCULATED                  (P) = PLAT OR MAP                  (M) = FIELD MEASURED                  (D) = DEED OF RECORD                  FIP = FOUND IRON PIN NO ID                  FIPC = FOUND IRON PIN AND CAP                  FIPAD = FOUND IRON NAIL AND DISK                  FIMAD = FOUND IRON NAIL AND DISK                  FIMC = FOUND IRON NAIL AND CAP                  SIRC = SET IRON PIN AND CAP                  SCM = SET CONCRETE MONUMENT                  CONG = CONCRETE                  RES = RESIDENCE</p>	<p>CBS = CONCRETE BLOCK STRUCTURE                  CLF = CHAIN LINK FENCE                  B.W.F. = BARBED WIRE FENCE                  H.W.F. = HOGE WIRE FIELD FENCE                  S.W. = SIDEWALK                  ELP = OVERHEAD POWER                  SLE = ELECTRIC                  RCP = REINFORCED CONCRETE PIPE                  TOP = TOP OF BANK                  EOP = EDGE OF PAVEMENT                  O.R. = OFFICIAL RECORD                  P.B. = PLAT BOOK                  P.C. = PAGE                  P.C. = POINT OF CURVATURE                  P.T. = POINT OF TANGENT                  R/W = RIGHT-OF-WAY</p>	<p>CS = CONCRETE SLAB                  CE = COVERED ENTRY                  SEC = SECTION                  MES = METERED END SECTION                  RCP = REINFORCED CONCRETE PIPE                  T.O.B. = TOP OF BANK                  T.S. = TIE OF SURVEY                  P.O.B. = POINT OF BEGINNING                  P.C. = POINT OF COMMENCEMENT                  P.C. = POINT OF REVERSE CURVE                  P.C. = POINT OF COMPOUND CURVE                  C.C.M.B. = COUNTY COMMISSION MARKING BOOK                  +100.0' = EXISTING ELEVATION</p>	<p>— = SIGN                  (H) = FIRE HYDRANT                  (U) = UTILITY POLE                  (L) = LIGHT POLE                  (V) = UTILITY GATE VALVE                  (T) = TELEPHONE SERVICE RISER                  (E) = ELECTRIC TRANSFORMER                  (F) = FIBER OPTIC BOX                  (W) = WATER METER                  (S) = SANITARY MANHOLE</p>	<p>(D) = UTILITY SPURCE BOX                  (M) = CATV MARKER                  (C) = FOUND IRON PIN &amp; CAP (AS SHOWN)                  (S) = SET IRON PIN AND CAP (#7200)                  (A) = FOUND NAIL AND DISK (AS SHOWN)                  (N) = SET NAIL AND DISK (#7200)                  (M) = FOUND CONCRETE MONUMENT (AS SHOWN)                  (S) = SET CONCRETE MONUMENT (4X4\"/&gt; </p>	<p>1. BEARINGS SHOWN HEREON BASED ON THE SURVEY LINE ALONG S.R. HWY #50 (CORTEZ BLVD.) ESTABLISHING A BEARING OF N89°34'03\"/&gt; </p>	<p>9. ELEVATIONS AS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 UNLESS OTHERWISE NOTED.                  10. THIS SURVEY WAS CONDUCTED WITHOUT THE BENEFIT OF A COMPLETE TITLE REPORT OR TITLE ABSTRACT AND THEREFORE MAY NOT NECESSARILY SHOW ALL RIGHT-OF-WAYS, EASEMENTS OR OTHER ENCUMBRANCES OF RECORD.                  11. THIS PROPERTY IS SUBJECT TO ANY DEEDS, LIMITATIONS, RESERVATIONS, RESTRICTIONS, AND/OR EASEMENTS OF RECORD AND NOT OF RECORD.                  12. THE EXPECTED USE OF THE PROPERTY AS DESCRIBED HEREON, AS CLASSIFIED IN THE STANDARDS OF PRACTICE (SAP-17) OF THE FLORIDA ADMINISTRATIVE CODE, IS "SUBURBAN". THE MINIMUM RELATIVE DISTANCE ACCURACY FOR THIS TYPE OF BOUNDARY SURVEY IS 1 FOOT IN 7,500 FEET. THE ACCURACY OBTAINED BY MEASUREMENT AND CALCULATION OF A CLOSED GEOMETRIC FIGURE WAS FOUND TO MEET OR EXCEED THIS REQUIREMENT.                  13. THE PROPERTY DESCRIBED HEREON APPEARS TO BE IN FLOOD ZONE "A" (AREA DETERMINED TO FALL OUTSIDE OF THE 0.2% CHANCE ANNUAL FLOODPLAIN) AS SCALED FROM THE FLOOD INSURANCE RATE MAP COMMUNITY NUMBER 120101, MAP NUMBER 12053C, PANEL NUMBER 0912-D, EFFECTIVE DATE 02/02/2012.                  14. THIS SURVEY MAP IS VALID ONLY TO THOSE PERSONS OR ENTITIES NAMED HEREON. COASTAL ENGINEERING ASSOCIATES, INC. WILL ASSUME NO RESPONSIBILITY FOR THE UNAUTHORIZED REPRODUCTION AND/OR DISTRIBUTION OF THIS SURVEY MAP.</p>
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<b>SHEET</b>	<b>DATE</b>	<b>SURVEYOR</b>	<b>DRAWN BY</b>	<b>FIELDS</b>	<b>REVISION</b>	<b>DATE</b>
1	09/20/23	RAA	42/47-48	09/19/23	APV/L	
<b>OF 2 SHEET</b>	<b>DATE</b>	<b>SURVEYOR</b>	<b>REV. BY</b>	<b>COMMENTS</b>		
2	2/3/2022	BNDDY				

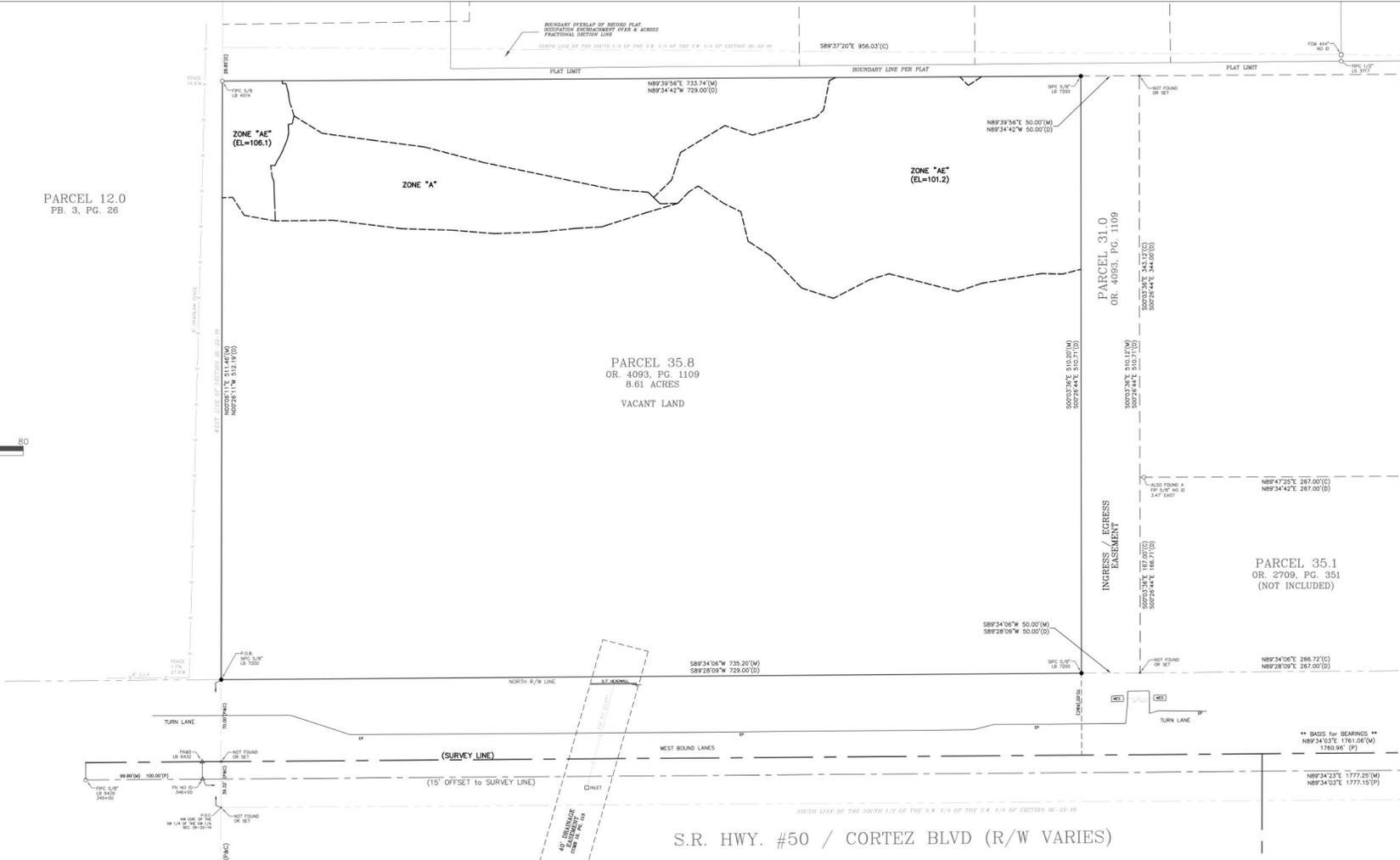
**Coastal** Engineering Surveying Environmental Construction Management  
 956 Canfield Blvd. Brooksville, FL 34601  
 Office: 352-796-9423  
 3703 East Forest Drive Inverness, FL 34453  
 Office: 352-344-2016  
 EBN-0000142  
 FLORIDA CERTIFICATE OF AUTHORIZATION NO. 7200

**BOUNDARY SURVEY**  
 OF PARCEL 35.8  
 SECTION 26, TOWNSHIP 22 SOUTH, RANGE 19 EAST  
 HERNANDO COUNTY, FLORIDA

PREPARED FOR AND CERTIFIED TO:  
**DELAMERE INDUSTRIES INC.**

**SURVEYOR'S CERTIFICATE**  
 THIS SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE FLORIDA STANDARDS OF PRACTICE AS CONTAINED IN CHAPTER 61A17 OF THE FLORIDA ADMINISTRATIVE CODE.  
 Digitally signed by Scott M Osborne  
 Date: 2023.09.26 11:36:31 -0400  
 SCOTT M. OSBORNE, FIRM PROFESSIONAL SUPERVISOR AND MAPPER, FLORIDA CERTIFICATE NO. 05 6028  
 DATE SIGNED: 09/26/2023  
 THIS SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE FLORIDA STANDARDS OF PRACTICE AS CONTAINED IN CHAPTER 61A17 OF THE FLORIDA ADMINISTRATIVE CODE.  
 Digitally signed by Scott M Osborne  
 Date: 2023.09.26 11:36:31 -0400

# Property Survey



**BOUNDARY SURVEY OF PARCEL 35.8**  
SECTION 26, TOWNSHIP 22 SOUTH, RANGE 19 EAST  
HERNANDO COUNTY, FLORIDA

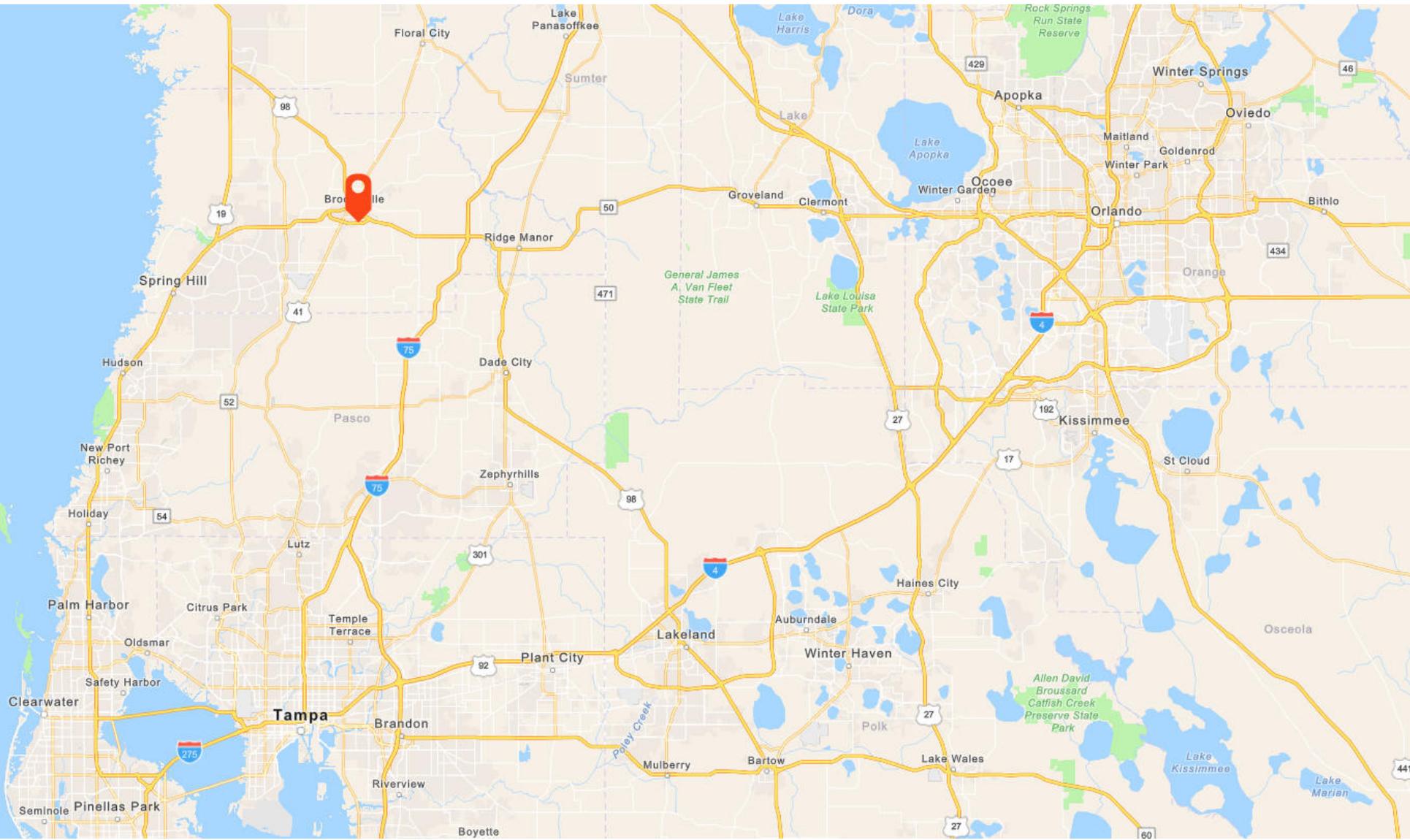
**S.R. HWY. #50 / CORTEZ BLVD (R/W VARIES)**

1. BEARINGS SHOWN HEREON BASED ON THE SURVEY LINE ALONG S.R. HWY. #50 (CORTEZ BLVD.) ESTABLISHING A BEARING OF N89°34'03"E AS SHOWN ON FIG. 01.1. R/W PLANS LISTED ABOVE. BEARINGS SHOWN HEREON ARE BASED ON ASSUMED COORDINATES AND ARE NOT GRID BEARINGS.  
2. DESCRIPTION AS SHOWN HEREON WAS PROVIDED.  
3. BASIS FOR SURVEY IS DESCRIPTION, RECORD PLAT, AND IMPLEMENTATION FOUND IN PLACE.  
4. NO UNDERGROUND OR IMPROVEMENTS OR UTILITIES HAVE BEEN LOCATED EXCEPT AS NOTED. THE HORIZONTAL LOCATION OF UNDERGROUND IMPROVEMENTS IS BASED ON THE FLAGGED LOCATION PROVIDED BY THE CONTRACTOR. SOFT DISKS TO CONFIRM SAG LOCATIONS WERE NOT PERFORMED EXCEPT WHERE TOP OF PIPE ELEVATIONS ARE INDICATED.  
5. THIS SURVEY IS BASED ON THE FLAGGED FEATURES ONLY. UNDERGROUND ENCROACHMENTS, IF ANY, WERE NOT LOCATED. GUTTERS, OVERHANGS, WINDOW SILLS, OR UNDERGROUND FOUNDATIONS NOT LOCATED.  
6. THE OWNERSHIP OF FENCES, IF ANY EXIST, ON OR NEAR THE PROPERTY LINES IS NOT KNOWN BY THIS SURVEYOR.  
7. ADDITIONS, DELETIONS, REPRODUCTIONS OF SURVEY DRAWINGS BY OTHER THAN THE SIGNED PARTY OR PARTIES IS PROHIBITED BY LAW WITHOUT WRITTEN CONSENT OF THE SIGNED PARTY OR PARTIES.  
8. THIS SURVEY MAP IS VALID ONLY TO THOSE PERSONS OR ENTITIES NAMED HEREON. COASTAL ENGINEERING ASSOCIATES, INC. WILL ASSUME NO RESPONSIBILITY FOR THE UNAUTHORIZED REPRODUCTION AND/OR REDISTRIBUTION OF THIS SURVEY MAP.

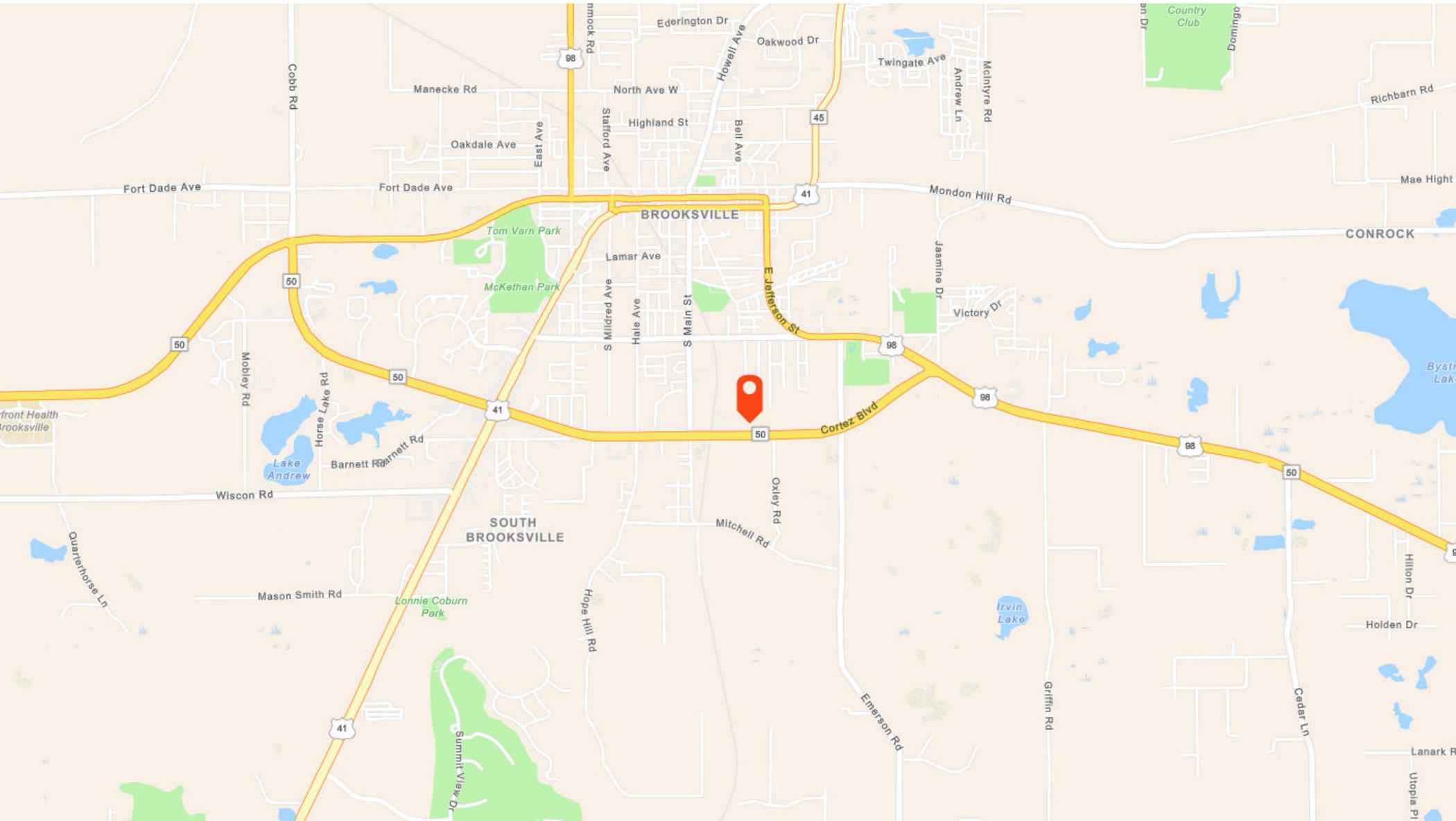
9. ELEVATIONS AS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988, UNLESS OTHERWISE NOTED.  
10. THIS SURVEY WAS CONDUCTED WITHOUT THE BENEFIT OF A COMPLETE TITLE REPORT OR TITLE ABSTRACT AND THEREFORE MAY NOT NECESSARILY SHOW ALL RIGHTS-OF-WAYS, EASEMENTS OR OTHER ENCUMBRANCES OF RECORD.  
11. THIS PROPERTY IS SUBJECT TO ANY DEEDS, LIMITATIONS, RESERVATIONS, RESTRICTIONS, AND/OR EASEMENTS OF RECORD AND NOT OF RECORD.  
12. THE EXPECTED USE OF THE PROPERTY AS DESCRIBED HEREON, AS CLASSIFIED IN THE STANDARDS OF PRACTICE (S-17) OF THE FLORIDA ADMINISTRATIVE CODE, IS "SUBURBAN". THE MINIMUM RELATIVE DISTANCE ACCURACY FOR THIS TYPE OF BOUNDARY SURVEY IS 1 FOOT IN 7,500 FEET. THE ACCURACY OBTAINED BY MEASUREMENT AND CALCULATION OF A CLOSED GEOMETRIC FIGURE WAS FOUND TO MEET OR EXCEED THIS REQUIREMENT.  
13. THE PROPERTY DESCRIBED HEREON APPEARS TO BE IN FLOOD ZONE "AE" (AREA DETERMINED TO FALL OUTSIDE OF THE 0.2% CHANCE ANNUAL FLOODPLAIN) AS SCALED FROM THE FLOOD INSURANCE RATE MAP COMMUNITY NUMBER 12010, MAP NUMBER 12050C, PANEL NUMBER 892-0, EFFECTIVE DATE 02/02/2012.  
14. THESE MONUMENTS ARE FROM PREVIOUSLY COLLECTED SURVEY DATA. THEY CURRENTLY DO NOT EXIST IN THE FIELD DUE TO NEW ROADWAY CONSTRUCTION FOR CORTEZ BLVD.

<b>SHEET</b> 2 OF 2 SHEET 23077-BNDY	DATE: 09/20/23 SURVEYOR: DMD DRAWN BY: RAA FIELD BOOK/PAGE: 42/47-48 FIELD DATE: 09/19/23 SURVEY DREV: APY/LK	REUSE OF DOCUMENT THIS DOCUMENT, COMPRISED OF THE INCORPORATED DEEDS AND DESIGNS, AS AN INSTRUMENT OF PROFESSIONAL SERVICE, IS THE PROPERTY OF COASTAL ENGINEERING ASSOCIATES, INC. AND IS NOT TO BE USED, IN WHOLE OR IN PART FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN AUTHORIZATION OF COASTAL ENGINEERING ASSOCIATES, INC.	<b>Coastal</b> Engineering Surveying Environmental Construction Management engineering associates, inc. 956 Castlelight Blvd. Brooksville, FL 34601 Office: 352-796-9423 EB-0000142 FLORIDA CERTIFICATE OF AUTHORIZATION NO. 7200	PREPARED FOR AND CERTIFIED TO: DELAMERE INDUSTRIES INC.	SURVEYORS' CERTIFICATE THIS SURVEY MEETS ALL APPLICABLE REQUIREMENTS OF THE FLORIDA STANDARDS OF PRACTICE AS CONTAINED IN CHAPTER 1S-17 OF THE FLORIDA ADMINISTRATIVE CODE. Digitally signed by Scott M Osborne Date: 2023.09.26 11:36:55 -0400 SCOTT M. OSBORNE, FPM PROFESSIONAL SURVEYOR AND MAPPER, FLORIDA CERTIFICATE NO. 45,629 LICENSED SURVEYOR AND MAPPER FOR HARD COPIES OR INSTANT SIGNATURE AND SEAL ACCOMPANIED BY A HARD ELECTRONIC SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER FOR ELECTRONIC COPIES.
	DATE: 09/20/23 SURVEYOR: DMD REV. BY: RAA COMMENTS:				

# Regional Location Map



# Location Map





Drive Time	3 Minutes	5 Minutes	10 Minutes	1 Miles	2 Miles	3 Miles	Hernando	Florida
<b>Population Data</b>								
Total Population	2,264	6,900	23,764	2,847	9,446	13,953	198,562	22,114,754
Households	927	3,018	9,590	1,109	4,193	6,179	81,280	8,760,977
Average Household Size	2.35	2.21	2.33	2.49	2.19	2.2	2.42	2.47
Owner Occupied Housing	418	1,563	6,681	535	2,396	3,850	65,069	5,794,353
Renter Occupied Housing	510	1,455	2,909	574	1,797	2,330	16,211	2,966,624
Median Age	42	48.5	49.3	42.6	50.3	51.8	50.9	42.8
<b>Income Data</b>								
Median Household Income	\$34,121	\$36,024	\$47,186	\$33,166	\$37,372	\$39,885	\$55,932	\$65,438
Average Household Income	\$50,533	\$53,578	\$68,675	\$49,411	\$56,098	\$60,341	\$74,476	\$96,086
Per Capita Income	\$19,704	\$23,400	\$28,273	\$19,787	\$24,857	\$26,844	\$30,534	\$38,149
<b>Business Data</b>								
Total Businesses	191	823	1,355	162	839	1,024	6,200	1,068,913
Total Employees	2,040	8,534	13,949	1,888	8,670	10,282	52,148	9,365,861

**Key Highlights:**

- 191 businesses within a 3-minute drive
- 48% of the housing units are renter occupied within a 5-minute drive

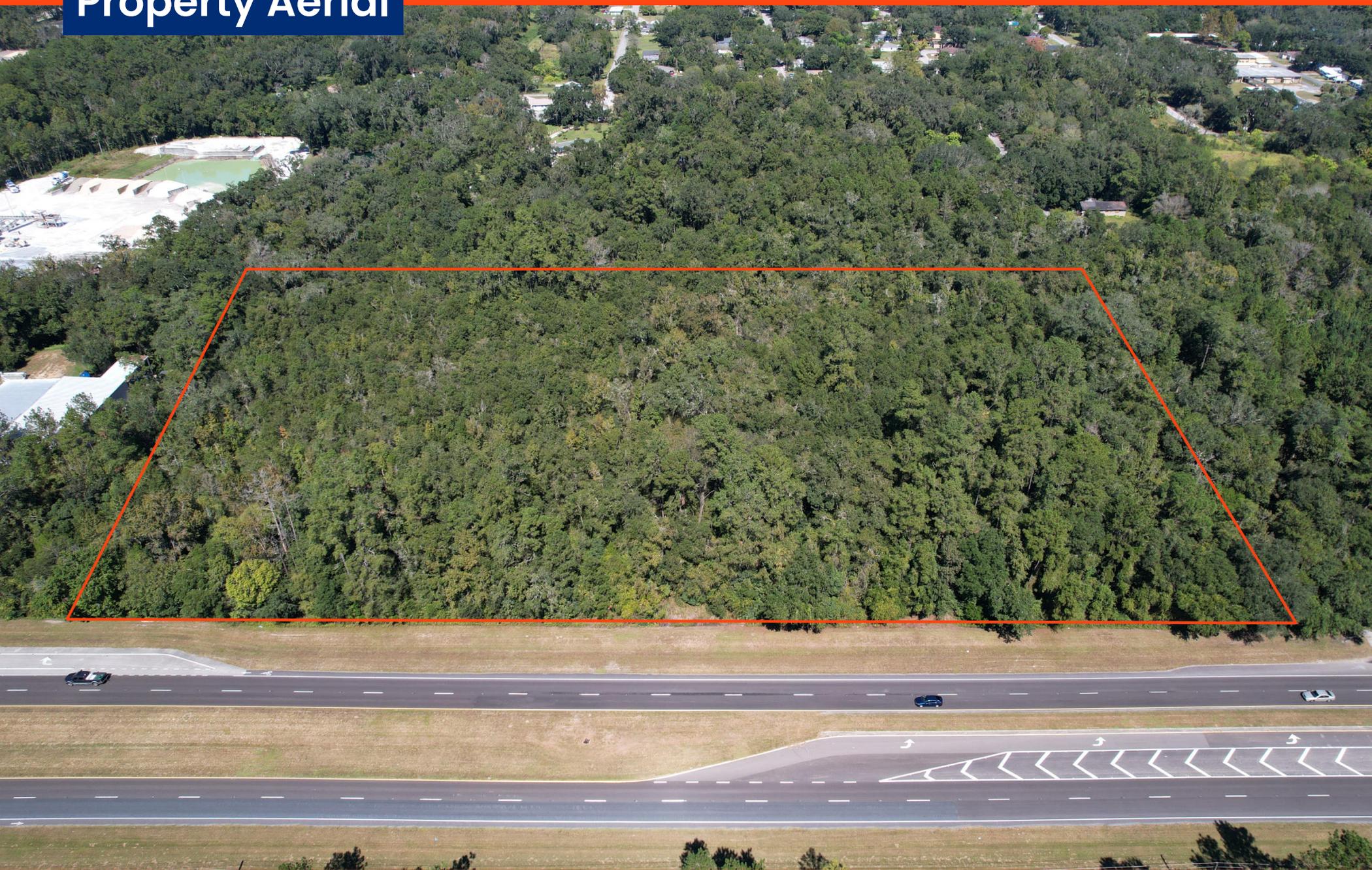
# Trade Area West



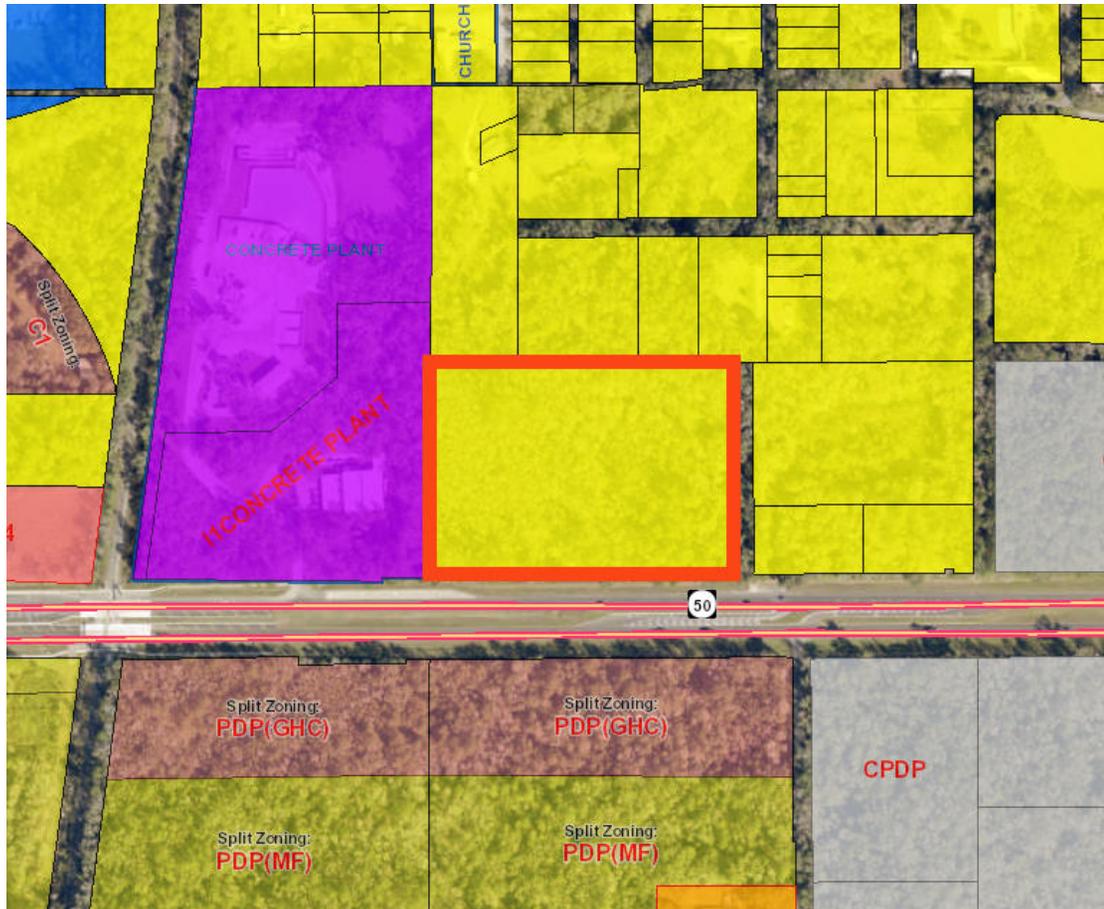
# Trade Area East



# Property Aerial



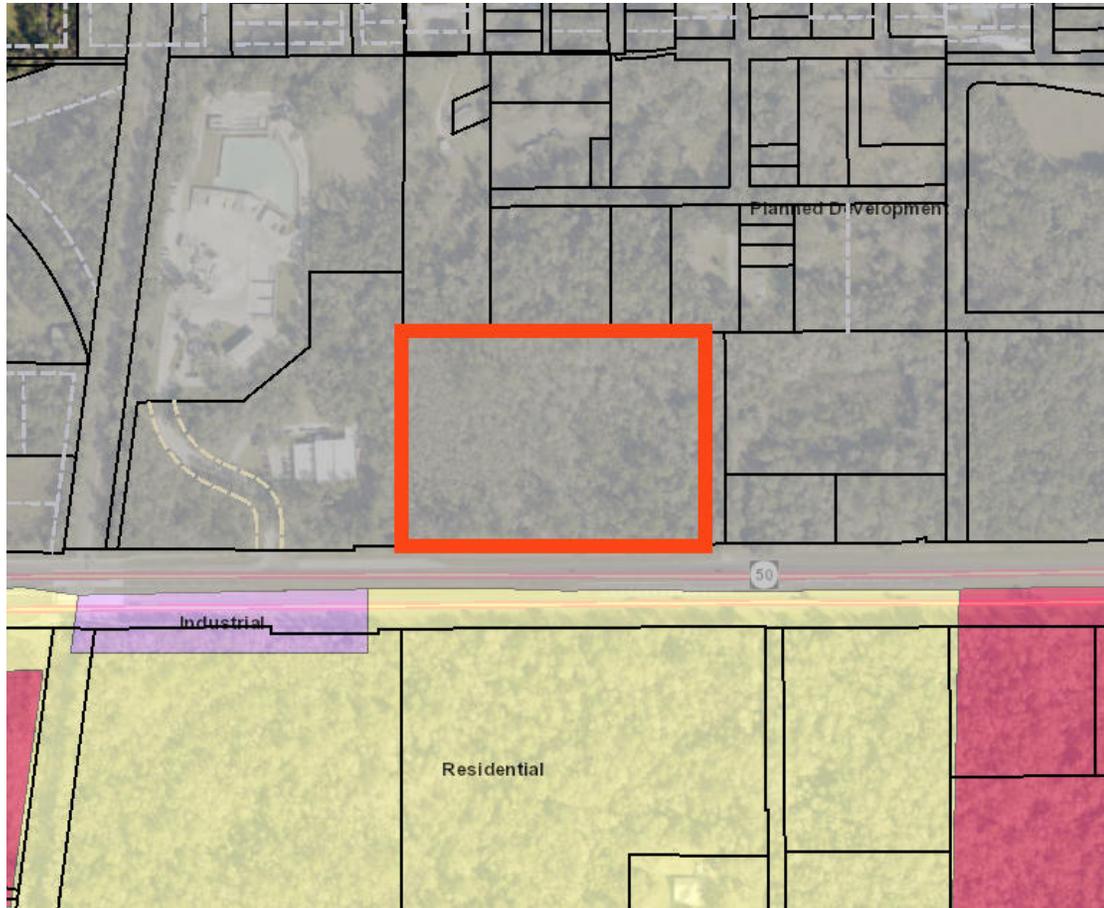
# Zoning Classification



## Zoning Key

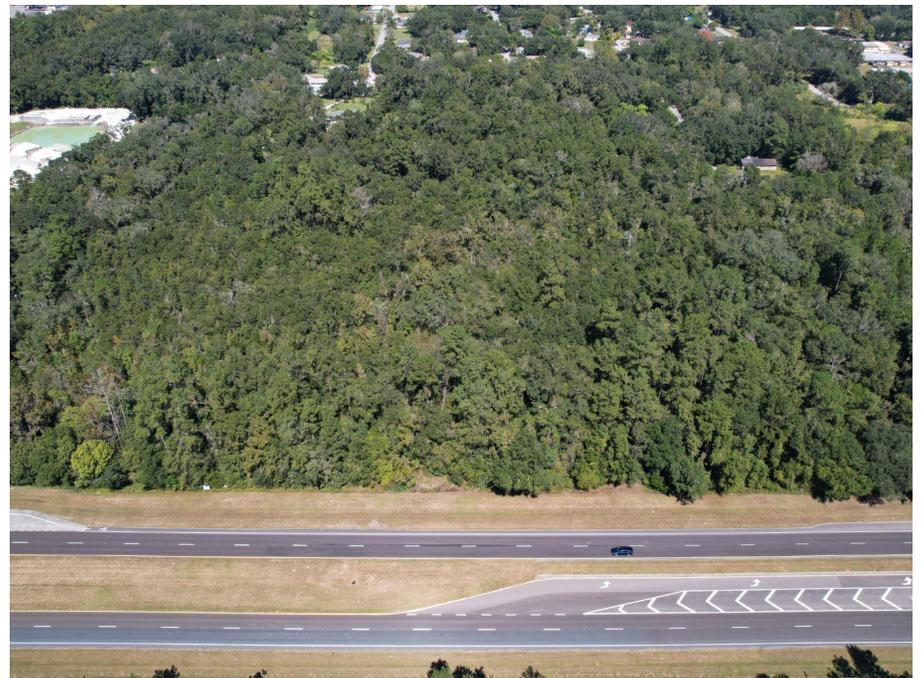
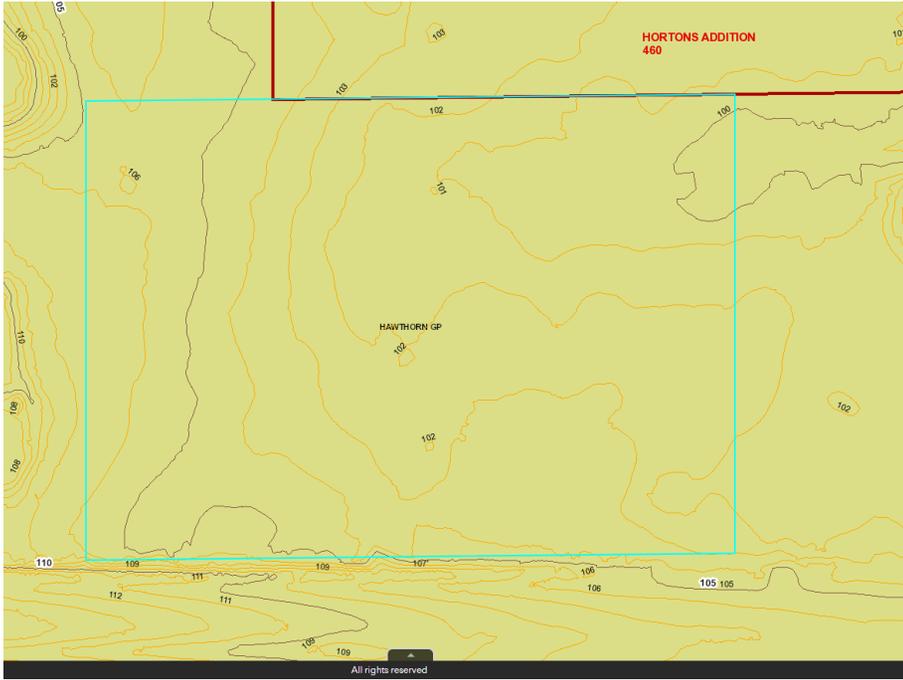
-  Residential
-  Special Use (Concrete)
-  PDP(General Highway Commercial)
-  CPDP (Combined)

# Future Land Use



## Future Land Use Key

- Planned Development
- Commercial
- Residential
- Industrial





## Robert Buckner

Broker/Owner

[robert@bucknerrealestate.com](mailto:robert@bucknerrealestate.com)

Office: 352 796 4544 | Cell: 352 238 6930

### About & Experience

Robert has been the broker-owner of Buckner Real Estate since 1987. He is the sixth generation of his family to reside in Hernando County, Florida. Over 35 years of experience and integrity in all aspects of real estate brokerage, and he established a company that endeavors to provide superlative professional service, advice and assistance to clients. Robert is an avid golfer, hunter and Florida Gator fan.

### Education & REALTOR® Involvement & Awards

- Attended the University of Florida and graduated from St. Leo University Cum Laude with a BA degree in Business Administration
- Member of National Association of REALTORS®, Hernando County Association of REALTORS® and past District Vice-President of the Florida Realtors®
- 1989 President of Hernando County Association of REALTORS®, 2012 Realtor of the Year Award and 2-time recipient of the Civic Achievement Award
- Numerous courses in commercial real estate investment and appraisal technique

### Current Board Involvement

- Truist Bank Advisory Board of Directors
- 2022-2024 President of Gator Boosters, Inc.
- Hernando Progress, Inc.
- Brooksville Vision Foundation, Inc.
- Hernando County Business Alliance

**Buckner Real Estate, Inc.**

11 N Main Street  
Brooksville, FL 34601



## Charles Buckner

Associate

[charles@bucknerrealestate.com](mailto:charles@bucknerrealestate.com)

Office: 352 796 4544 | Cell: 352 238 6930

### 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

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Brooksville, FL 34601



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**Confidentiality & Disclaimer**

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