

**PREPARED BY**



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**Commercial Vacant Land**  
**MLS# 2114918 Active**

**12135 CORTEZ BLVD**  
**Spring Hill, FL 34613**



**LP\$425,000**



**Subdivision:** High Point Mh Sub Un 7  
**Current Zoning:** C2  
**DOR Use Code:** 17  
**Style:** Commercial  
**Location:**  
[Hernando County Tax Link](#)  
**Contact Property Appraiser** (352) 754-4190  
**Water on Site:** Yes  
**Sep/Swr on Site:** Yes  
**Power on Site:** Yes  
**Waterfront/Frntge:** No/  
**City/Co. Special Assmnt:** Yes

**Acres:** .97  
**Lot Dim. Aprox:**  
**Lot Dim. Source:**  
**Lot SqFt:**  
**Acreage Info:** Over 1/2 to 1 Acre  
**Addl Acreage:** No  
**Aprox Rd Frntge:**  
**Paved Rd:** Yes  
**Rear Exposure:**  
**Rd Front Type:** US Highway  
**Greenbelt:** No

**Directions:** From the Intersection of Mariner Blvd and Cortez, go W on Cortez ~0.8 mile property is on the N side of the road.

**Remarks:** 0.97 Acres zoned C-2 located 0.17 mile East of Highpoint Blvd and Cortez Blvd.

**Near. Cross St.:**

**Special Info:** None  
**Docs on File:** Aerial Photo

**Utilities:** DSL Available  
**Power Source:** Electric  
**Sep/Swr Source:** County  
**Water Source:** County

**Terms Avail:** Cash , Conventional

**Improvements:** Uninhabited Mobile Home

**Lot Desc:** Flat

**Waterfront:**  
**Fence:** None

**Short Sale:** No

**Lender Owned/REO:** No

**Agent Owned:** No

**Sec/Twp/Rng:** 29/ 22/ 18  
**Subdiv/Block/Lot:** 2552/ 00C4/ 0010  
**Legal Description:** HIGH POINT SUB UNIT 7BLK C-4 LOT 1  
**Area/Map Code:** 01/ S4

**Key #:** [00129630](#)  
**Unit:**

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All information regardless of source, including but not limited to, square footage, sizes, room dimensions, property taxes, and school information deemed reliable, but is not guaranteed and should be verified by personal inspection and/or with a appropriate professional(s).