

## PREPARED BY



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**Commercial Vacant Land**  
**MLS# 2106942 Active**

**18985 CORTEZ BLVD**  
**Brooksville, FL 34601**



**LP\$1,700,000**



**Subdivision:** Unrecorded  
**Current Zoning:** C2  
**DOR Use Code:** 10  
**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:** No

**Acres:** 17.00  
**Lot Dim. Approx:**  
**Lot Dim. Source:**  
**Lot SqFt:**  
**Acreage Info:** Over 9 to 20 Acres  
**Addl Acreage:** No  
**Approx Rd Frntge:**  
**Paved Rd:** Yes  
**Rear Exposure:**  
**Rd Front Type:** State Road  
**Greenbelt:** No

**Directions:** Intersection of Broad Street (US HWY 41) and Cortez Boulevard (Alt SR50) Go East on Cortez Boulevard, travel approx. 0.95 mi. property located on N side of Cortez.

**Near. Cross St.:**

**Remarks:** Perfect Work/Live in fill site! 17 Commercial acres fronting 100 ft. along SR50. All utilities available - Adjacent to Post Office & Credit Union. New retail across the street. Also on the bus route. Call for details.

**Special Info:** None

**Utilities:** Cable Available , DSL Available , High Speed Internet Av.

**Docs on File:** Aerial Photo

**Power Source:** Electric

**Sep/Swr Source:** City

**Water Source:** City

**Terms Avail:** Cash , Conventional , Owner Financing

**Improvements:** None

**Lot Desc:** Other-See Remarks

**Waterfront:**

**Fence:** None

**Short Sale:** No

**Lender Owned/REO:** No

**Agent Owned:** No

**Sec/Twp/Rng:** 29/ 22/ 19

**Key #:** [00359999](#)

**Subdiv/Block/Lot:** 0/ 0010/ 0000

**Unit:**

**Legal Description:** Call Office

**Area/Map Code:** 06/ M4

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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).