

## PREPARED BY



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**Commercial Vacant Land**  
**MLS# 2122203 Active**

**12491 CHELSEY RD**  
**Brooksville, FL 34613**



**LP\$100,000**



**Subdivision:** Potterfield Gdn Ac  
**Current Zoning:** AR  
**DOR Use Code:** 0  
**Style:** Commercial  
**Location:** Other-See Remarks  
[Hernando County Tax Link](#)  
**Contact Property Appraiser** (352) 754-4190  
**Water on Site:** Yes  
**Sep/Swr on Site:** No  
**Power on Site:** Yes  
**Waterfront/Frntge:** No/  
**City/Co. Special Assmnt:** No

**Acres:** 1.15  
**Lot Dim. Approx:** 161x309  
**Lot Dim. Source:** Tax Roll  
**Lot SqFt:** 50110  
**Acreage Info:** Over 1 to 2 Acres  
**Add Acreage:** Yes  
**Approx Rd Frntge:** 161  
**Paved Rd:** No  
**Rear Exposure:**  
**Rd Front Type:** Other-See Remarks  
**Greenbelt:** No

**Directions:** Cortez West to Western Way, W side of  
 Beacon Theatre, adjoining parking lot to the N  
**Near. Cross St.:**

**Remarks:** Join Western Way Shopping Center. 1+ acre adjoining parking field west of Beacon Theatre. Benefit from draw of Texas Roadhouse, Carrabass, and theatre. Best price around to get this close to so much retail activity. Seller motivated. Property is designated commercial and will require rezoning.

**Special Info:** None

**Utilities:** Cable Available , Fire Hydrant w/in 1000ft , High Speed Internet Av.

**Docs on File:** Aerial Photo , Flood Plain Map , Plat Map

**Power Source:** Electric  
**Sep/Swr Source:** County , Hookup Avail/Sewer  
**Water Source:** County

**Terms Avail:** Cash

**Improvements:** None

**Lot Desc:** Flat , Pasture

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

**Short Sale:** No

**Lender Owned/REO:** No

**Agent Owned:** No

**Sec/Twp/Rng:** 28/ 22/ 18

**Key #:** [00999502](#)  
[00999502](#)

**Subdiv/Block/Lot:** 3040/ 00C0/ 0120

**Unit:**

**Legal Description:** POTTERFIELD GARDEN ACRESBLK C LOT 12

**Area/Map Code:** 01/ S4

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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).