

PREPARED BY



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Commercial Vacant Land
MLS# 2121025 Active

O Cortez Blvd.
Brooksville, FL 34613



LP\$1,012,500



Subdivision: Unrecorded
Current Zoning: PDP
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: 1.29
Lot Dim. Approx: 225x250
Lot Dim. Source: Tax Roll
Lot SqFt: 54521
Acreage Info: Over 1 to 2 Acres
Addl Acreage: No
Approx Rd Frntge: 225
Paved Rd: Yes
Rear Exposure:
Rd Front Type: Divided Highway
Greenbelt: No

Directions: From the intersection of Cortez & Barclay go W ~1/4 mi on Cortez. Development is on the N side of Cortez Blvd.

Near. Cross St.:

Remarks: Prime location in an area of rapid commercial growth. Be in the same development as Capital City Bank, Kentucky Fried Chicken, Famous Daves BBQ, and Alligators restaurant. This lot is 1.29 acres with 225' of frontage on Cortez Blvd. This lot is vested for required concurrency (Grandfathered). There is another lot in this development that is 1.15 acres asking \$1,050,000 with the MLS#2102456.

Special Info: None
Docs on File: Aerial Photo , Plat Map

Utilities: Other-See Remarks
Power Source: Electric
Sep/Swr Source: County
Water Source: County

Terms Avail: Cash

Improvements: None

Lot Desc: Flat

Waterfront:
Fence: None

Short Sale: No

Lender Owned/REO: No

Agent Owned: No

Sec/Twp/Rng: 27/ 22/ 18
Subdiv/Block/Lot: 1462/ 0000/ 0050
Legal Description: BROOKRIDGELOT 5
Area/Map Code: 04/ R4

Key #: [01629081](#)
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).