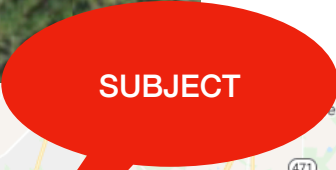


For Sale
120 Townhome Sites & 26,200 sf Commercial Retail
Broad Street
Brooksville, Florida



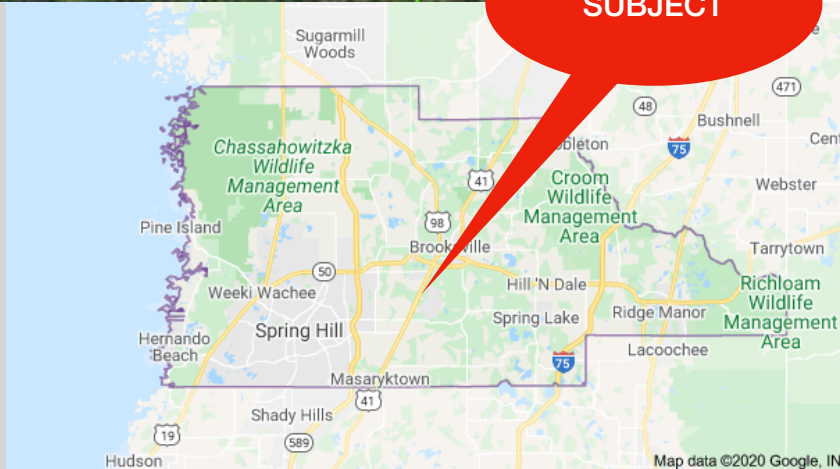
PECK SINK

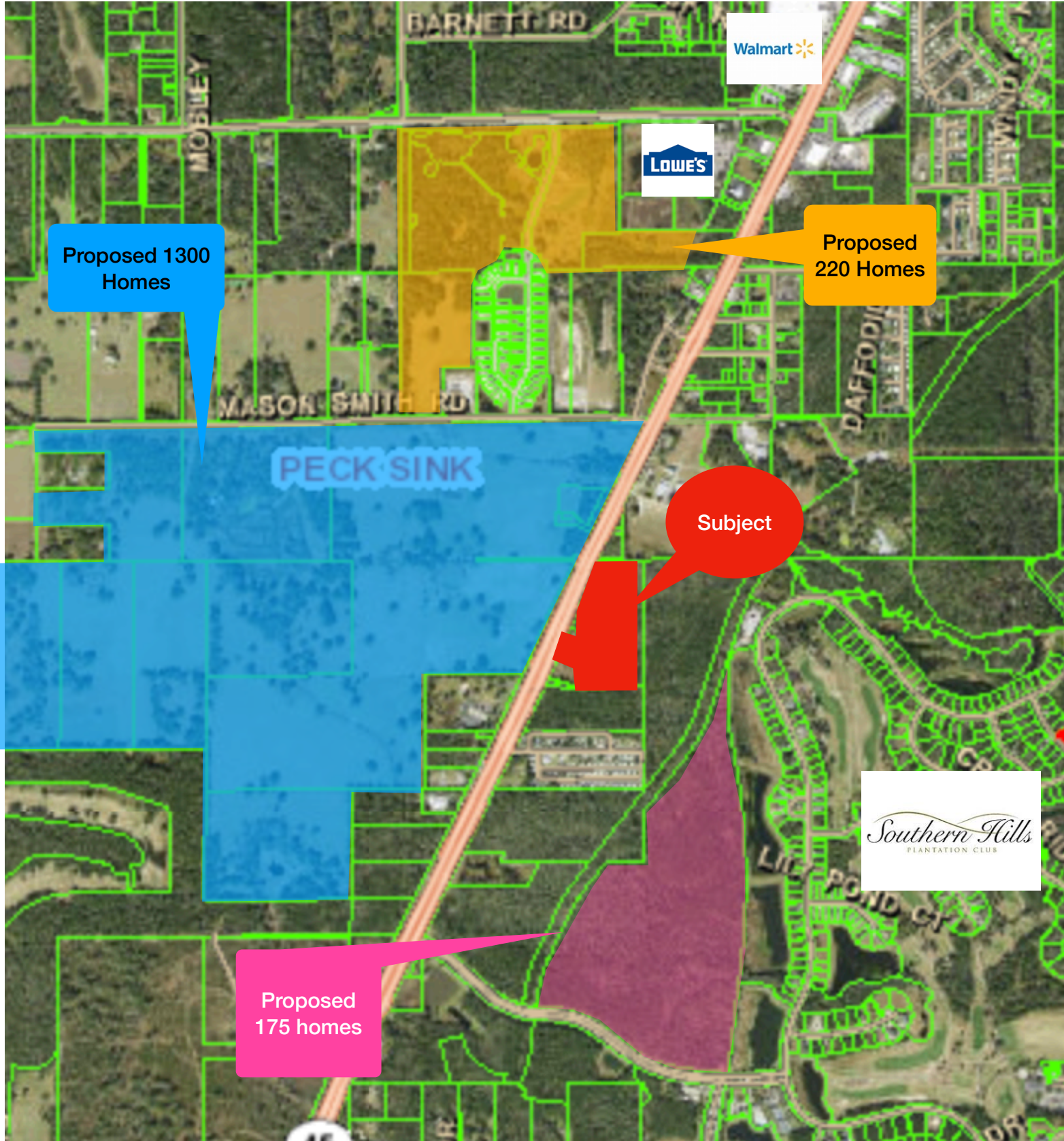


Asking Price: \$1,750,000
Land Size: 15.25 acres
Access: Broad St. 425 FF & 288 FF
Zoned: C/PDP-(GC) (MF) & C-2
120 Townhomes & 26,200 sf Commercial

Utilities: County Water & Sewer
Real Estate Taxes: \$5,680

Fronting 6 lane divided Broad St and surrounded by existing and planned residential development. Directly in the Path of Growth.





Proposed 1300 Homes

Proposed 220 Homes

Proposed 175 homes

Subject



PECK SINK

LILYPOND CT

BARNETT RD

MOBLEY

MASON SMITH RD

PAFFORD

1.46 acre in prior zoning approval. Separate Seller. Willing Seller - No Asking Price

ZONING: CPDP
USE: VACANT

0.26 ACRES
OPEN SPACE

0.71 ACRES OPEN SPACE
REQUIRED
1.31 ACRES OPEN SPACE
ACTUAL

ZONING: CPDP
USE: VACANT

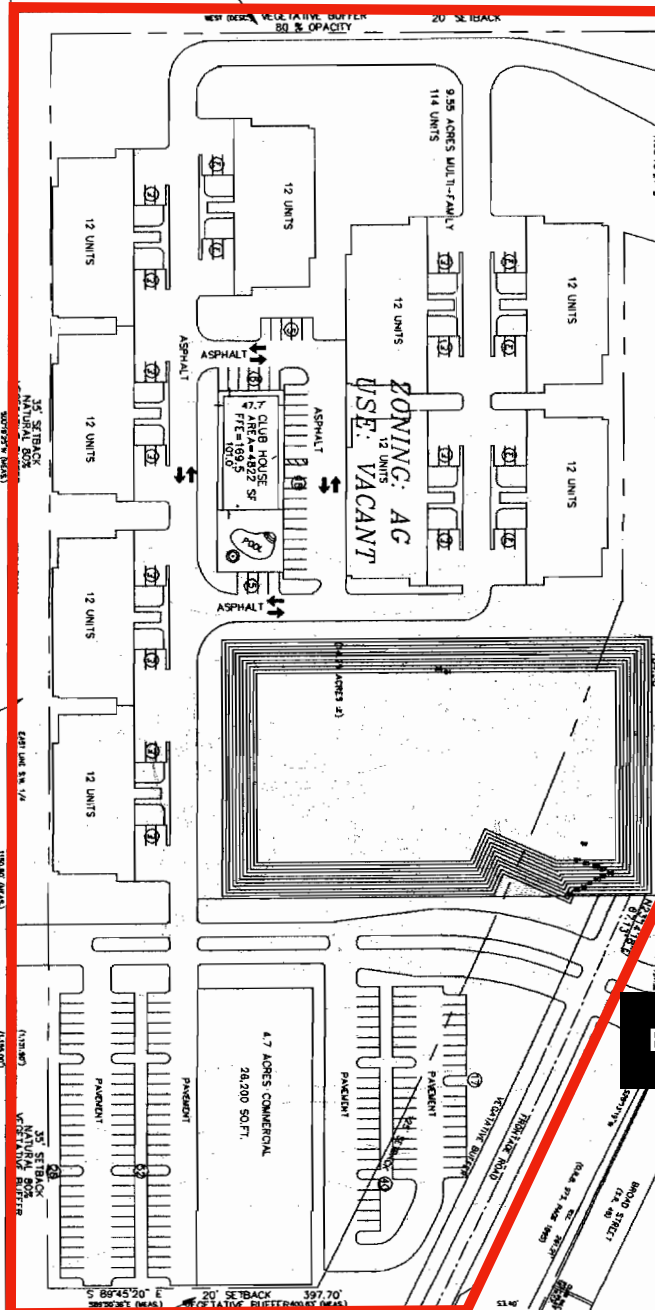
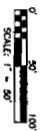
0.92 ACRES
OPEN SPACE

1 acres C-2
Added to
provide required
2nd access to
Broad St.

Broad St

- NOTES:
1. ALL INFORMATION SHOWN HEREON IS BASED UPON RECORDS, FIELD SURVEY AND VISUAL INSPECTION OF THE PROPERTY AND CANNOT BE HELD RESPONSIBLE FOR ANY OMISSIONS OR ERRORS IN THE INFORMATION OR FOR ANY OMISSIONS OR ERRORS IN THE INFORMATION OR FOR ANY OMISSIONS OR ERRORS IN THE INFORMATION.
 2. ALL INFORMATION SHOWN HEREON IS BASED UPON RECORDS, FIELD SURVEY AND VISUAL INSPECTION OF THE PROPERTY AND CANNOT BE HELD RESPONSIBLE FOR ANY OMISSIONS OR ERRORS IN THE INFORMATION OR FOR ANY OMISSIONS OR ERRORS IN THE INFORMATION.
 3. ALL INFORMATION SHOWN HEREON IS BASED UPON RECORDS, FIELD SURVEY AND VISUAL INSPECTION OF THE PROPERTY AND CANNOT BE HELD RESPONSIBLE FOR ANY OMISSIONS OR ERRORS IN THE INFORMATION OR FOR ANY OMISSIONS OR ERRORS IN THE INFORMATION.
 4. ALL INFORMATION SHOWN HEREON IS BASED UPON RECORDS, FIELD SURVEY AND VISUAL INSPECTION OF THE PROPERTY AND CANNOT BE HELD RESPONSIBLE FOR ANY OMISSIONS OR ERRORS IN THE INFORMATION OR FOR ANY OMISSIONS OR ERRORS IN THE INFORMATION.
 5. ALL INFORMATION SHOWN HEREON IS BASED UPON RECORDS, FIELD SURVEY AND VISUAL INSPECTION OF THE PROPERTY AND CANNOT BE HELD RESPONSIBLE FOR ANY OMISSIONS OR ERRORS IN THE INFORMATION OR FOR ANY OMISSIONS OR ERRORS IN THE INFORMATION.
 6. ALL INFORMATION SHOWN HEREON IS BASED UPON RECORDS, FIELD SURVEY AND VISUAL INSPECTION OF THE PROPERTY AND CANNOT BE HELD RESPONSIBLE FOR ANY OMISSIONS OR ERRORS IN THE INFORMATION OR FOR ANY OMISSIONS OR ERRORS IN THE INFORMATION.
 7. ALL INFORMATION SHOWN HEREON IS BASED UPON RECORDS, FIELD SURVEY AND VISUAL INSPECTION OF THE PROPERTY AND CANNOT BE HELD RESPONSIBLE FOR ANY OMISSIONS OR ERRORS IN THE INFORMATION OR FOR ANY OMISSIONS OR ERRORS IN THE INFORMATION.
 8. ALL INFORMATION SHOWN HEREON IS BASED UPON RECORDS, FIELD SURVEY AND VISUAL INSPECTION OF THE PROPERTY AND CANNOT BE HELD RESPONSIBLE FOR ANY OMISSIONS OR ERRORS IN THE INFORMATION OR FOR ANY OMISSIONS OR ERRORS IN THE INFORMATION.
 9. ALL INFORMATION SHOWN HEREON IS BASED UPON RECORDS, FIELD SURVEY AND VISUAL INSPECTION OF THE PROPERTY AND CANNOT BE HELD RESPONSIBLE FOR ANY OMISSIONS OR ERRORS IN THE INFORMATION OR FOR ANY OMISSIONS OR ERRORS IN THE INFORMATION.
 10. ALL INFORMATION SHOWN HEREON IS BASED UPON RECORDS, FIELD SURVEY AND VISUAL INSPECTION OF THE PROPERTY AND CANNOT BE HELD RESPONSIBLE FOR ANY OMISSIONS OR ERRORS IN THE INFORMATION OR FOR ANY OMISSIONS OR ERRORS IN THE INFORMATION.

THIS DRAWING IS NOT APPROVED FOR CONSTRUCTION
UNLESS OTHERWISE NOTED OTHERWISE ON THE DRAWING.



ZONING: AG
USE: VACANT

ZONING: C3
USE: VACANT

ZONING: AG
USE: VACANT

ZONING: AG
USE: VACANT

REZONING
FOR: WADE BOYETTE

NICHOLSON ENGINEERING ASSOCIATES, INC.

Structural Engineering • Commercial Site Design • Subdivisions • Utility Roads
Nicholas W. Nicholson, P.E.
P.O. Box 11350 • Brookville, FL 34609
7665 Jones Lake RD • Brookville, FL 34609
Phone: (532) 779-0170 FAX: (532) 779-0147
Certificate of Authorization Number: 7200
www.nicholson-engineering.com info@nicholson-engineering.com

This drawing is not valid without the signature and original raised seal of a Florida Licensed Engineer. This drawing is not valid apart from the complete set of related drawings, addendums, specifications, reports, and revisions. It is the intent of the Engineer of Record to hold paramount the safety, health and welfare of the public. It is the ethical and moral responsibility of any reviewer to bring such errors, omissions, discrepancies, and deficiencies to the attention of the Registered Professional whose name & seal appears on this drawing.



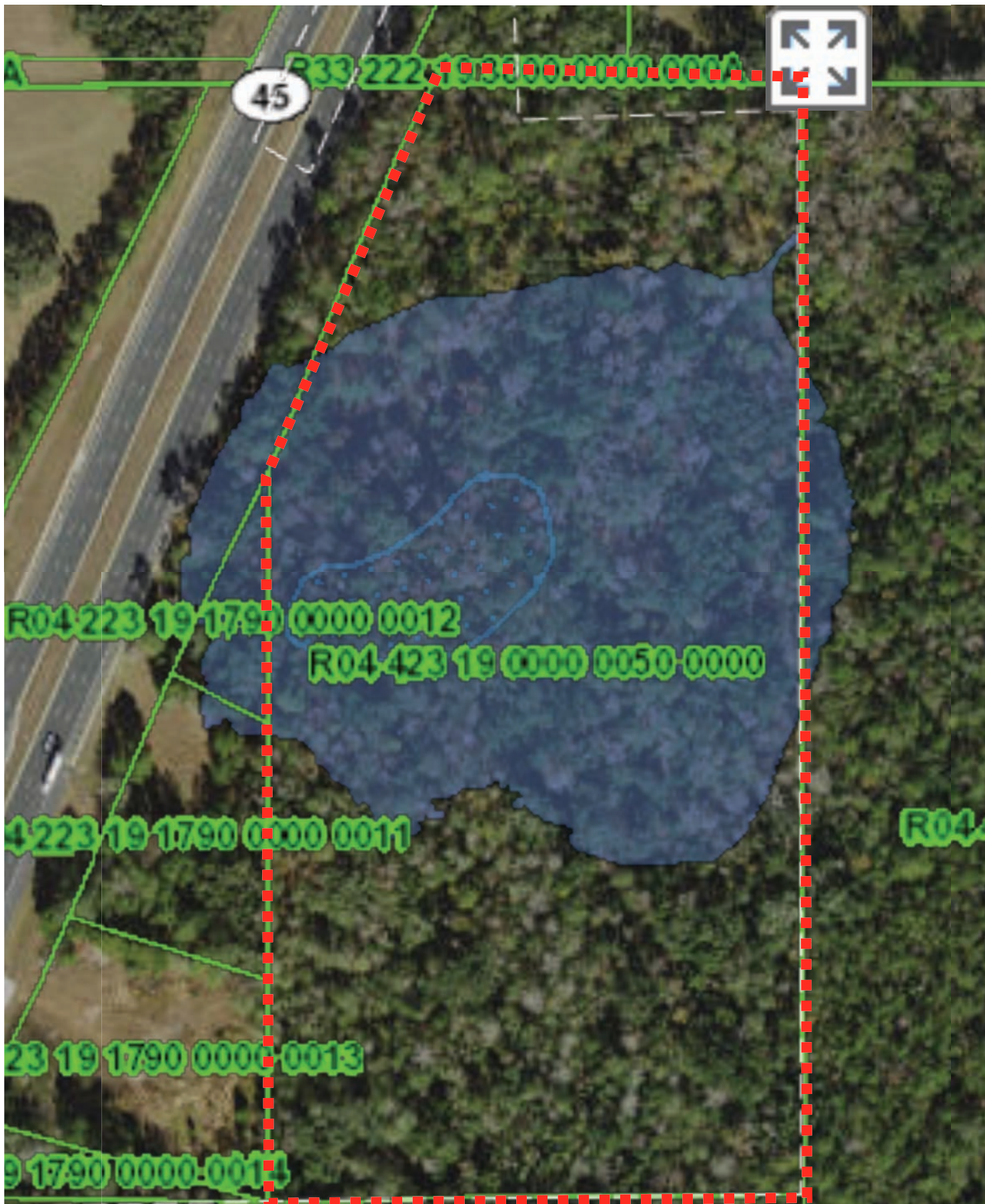
9.04 ft



Google Earth

© 2018 Google

8.42 ft



CURRENT FLOOD ZONE MAPPING. THE NORTHERN PORTION OF THE PROPERTY INCLUDES A SINKHOLE FEATURE THAT CREATES A VERY UNIQUE AND INTERESTING DISPLAY OF NATIVE FLORA & FAUNA. THE "SINK" ITSELF HAS A SIGNIFICANT CHANGE IN ELEVATION. THIS IS THE AREA DESIGNED AS THE MASTER DRAINAGE AND RETENTION AREA OF THE ENGINEERED SITE PLAN.



Interior View of southern portion of property



Interior View of northern portion of property



Interior view of wetland / sink area



Interior view of wetland / sink area



View from bottom of sinkhole areaInterior view



HERNANDO COUNTY, FLORIDA PROPERTY RECORD CARD

1.9

2021 PRELIMINARY TAX ROLL

KEY #	00380527	PRINTED	09/09/21	PAGE	1
PARCEL #	R04 423 19 0000 0050 0000	SITUS	BROAD ST		
OWNER(S)	GLEASON ROBERT C, GLEASON JANE T D	PARCEL DESCRIPTION	13.9 ACRES MOL IN NE1/4 OF NW1/4		
MAILING ADDRESS UPDATED	1 SEAHORSE LN WAREHAM MA 02571-1701	UPDATED	01/01/12		
			DB 13 PG 281 LESS RD R/W ORB 973 PG 1695		

MISCELLANEOUS PROPERTY INFORMATION		
SQUARE FOOTAGE	38,768	
ACRES	13.90	
AERIAL MAP	78B	
JURISDICTION	C	COUNTY
LEVY CODE	CWES	COUNTY WIDE EMS
NEIGHBORHOOD	C411	BROAD ST, AYERS RD-FAIRGROUNDS
SUBDIVISION	0	
DOR LAND USE	10	VACANT COMMERCIAL
NON-AD VALOREM DIST1	36	H.C. FIRE/RESCUE DISTRICT



2021-01-00 PROPERTY VALUES				
	COUNTY	SCHOOL	SWFWMD	MUNICIPALITY
LAND	300,688	300,688	300,688	
BUILDINGS	+	0	0	
FEATURES AND OUT BUILDINGS	+	0	0	
JUST/MARKET VALUE	=	300,688	300,688	
VALUE PRIOR TO CAP		300,688	300,688	
ASSESSED VALUE		300,688	300,688	
EXEMPT VALUE	-	0	0	
TAXABLE VALUE	=	300,688	300,688	
CLASSIFIED USE LAND VALUE	0			

LAND INFORMATION												
CODE	DESCRIPTION	AG	LAST UPDT	CAP YEAR	EXC CAP	GRA DE	FRON TAGE	DEPTH	UNITS	MEASURE	ADJ RATE	VALUE
11	COMMERCIAL AC	N	2012		Y	2			13.00	ACRES	23100.00	300,300
93	NON-PROD.SQFT <1AC	N	2015		Y				38,768.00	SQFT	0.01	388

BUSINESSES ON PROPERTY			
KEY #	BUSINESS NAME	NAICS	BUSINESS TYPE

ADDRESSES ON PROPERTY	
SITUS	
BROAD ST	

PROPERTY SALES									
SALE DATE	NEW OWNER	CODE	DESCRIPTION	VAC?	INST	OR BOOK	OR PAGE	SALEGRP	VALUE
03/07/18	GLEASON ROBERT C	D	DISQUALIFIED	Y	WD	3560	1225	0	105,000
10/16/01	CHARLES S GLEASON JR REVOCABLE	D	DISQUALIFIED	Y	TR	1466	1458	0	100
01/01/80	GLEASON CHARLES S JR	D	DISQUALIFIED	N		0000	0000	0	0

PROPERTY APPRAISER INSPECTIONS			
INSP.DATE	ROLL	EMPL	CODE REASON

PROPERTY APPRAISER NOTES
JANUARY 01 2009



HERNANDO COUNTY, FLORIDA PROPERTY RECORD CARD

1.9

2021 PRELIMINARY TAX ROLL

KEY #	00380527	PRINTED	09/09/21	PAGE	2
-------	----------	---------	----------	------	---

PROPERTY APPRAISER INSPECTIONS

INSP. DATE	ROLL	EMPL	CODE	REASON
01/30/18	2018	236	021	VACANT
06/13/14	2014	170	021	VACANT
08/12/10	2010	170	021	VACANT
04/27/04	2004	170	021	VACANT

PROPERTY APPRAISER NOTES

JANUARY 01 2009
ZONED C/PDP(GC)(HC),9.0 ACRES (MF)4.7 ACRES
FILE H-06-62



HERNANDO COUNTY, FLORIDA PROPERTY RECORD CARD

1.9

2021 PRELIMINARY TAX ROLL

KEY #	00201105	PRINTED	09/09/21	PAGE	1
PARCEL #	R04 223 19 1790 0000 0011	SITUS	BROAD ST		
OWNER(S)	TH FAMILY INVESTMENT PARTNERSHIP I LTD	PARCEL DESCRIPTION	GARDEN GROVE FARM LOTS THAT PART OF FARM LOT 1		
MAILING ADDRESS UPDATED	PO BOX 66241 ST PETE BEACH FL 33736-6241	UPDATED	10/07/02		
			ORB 92 PG 79 DES IN ORB 1583 PG 1358		

MISCELLANEOUS PROPERTY INFORMATION		
SQUARE FOOTAGE	43,091	
ACRES	1.00	
AERIAL MAP	78B	
JURISDICTION	C	COUNTY
LEVY CODE	CWES	COUNTY WIDE EMS
NEIGHBORHOOD	C411	BROAD ST, AYERS RD-FAIRGROUNDS
SUBDIVISION	1790	GARDEN GROVE FARM LOTS SEC 04
DOR LAND USE	10	VACANT COMMERCIAL
NON-AD VALOREM DIST1	36	H.C. FIRE/RESCUE DISTRICT



2021-01-00 PROPERTY VALUES					
	COUNTY	SCHOOL	SWFWMD	MUNICIPALITY	
LAND	48,693	48,693	48,693		
BUILDINGS	0	0	0		
FEATURES AND OUT BUILDINGS	0	0	0		
JUST/MARKET VALUE	48,693	48,693	48,693		
VALUE PRIOR TO CAP	48,693	48,693	48,693		
ASSESSED VALUE	48,693	48,693	48,693		
EXEMPT VALUE	0	0	0		
TAXABLE VALUE	48,693	48,693	48,693		
CLASSIFIED USE LAND VALUE	0				

LAND INFORMATION													
CODE	DESCRIPTION	AG	LAST UPDT	CAP YEAR	EXC CAP	GRA DE	FRON TAGE	DEPTH	UNITS	MEASURE		ADJ RATE	VALUE
10	COMM SQFT	N	2012		Y	2			43,091.00	SQFT		1.13	48,693

BUSINESSES ON PROPERTY			
KEY #	BUSINESS NAME	NAICS	BUSINESS TYPE

ADDRESSES ON PROPERTY	
SITUS	
BROAD ST	

BUILDING PERMITS								
APPLIC.#	APP.DATE	PERMIT #	CODE	DESCRIPTION	ISSUED	STATUS	FINALED	VALUE
1003951	6/05/95	1003951	HM	HOUSE MOVING	6/05/95	FINALED	8/07/95	0
0029474	10/06/89	8908728	RR	REROOF	10/09/89	FINALED	6/20/90	1,400
0910120	2/19/86	8601122	RR	REROOF	2/19/86	FINALED	11/07/87	1,000

PROPERTY SALES									
SALE DATE	NEW OWNER	CODE	DESCRIPTION	VAC?	INST	OR BOOK	OR PAGE	SALEGRP	VALUE
04/23/13	TH FAMILY INVESTMENT PARTNERSH	D	DISQUALIFIED	Y	QC	2998	1042	0	100