

**NORTH BROOKSVILLE
COMMERCIAL LAND FOR
SALE**

**0 Ponce De
Leon Blvd**

Brooksville, FL 34601

Listed By:

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Property Summary

Brooksville commercial land directly on Ponce De Leon Blvd / US 98 with 257 FT of frontage. Traffic counts on Ponce De Leon are 10,000 AADT. This property has a wide variety of surrounding commercial uses and is located in an opportunity zone. This property has split zoning with the front portion being zoned C2 and the rear portion being zoned R1B. The entire property is classified as commercial on the Future Land Use map.

Highlights

- Traffic counts of 10,000 on Ponce De Leon Blvd
- 257 FT of frontage on Ponce De Leon Blvd
- Variety of surrounding commercial uses

Location Information

Site Address	0 Ponce De Leon Blvd
City, State, Zip	Brooksville, FL 34601
County	Hernando

Property Information

Size +/- (Acres)	1.78
Parcel Key #	355225
Zoning	C2 & R1B
DOR Use Code	(10) Vacant Commercial
Utilities	City Sewer
Frontage	256.75 FT
Traffic Count	10,000 AADT
Taxes (2020)	\$1,708.27
Price	\$120,000

Opportunity Zones

Background

Opportunity Zones (OZs) were passed into law in December of 2017 as part of the Tax Cuts and Jobs Act (TCJA). It serves as an investment vehicle designed to help create jobs and economic growth in low-income communities through tax incentives focused around the deferment of capital gains taxes.

Qualified Opportunity Funds

A Qualified Opportunity Fund is the investment vehicle used which can be organized as a corporation or partnership for the purpose of investing in OZ property. A Qualified Opportunity Fund must hold at least 90% of its assets in Qualified Opportunity Zone property.

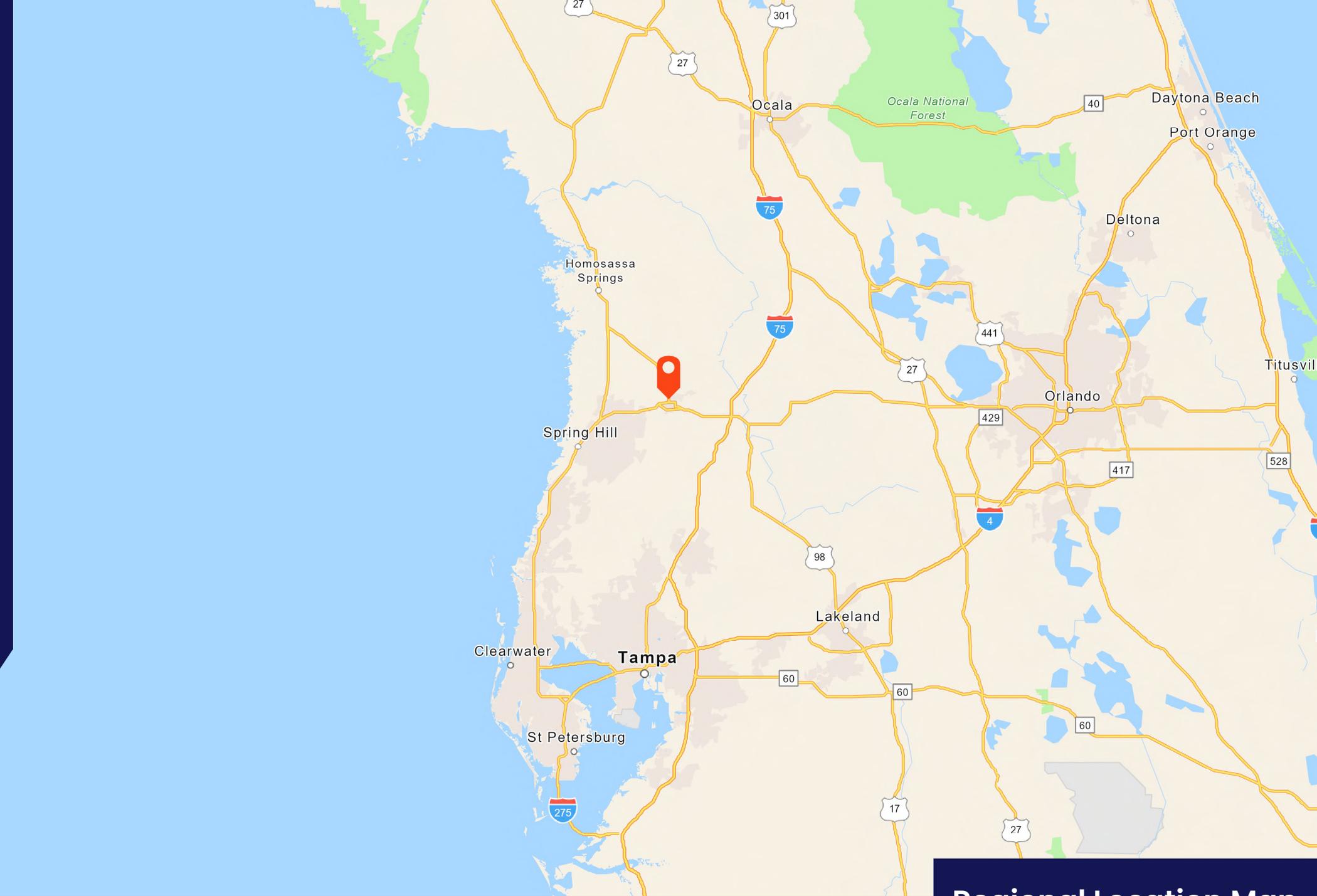
Deadlines

The end of 2021 marks the deadline for an investment to be made and to be held for five years by December 31, 2026. The five year holding period qualifies for a 10% step-up basis. However, investments can still be made into Qualified Opportunity zones until December 31, 2026.

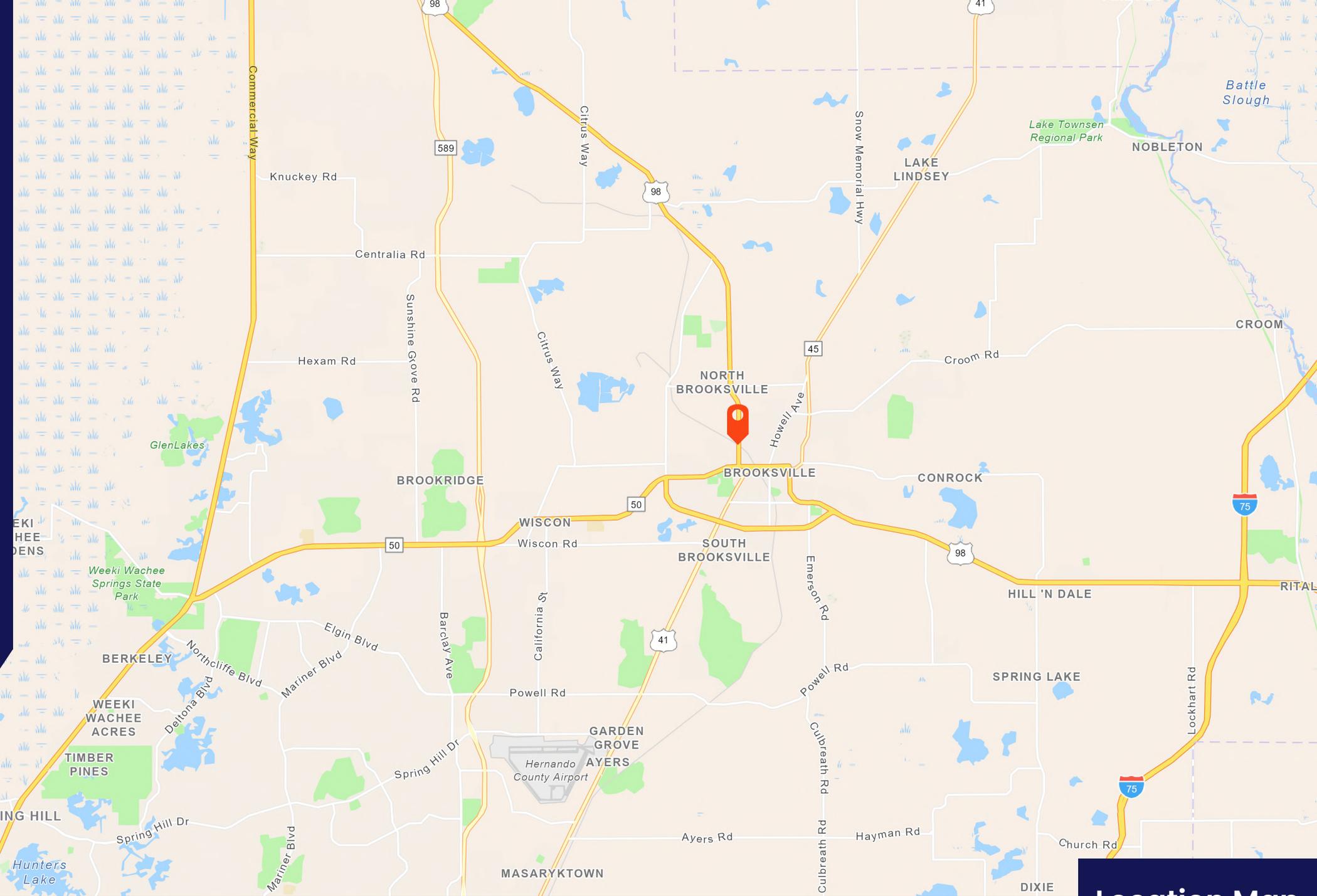
Read more and research here—

<https://www.irs.gov/credits-deductions/businesses/opportunity-zones>

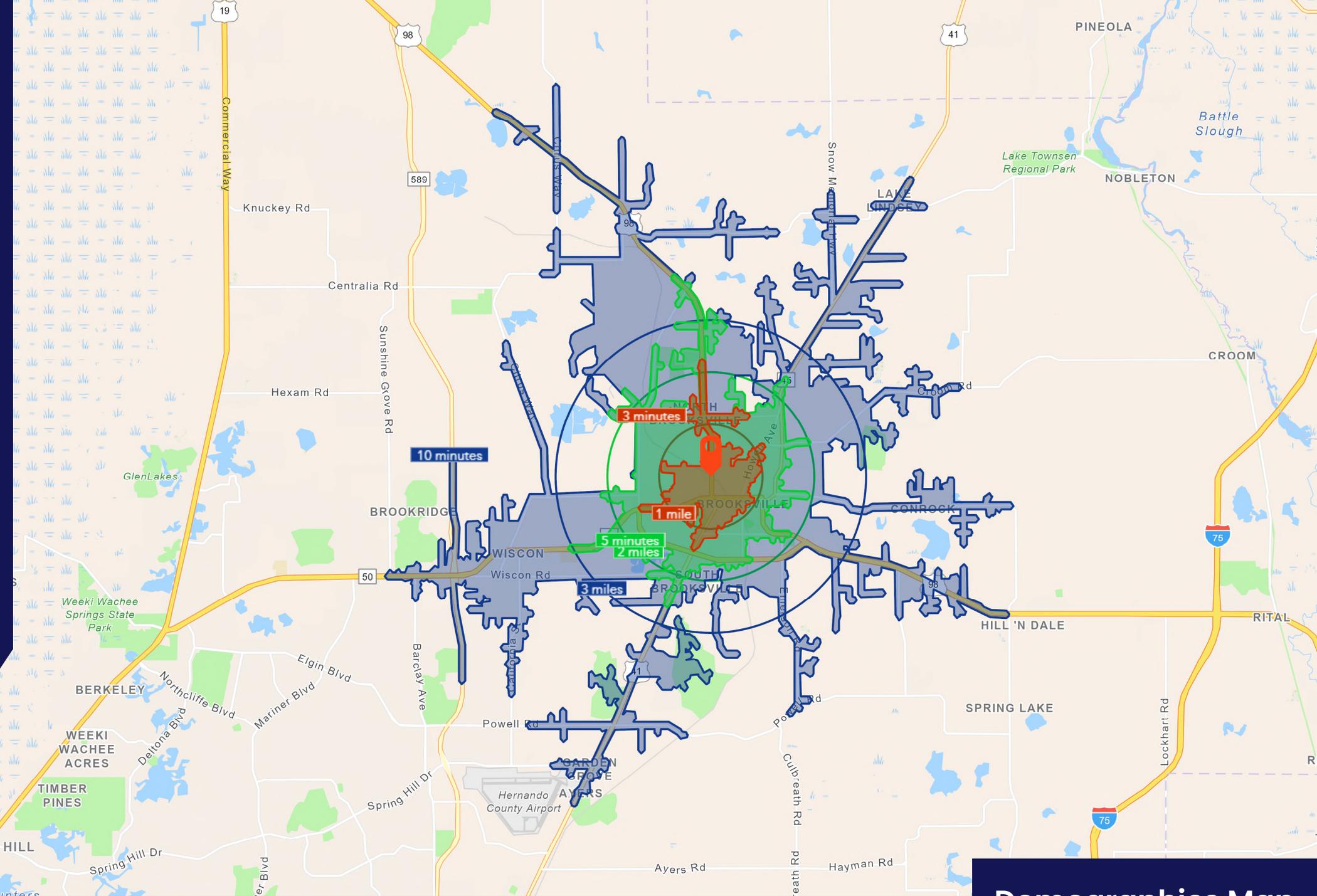




Regional Location Map



Location Map



Demographics Map

Drive Time	3 Minutes	5 Minutes	10 Minutes	1 Mile	2 Mile	3 Mile	Hernando	Florida
Population Data								
Total Population	3,311	8,835	16,682	4,087	11,248	13,798	196,241	21,733,419
Households	1,373	3,672	7,252	1,661	4,822	6,035	80,394	8,514,543
Average Household Size	2.25	2.28	2.23	2.3	2.23	2.2	2.42	2.5
Owner Occupied Housing Units	755	1,942	4,803	914	2,801	3,791	64,087	5,633,437
Renter Occupied Housing Units	618	1,729	2,449	747	2,021	2,244	16,307	2,881,106
Median Age	43.7	43.1	49.8	43.5	46.6	49.6	50.9	42.8
Income Data								
Median Household Income	\$36,642	\$34,412	\$37,584	\$36,512	\$33,521	\$35,407	\$51,170	\$58,462
Average Household Income	\$52,395	\$48,965	\$53,535	\$52,131	\$47,863	\$49,782	\$65,095	\$83,820
Per Capita Income	\$21,083	\$20,328	\$22,887	\$21,032	\$20,480	\$21,614	\$26,657	\$32,917
Business Data								
Total Businesses	394	786	1,114	422	908	987	5,746	978,439
Total Employees	4,178	8,492	11,810	4,613	9,598	10,406	50,811	9,165,693

Key highlights

- 3,672 households within a 5-minute drive
- 422 other businesses within 1 mile

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**Downtown Brooksville
County Seat**

TEXACO

T & L Used Appliances

**ACE
Hardware**

**Builders
FirstSource**

Deli World
Bridge
Fellowship
Church



THE GRANDE
a Senior Lifestyle community

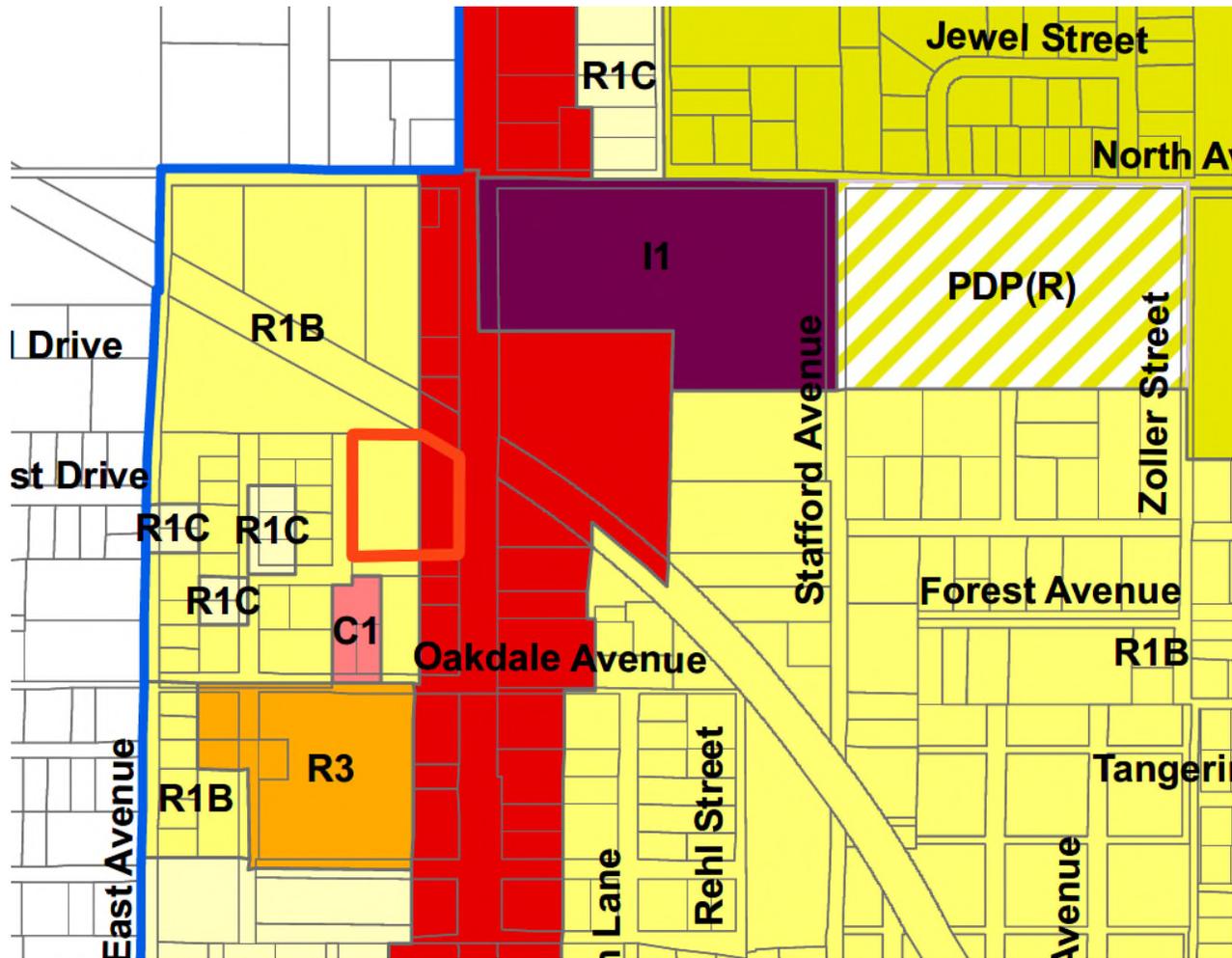
Trade Area Aerial



Neighborhood Trade Area



Aerial

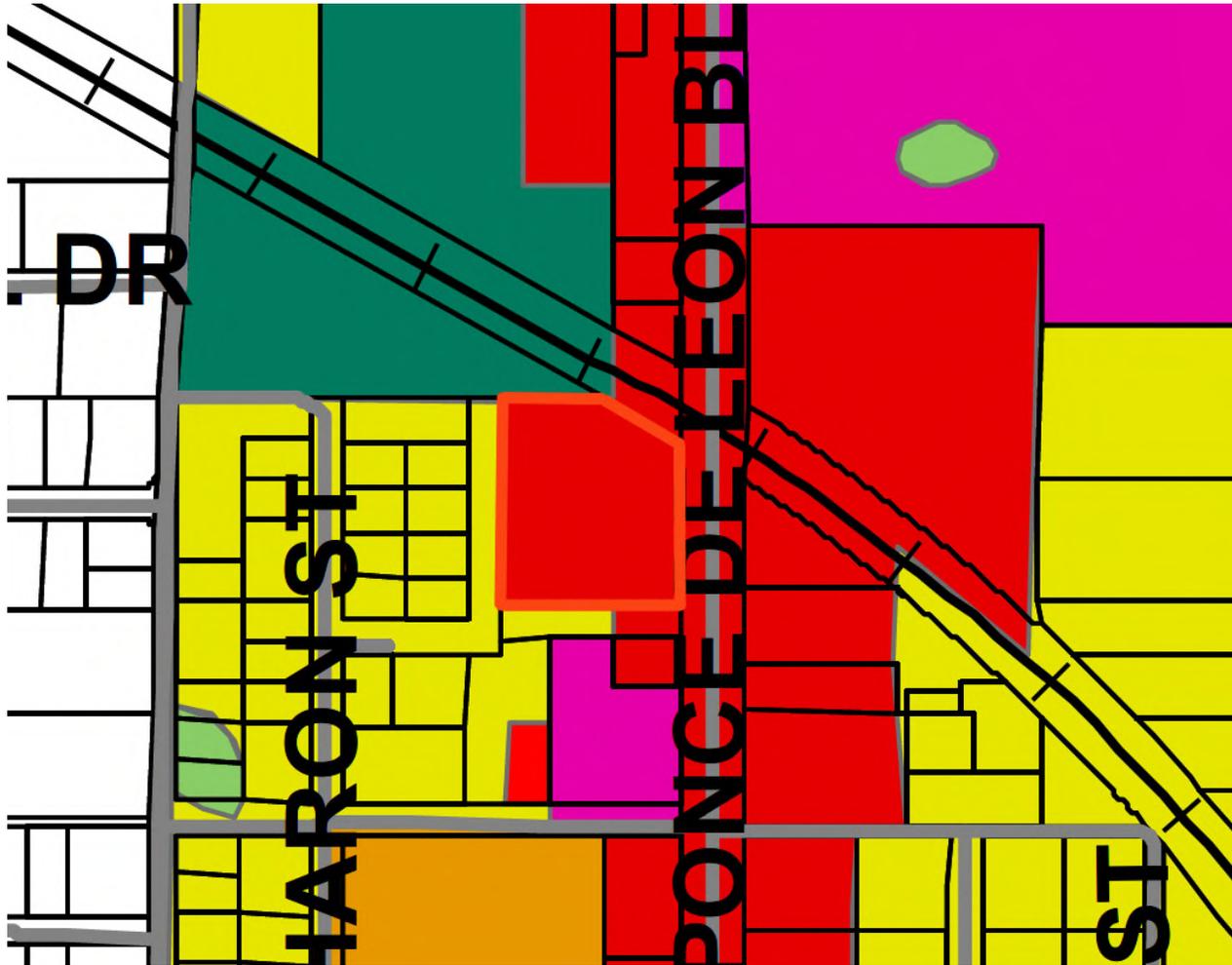


Zoning Information

The current zoning is split with the front portion being commercial (C2) and the rear being residential.

- Commercial (C2)
- Industrial
- Residential

Zoning



Future Land Use

- Commercial
- Industrial
- Public Facilities & Land
- Residential





Robert Buckner

Broker/Owner

robert@rbuckner.com

Office: 352 796 4544 | Cell: 352 238 6930

About & Experience

Robert has been the broker-owner of Robert A. Buckner & Associates, Inc. since 1987. He is of the sixth generation of his family to reside in Hernando County, Florida. With over 30 years of experience and integrity in all aspects of real estate brokerage, he has established a company that endeavors to provide superlative professional advice and assistance to clients. In his spare time, Robert is an avid golfer and hunter.

Education

- Attended the University of Florida and graduated from St. Leo University in 1983 with a BA in Business Administration

Current Board Involvement

- Hernando SunTrust Bank Board of Directors
- Nature Coast Board
- Hernando Progress, Inc.
- Brooksville Vision Foundation

Community Involvement

- Former Board of Trustees of Saint Leo University for over 20 years
- Former Vice Chairman Coastal Rivers Basin Board
- Former Economic and Development Commission of Hernando County
- Former President of Downtown Development Corporation of Brooksville

Robert A. Buckner & Associates, Inc.

11 N Main Street
Brooksville, FL 34601



Charles Buckner

Associate

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About & Experience

Charles now marks the seventh generation of his family to reside in Hernando County and has always wanted to come back to Brooksville. He recently completed both his undergraduate and graduate degrees in real estate. Charles specializes in the brokerage of commercial properties and land. He also helps manage the company's privately owned portfolio of commercial properties. He is also primarily responsible for the new features and capabilities of the brokerage that can be seen in use today. Charles is a devoted gym-goer and greatly enjoys the aquarium hobby. On the side he owns a business that grows freshwater aquarium plants that are then sold online.

Education

- BSBA in Real Estate, University of Central Florida
- Master of Science in Real Estate, University of Florida

Focus Areas

- Investment Sales
- Marketing
- Leasing
- Commercial Property Management

Robert A. Buckner & Associates, Inc.

11 N Main Street
Brooksville, FL 34601



View this property on MapRight:

<https://mapright.com/ranching/maps/9d7e970bd9775f21d41338f5b29f9164/share>

rbuckner.com | 352-796-4544 | 11 N Main Street Brooksville, FL 34601

Confidentiality & Disclaimer

Disclaimer Statement—Robert A. Buckner & Associates, Inc. aims to provide accurate information from sources we deem as reliable for this property. We do not guarantee this accuracy. Buyer should rely on their own research.