

For Sale
3 Commercial acres fronting US 41
Brooksville, Florida
Asking Price \$750,000



Size: 3 acres

Access: 365 ft on Broad with Median cut & Lowes frontage road

Zoned: C-PDP Commercial

All Utilities Available

Real Estate Taxes \$ 135/yr (Greenbelt)

3 acres fronting US 41 adjacent to Lowes and Lowes frontage road. Enjoy the draw of Lowes without their use restrictions.

Nearly 500 acres of new residential development land with an estimated 1500 new homes combined. See attached map for planned residential developments



4 acres
\$800,000

Proposed 220
homes

Recently zoned
to allow 1,250
new homes

3 acres
\$750,000



50

SOUTHERN PINES DR

MOBLEY RD

FERWICK RD

FERWICK RD

WALMART

DISCON RD

MASON SMITH

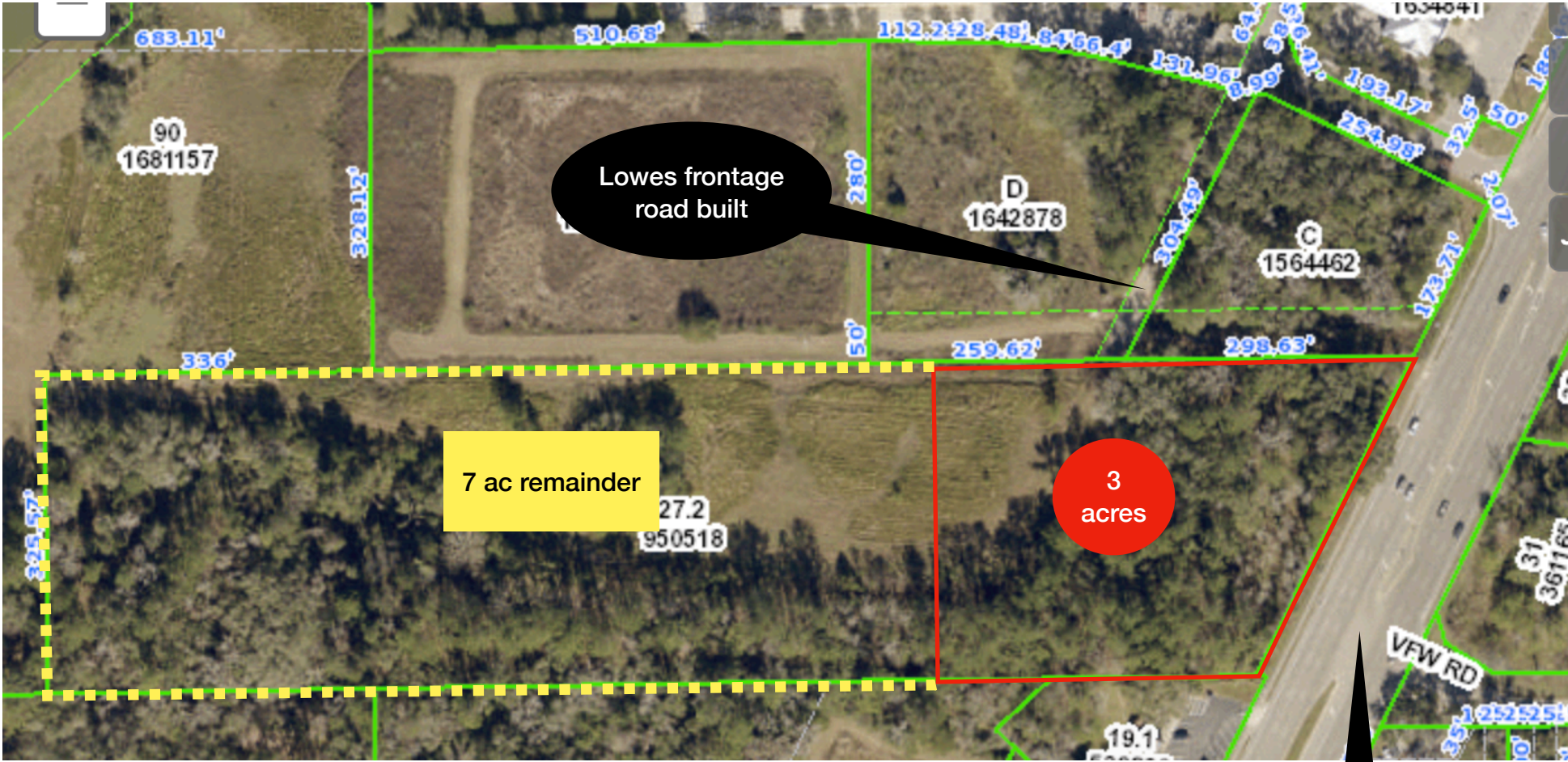
DAFFODIL DR

ARNOLD AVE

HOPE HILL RD

CREEK RIDGE RD

LILYPOND CT



Lowes frontage road built

7 ac remainder

3 acres

Full Median Cut

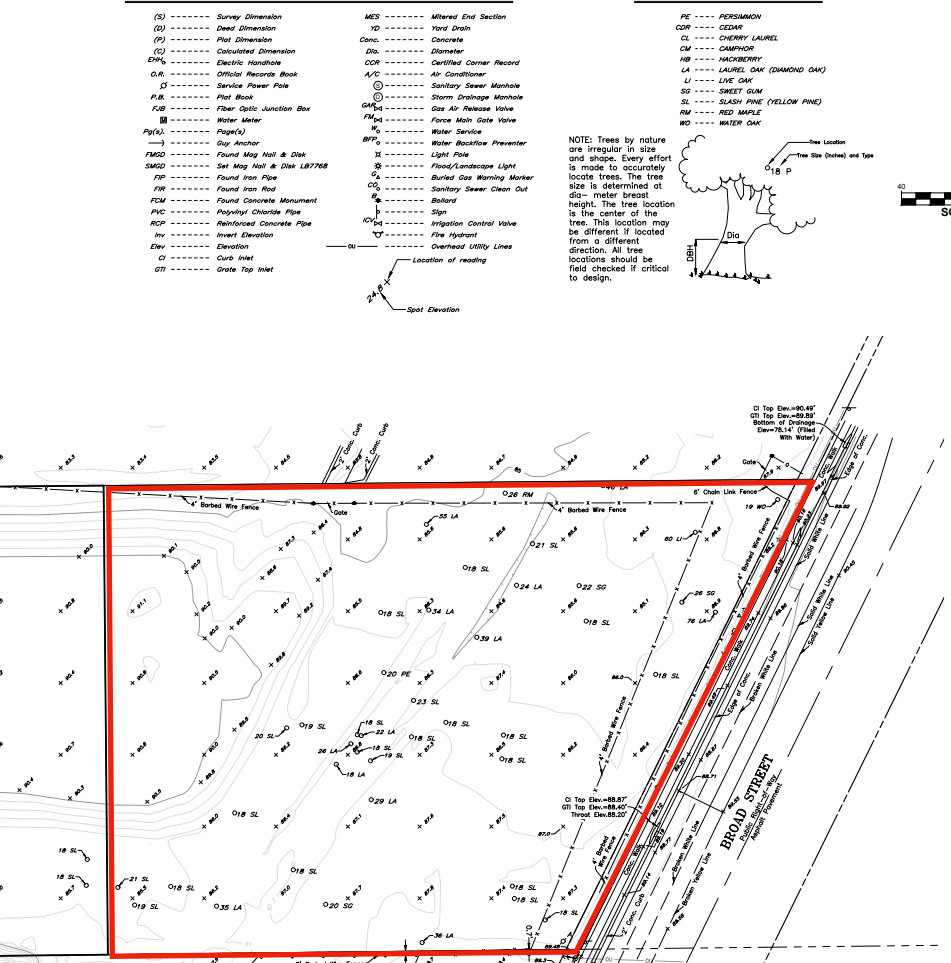
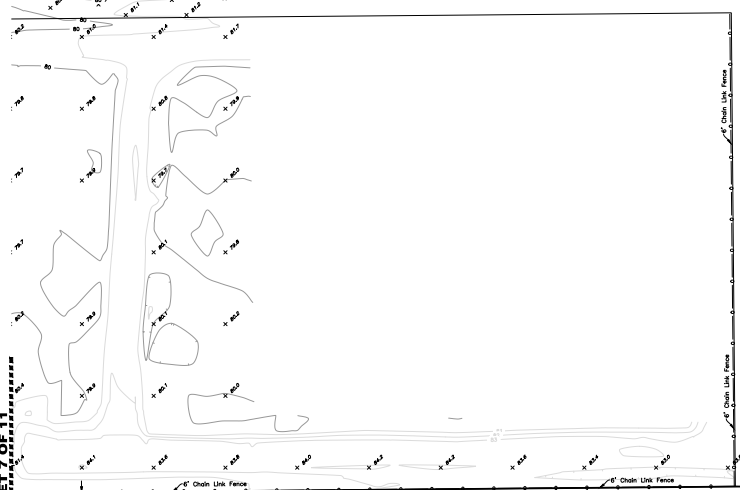
- (S) ----- Survey Dimension
- (D) ----- Dead Dimension
- (P) ----- Plot Dimension
- (C) ----- Calculated Dimension
- DN% ----- Electric Handhole
- DR ----- Official Access Road
- ST ----- Service Power Pole
- FB ----- Flat Book
- FJB ----- Fiber Optic Junction Box
- W ----- Water Meter
- Pg(x) ----- Pipes(x)
- > ----- Guy Anchor
- FMGD ----- Found Mag Nail & Disk
- SMGD ----- Set Mag Nail & Disk 18"7/8
- FP ----- Found Iron Pipe
- FIR ----- Found Iron Rod
- FCM ----- Found Concrete Monument
- PVC ----- Polyvinyl Chloride Pipe
- RCP ----- Reinforced Concrete Pipe
- Inv ----- Invert Elevation
- Elev ----- Elevation
- CI ----- Curb Inlet
- GTI ----- Grate Top Inlet
- MES ----- Mitered End Section
- YD ----- Yard Drain
- Conc ----- Concrete
- Dia ----- Diameter
- CCR ----- Curved Corner Record
- A/C ----- Air Conditioner
- SS ----- Sanitary Sewer Manhole
- SD ----- Storm Drainage Manhole
- GA ----- Gas Air Release Valve
- FV ----- Fence Main Gate Valve
- W ----- Water Service
- BPP ----- Water Backflow Preventer
- LP ----- Light Pole
- FL ----- Flood/Floodscape Light
- OG ----- Buried Gas Warning Marker
- SS ----- Sanitary Sewer Clean Out
- Stair ----- Stair
- SG ----- Sign
- ICV ----- Irrigation Control Valve
- PH ----- Pin Hydrant
- Overhead Utility Lines
- Location of reading
- Spot Elevation

NOTE: Trees by nature are irregular in size and shape. Every effort is made to accurately locate trees. The tree size is determined at 6" - meter breast height. The tree location is the center of the tree. This location may be different if located from a different direction. All tree locations should be field checked if critical to design.

TREE LEGEND

- PE ----- PERSIMMON
- CR ----- CEDAR
- CL ----- CHERRY LAUREL
- CM ----- CAMPHOR
- HB ----- HACKBERRY
- LA ----- LAUREL OAK (DIAMOND OAK)
- LI ----- LIVE OAK
- SG ----- SWEET GUM
- SL ----- SLASH PINE (YELLOW PINE)
- RM ----- RED MAPLE
- WO ----- WATER OAK

MATCH LINE SEE SHEET 7 OF 11



VERTICAL DATUM: NAVD88
Conversion from NAVD88 to NAD83+0.84'

PROJECT: SEAGATE		
PHASE: BOUNDARY, TOPO, TREE & WETLAND DELINEATION SURVEY		
Drawn:	LAT	DATE: 11/19/21
Checked:	BY:	MMG
Project:	IN:	FIELD BOOK: 99-2021-PLANS 29-13
DATA FILE: SEAGATE-BNDY13USBRJRV.dwg		
REVISIONS		
DATE	DESCRIPTION	DRAWN BY

SEE SURVEYOR'S
CERTIFICATION

DATE OF LAST FIELD SURVEY:
November 19, 2021

NOT VALID WITHOUT THE
SIGNATURE AND THE
ORIGINAL PAGED SEAL OF
A FLORIDA LICENSED
SURVEYOR AND MAPPER

ALTA/NSPS, Topographic, Wetland,
and Tree Location Survey

PREPARED FOR:
PULTE GROUP
LOCATED IN:
Sections 32 & 33, Township 22 S., Range 19 E.
Hernando County, Florida

213 Hobbs Street
Tampa, Florida 33619
www.geopointsurvey.com

Phone: (813) 248-8888
Fax: (813) 248-2366
Licensed Business No. 18 7768

SHEET NUMBER: 08 of 11



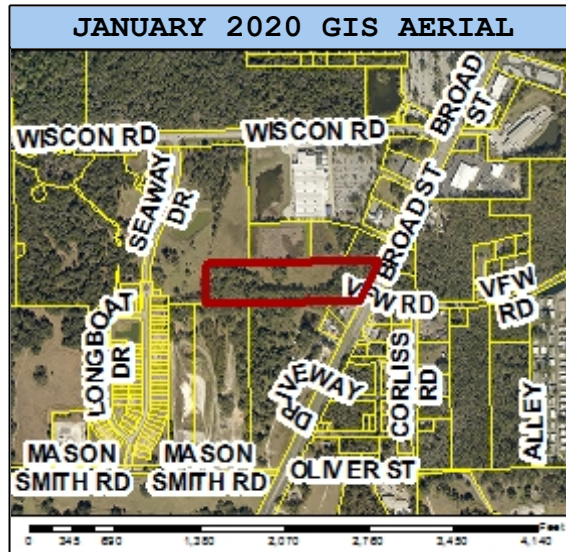
HERNANDO COUNTY, FLORIDA PROPERTY RECORD CARD

1.12

2021 FINAL TAX ROLL RECERTIFICATION AFTER V.A.B.

KEY #	00950518	PRINTED	07/24/22	PAGE	1
PARCEL #	R33 422 19 0000 0270 0020	SITUS	BROAD ST		
OWNER(S)	BODIFORD ROBERT E JR	PARCEL DESCRIPTION	A TR 1251X325X1416X365 FT MOL IN N1/2 OF NW1/4 LYING WEST OF US 41 & LESS R/W FOR US 41 ORB 870 PG 1425 ORB 1558 PG 1232		
MAILING ADDRESS UPDATED 01/01/57	804 W DR M L KING JR BLVD BROOKSVILLE FL 34601-3626	UPDATED 01/01/02			

MISCELLANEOUS PROPERTY INFORMATION		
SQUARE FOOTAGE		
ACRES	9.70	
AERIAL MAP	77C2	
JURISDICTION	C	COUNTY
LEVY CODE	CWES	COUNTY WIDE EMS
NEIGHBORHOOD	C41C	BROAD ST, FAIRGROUNDS-SR 50
SUBDIVISION	0	
DOR LAND USE	60	IMPROVED PASTURE LAND
NON-AD VALOREM DIST1	36	H.C. FIRE/RESCUE DISTRICT



2021-03-00 PROPERTY VALUES				
	COUNTY	SCHOOL	SWFWMD	MUNICIPALITY
LAND	817,320	817,320	817,320	
BUILDINGS	+	0	0	
FEATURES AND OUT BUILDINGS	+	0	0	
JUST/MARKET VALUE	=	817,320	817,320	
VALUE PRIOR TO CAP		1,831	1,831	
ASSESSED VALUE		1,831	1,831	
EXEMPT VALUE	-	0	0	
TAXABLE VALUE	=	1,831	1,831	
CLASSIFIED USE LAND VALUE	1,831	AD VALOREM TAXES	30.05	NON-AD VALOREM TAXES
				103.29

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	2013		Y				9.73	ACRES		84000.00	817,320
60	IMP PASTURE	Y	2013		Y	8			9.73	ACRES		188.19	1,831

STAND-ALONE FEATURES AND OUT BUILDINGS											
CODE	DESCRIPTION				YEAR BUILT		WIDTH	LENGTH	UNITS	REPLACEMENT COST	DEPRECIATE VALUE
BWF-1	BARBED WIRE FENCE				2012				1665		0

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
09/28/12	BODIFORD ROBERT E JR	X	DISQ SALE /RE	Y	QC	2941	0020	0	100



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KEY #	00950518	PRINTED	07/24/22	PAGE	2
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PROPERTY SALES

SALE DATE	NEW OWNER	CODE	DESCRIPTION	VAC?	INST	OR BOOK	OR PAGE	SALEGRP	VALUE
06/02/11	BODIFORD ROBERT E JR	D	DISQUALIFIED	Y	WD	2827	0057	0	275,000
11/24/10	SMITH KERRY O	D	DISQUALIFIED	Y	CT	2785	0710	0	100
04/13/06	MAIN STREET INVESTMENT	Q	QUALIFIED	Y	WD	2244	1584	0	3,005,000
03/01/82	SMITH KERRY OWEN	D	DISQUALIFIED	Y	PR	0500	0152	0	100

PROPERTY APPRAISER INSPECTIONS

INSP. DATE	ROLL	EMPL	CODE	REASON
05/11/20	2020	196	015	GREEN BELT REVIEW
12/09/19	2020	196	015	GREEN BELT REVIEW
04/18/19	2019	196	015	GREEN BELT REVIEW
12/28/18	2019	196	015	GREEN BELT REVIEW

PROPERTY APPRAISER NOTES

JANUARY 01 2020
CATTLE