

BROAD ST COMMERCIAL LAND



Broad St | 4.92 Acres | C1 Zoning

Listed By

Robert Buckner
352-238-6930
robert@bucknerrealestate.com

Charles Buckner
352-848-5545
charles@bucknerrealestate.com



Buckner
REAL ESTATE, INC.
11 N Main St, Brooksville, FL 34601

Property Summary

Approximately 5 acres (4.92) commercially zoned vacant property with 367 feet of frontage on US 41 (Broad St.) in a planned high growth area and across from the entrance of the Southern Hills Plantation Community. Plans underway to extend Southern Hills Blvd. to west of US 41 with a new traffic lighted intersection. Tremendous growth occurring near the subject property with new residential developments and massive improvement infill within existing residential communities. In short, more rooftops and vehicular traffic within proximity increasing every day, and current average Vehicles Per Day is 27,000. Zoned C-1 allows a multitude of commercial uses. Invest now before demand and prices explode. Key # 201418.

Highlights

- Located in a high-growth area
- Average income within a 3-minute drive is above the Hernando County average
- Average annual daily traffic counts of 27,000 on Broad St

Location Information

Site Address	0 Broad St
City, State, Zip	Brooksville, FL 34607
County	Hernando

Property Information

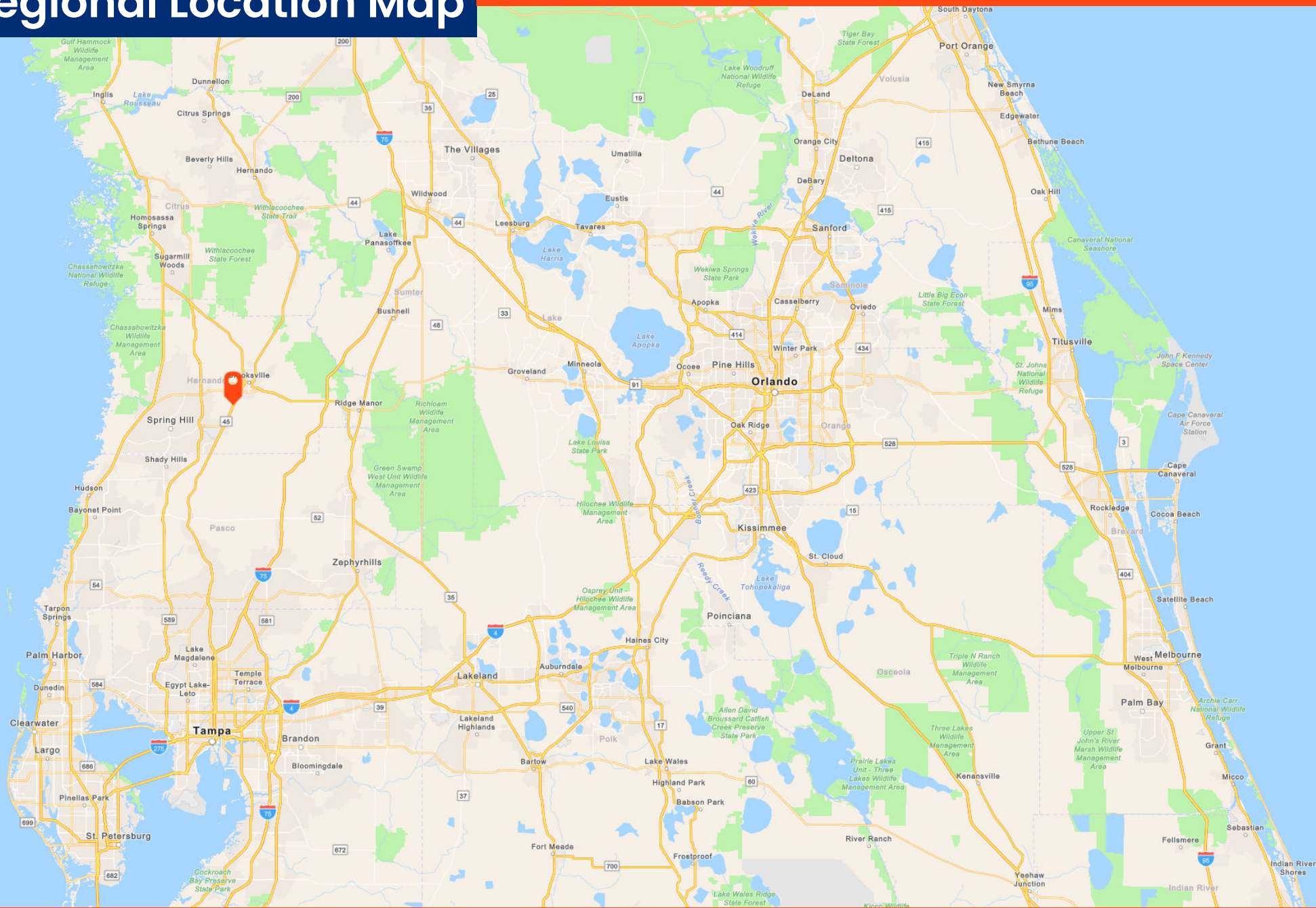
Size +/- (Acres, SF)	4.92 Acres or 214,315 SF
Parcel Key #	201418
Zoning	C1
DOR Use Code	(10) Vacant Commercial
Utilities	Well & Septic Needed
Frontage	367 FT on Broad St
Traffic Counts	27,000 AADT on Broad St
Taxes (2022)	\$7,938.44
Price	\$549,000

Land ID Access

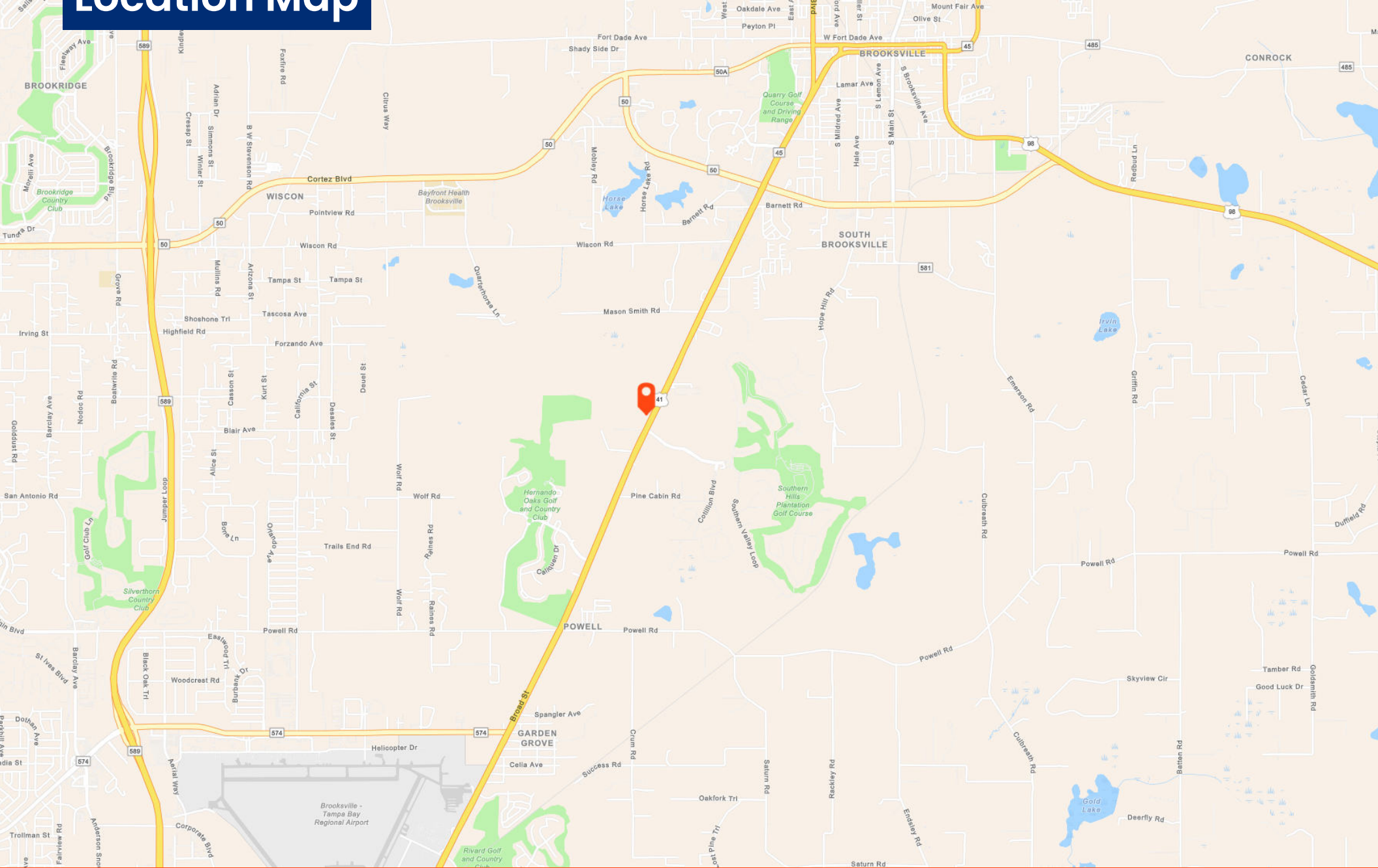


View the map [here](#)

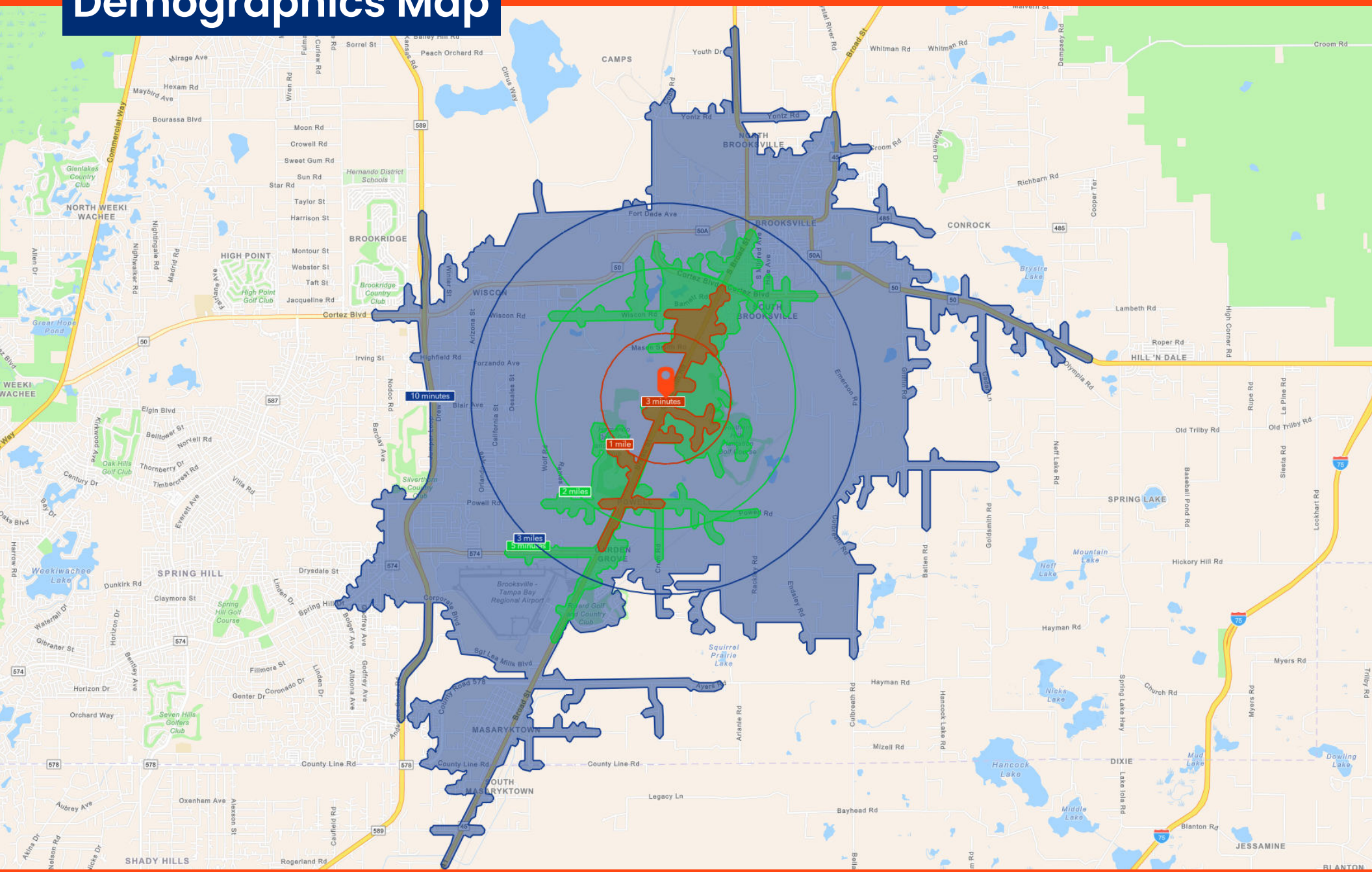
Regional Location Map



Location Map



Demographics Map

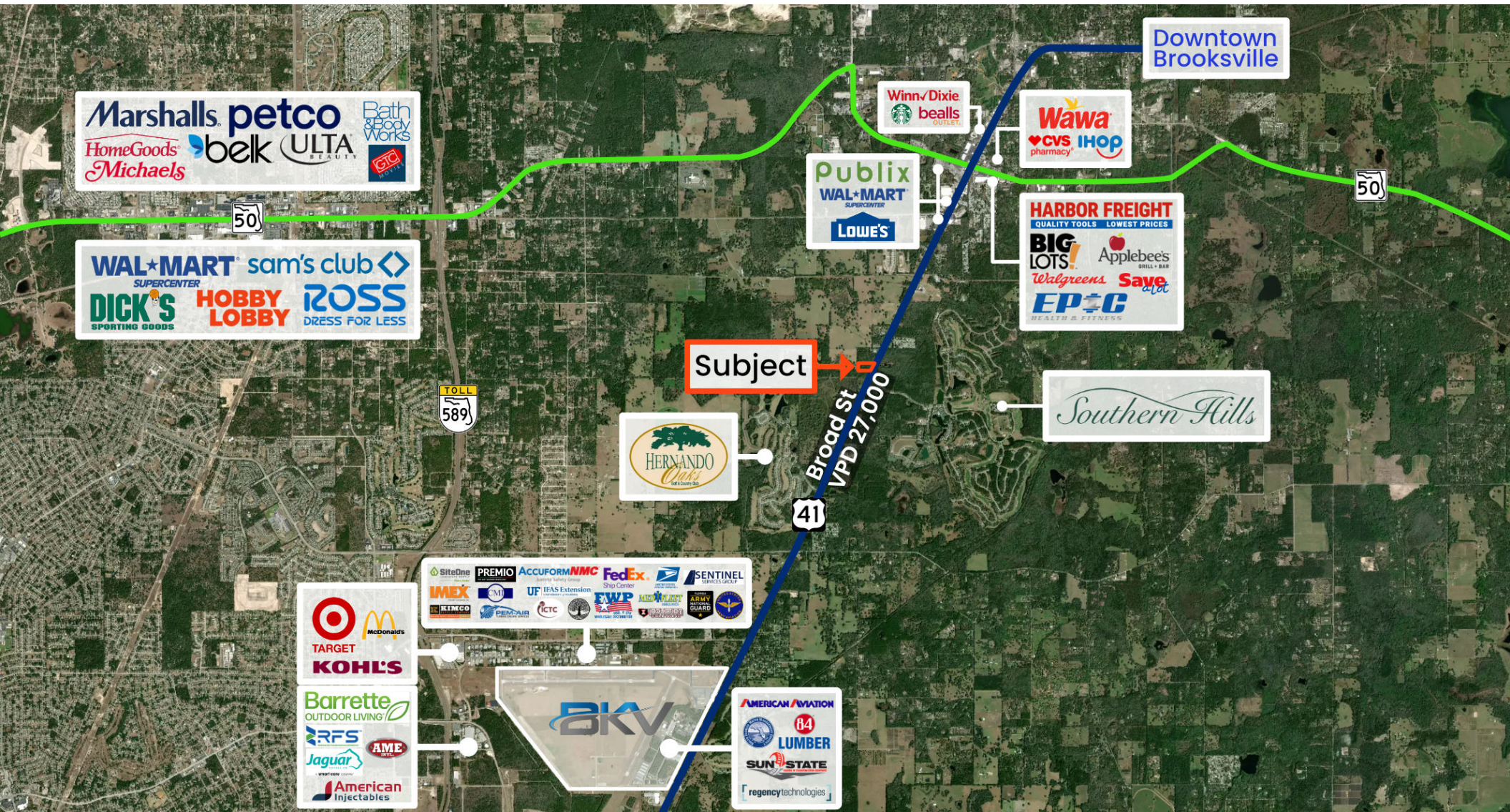


Drive Time	3 Minutes	5 Minutes	10 Minutes	1 Miles	2 Miles	3 Miles	Hernando	Florida
Population Data								
Total Population	997	2,617	27,276	399	4,160	10,903	209,629	22,779,514
Households	439	1,127	11,021	171	1,840	4,597	85,879	9,084,882
Average Household Size	2.24	2.28	2.35	2.33	2.24	2.33	2.42	2.45
Owner Occupied Housing	326	745	7,924	153	1,440	3,083	69,699	6,029,935
Renter Occupied Housing	113	382	3,097	18	400	1,514	16,180	3,054,947
Median Age	52	48.1	45.2	58.6	53.1	46.1	49.9	43.5
Income Data								
Median Household Income	\$64,117	\$53,450	\$60,865	\$82,084	\$70,430	\$54,666	\$65,341	\$74,715
Average Household Income	\$90,462	\$84,652	\$85,257	\$120,323	\$97,371	\$83,007	\$86,485	\$105,305
Per Capita Income	\$39,819	\$37,463	\$34,010	\$55,364	\$42,705	\$35,316	\$35,468	\$42,078
Business Data								
Total Businesses	61	211	1,658	2	177	644	6,329	1,080,913
Total Employees	664	2,336	19,116	28	1,950	6,927	56,505	9,893,301

Key Highlights:

- Within a 10-minute drive there is a population of 27,276
- Average income within a 3-minute drive is above the Hernando County average

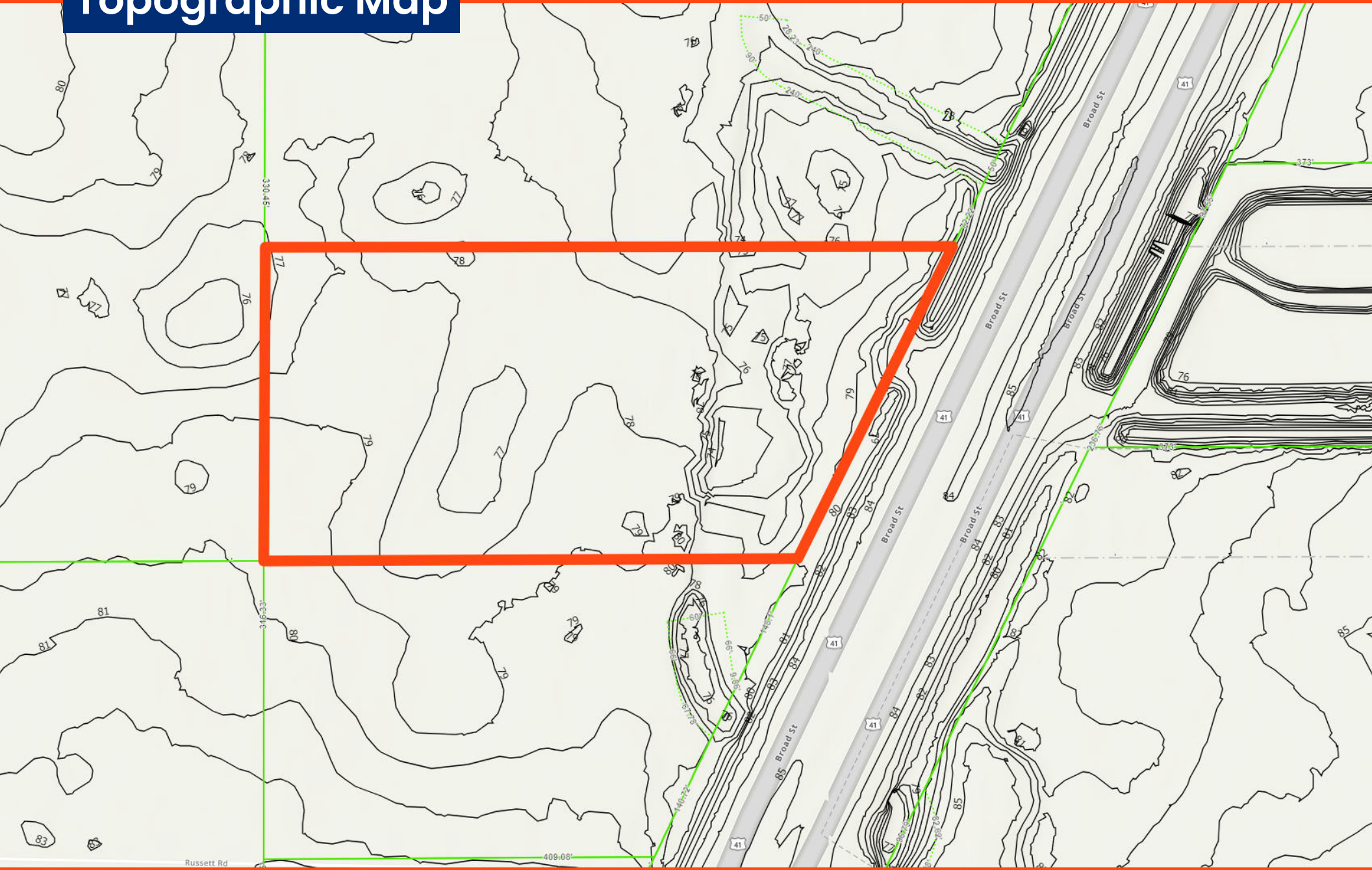
Trade Area Map



Property Aerial



Topographic Map

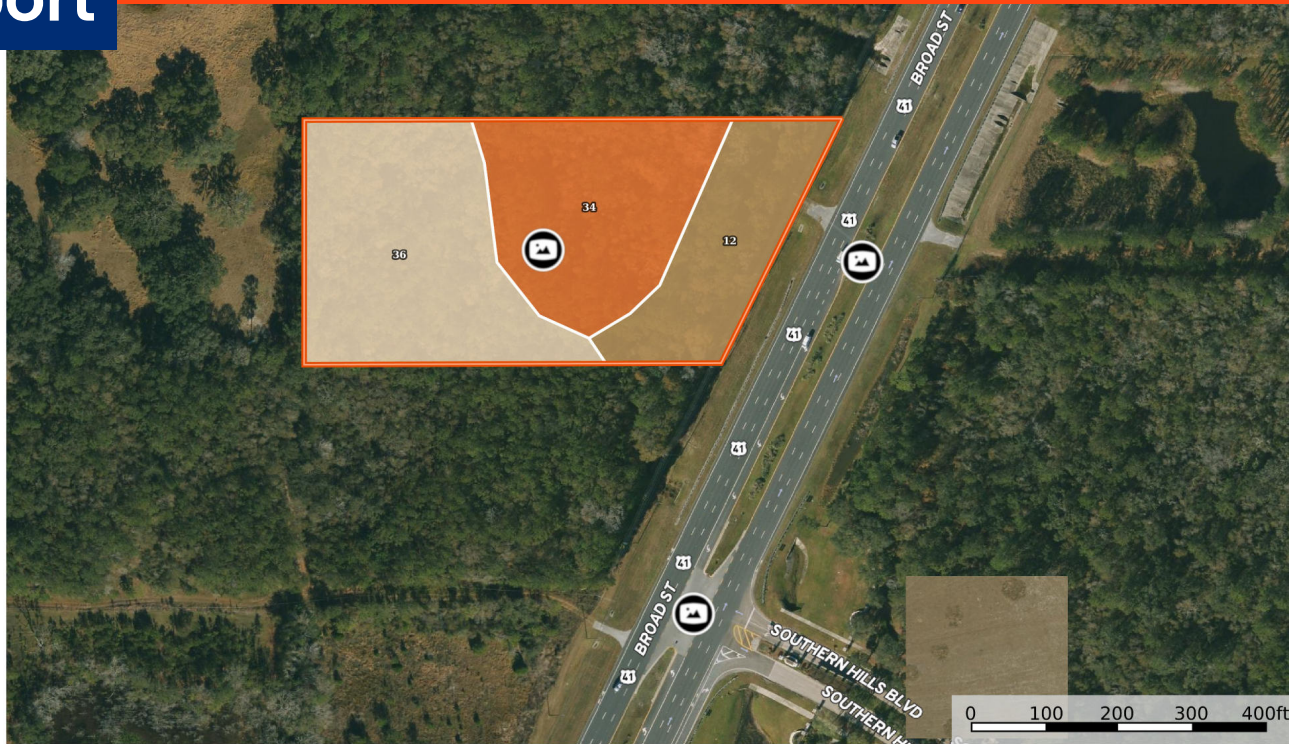


Russett Rd

SWFWMD Floodplain



Soils Report



Panoramic View Boundary

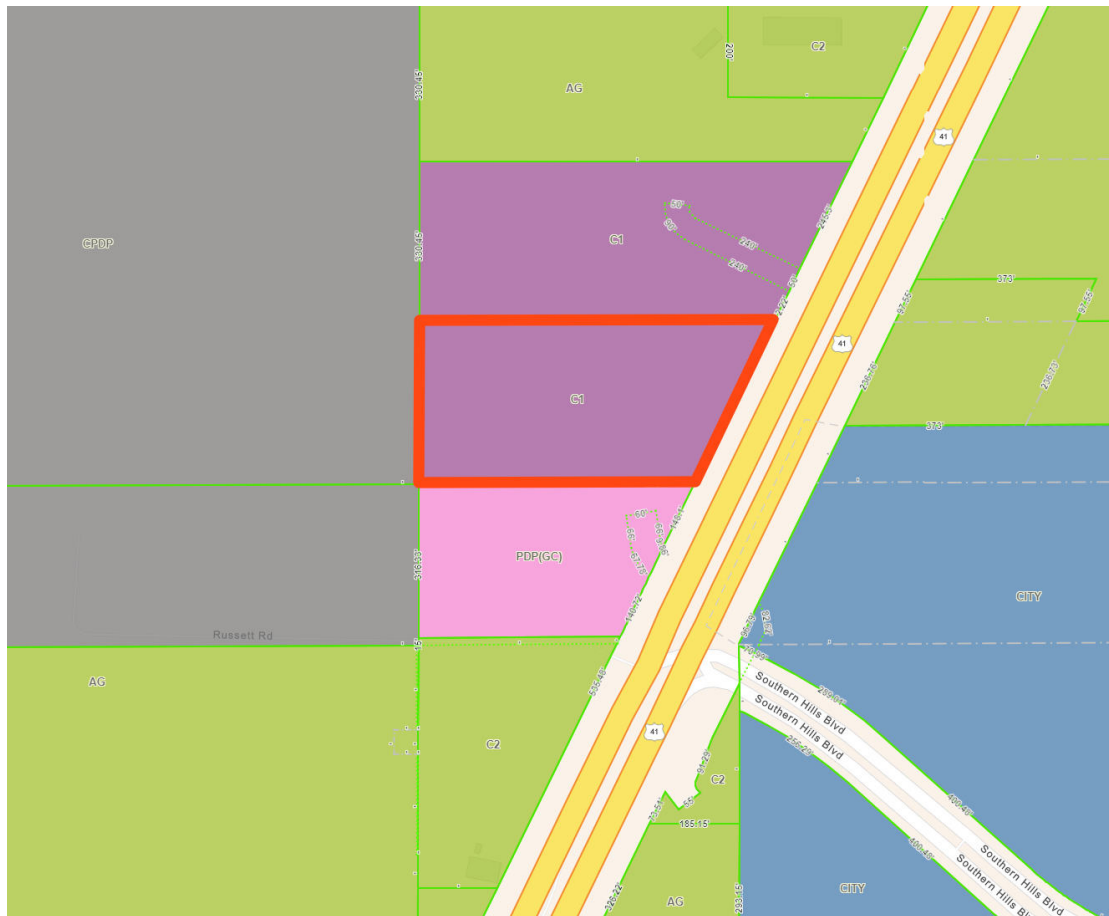
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Boundary 4.93 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
36	Nobleton fine sand, 0 to 5 percent slopes	2.15	43.61	0	44	2w
34	Micanopy loamy fine sand, 2 to 5 percent slopes	1.64	33.27	0	48	2w
12	Blichton loamy fine sand, 2 to 5 percent slopes	1.14	23.12	0	36	3w
TOTALS		4.93(*)	100%	-	43.48	2.23

(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

Zoning Classification



Zoning Key

-  Commercial C1
-  Agricultural
-  PDP
-  City of Brooksville

Zoning Information

Information on C1 zoning—https://library.municode.com/fl/hernando_county/codes/code_of_ordinances?nodeId=PTIICOOR_APXA_ZO_ARTIVZODIRE_S3CODI

Permitted Uses, more viewable by link

- Convenience goods stores with a limit of 12 vehicle fueling stations
- Business, professional and nonprofit organization offices
- Business training schools
- Restaurants with or without alcohol dispensation
- Indoor commercial amusement establishments
- indoor motion picture theaters
- Hotels
- Automobile parking establishments
- Gasoline service stations with a limit of 12 vehicle fueling stations
- Light building material establishments
- Mortuaries, funeral homes
- Antique stores
- Alcoholic beverage dispensation package and restaurants only
- Retail food stores
- Fire stations and state, county and municipal police stations
- Auto parts establishments
- Dry cleaning establishments
- Day care centers and preschools
- Automobile service establishments limited to four (4) service bays
- Places of Public Assembly
- (Retail plant nurseries with outside storage limited to plants and packaged products
- Aircraft parts establishments

and dimensions are approximate





Robert Buckner

Broker/Owner

robert@bucknerrealestate.com

Office: 352 796 4544 | Cell: 352 238 6930

About & Experience

Robert has been the broker-owner of Buckner Real Estate since 1987. He is the sixth generation of his family to reside in Hernando County, Florida. Over 35 years of experience and integrity in all aspects of real estate brokerage, and he established a company that endeavors to provide superlative professional service, advice and assistance to clients. Robert is an avid golfer, hunter and Florida Gator fan.

Education & REALTOR® Involvement & Awards

- Attended the University of Florida and graduated from St. Leo University Cum Laude with a BA degree in Business Administration
- Member of National Association of REALTORS®, Hernando County Association of REALTORS® and past District Vice-President of the Florida Realtors®
- 1989 President of Hernando County Association of REALTORS®, 2012 Realtor of the Year Award and 2-time recipient of the Civic Achievement Award
- Numerous courses in commercial real estate investment and appraisal technique

Current Board Involvement

- 2022-2024 President of Gator Boosters, Inc.
- Hernando Progress, Inc.
- Brooksville Vision Foundation, Inc.
- Hernando County Business Alliance

Buckner Real Estate, Inc.

11 N Main Street
Brooksville, FL 34601



Charles Buckner

Senior Associate

charles@bucknerrealestate.com

Office: 352 796 4544 | Cell: 352 848 5545

About & Experience

Charles marks the seventh generation of his family to live in Hernando County. From having grown up right here in Brooksville, he credits his first real estate interests stemming from the time spent with his father, Robert Buckner, hunting and picking oranges on the local land from a young age. Charles went on to earn his real estate degree from the University of Central Florida and his Master's in Real Estate from the University of Florida. He has since moved back to Brooksville and utilized much of what he learned to spearhead the brokerage's new look and features that are seen in use today. Charles is a devoted gym-goer and greatly enjoys the aquarium hobby.

Education

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

Community Involvement

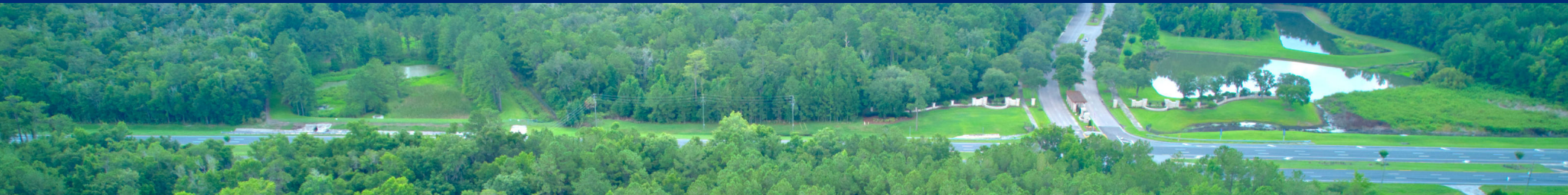
- Board Member, The Ederington Foundation
- Leadership Hernando Class of 2024
- Member, Hernando County Chapter of the Coastal Conservation Association

Focus Areas

- Land Brokerage
- Commercial Brokerage and Leasing

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