

SIGNALLED CORNER LAND FOR SALE



Croom Rital Rd & Cortez Blvd | 14.5 Acres | AG Zoning

Listed By

Robert Buckner

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11 N Main St, Brooksville, FL 34601

Property Summary

Do not miss out on a prime development or investment opportunity for 14.5 acres +/- at a signaled intersection in an area with an imminent major residential development of 4,200 homes located directly across the road and to the west! This land is located on Croom Rital Rd which immediately connects to Cortez Blvd. (SR 50) at a traffic light intersection. Potable water line along Cortez Blvd, in front of the subject property. Sewer force mains are on the opposite/south side of Cortez Blvd or 1,300 FT to the west on the north side (utilities map available). Existing access elements include the lighted intersection, a right turn deceleration lane, and a dedicated left turn signal lane onto Croom Rital Rd. This property has ~640 Ft of frontage on Croom Rital Rd and is directly visible from Cortez Blvd which experiences 22,000 vehicles per day. This property has a small floodplain area located towards the rear around 1.94 acres in size (flood and topo map available). Dimensions are property lines are approximate.

Highlights

- Signal controlled intersection at Croom Rital Road and Cortez Boulevard (SR-50)
- Traffic counts of 22,000 vehicles per day on Cortez Blvd & 700 per day on Croom Rital Road
- Income levels surrounding the property are all higher than the Hernando County average

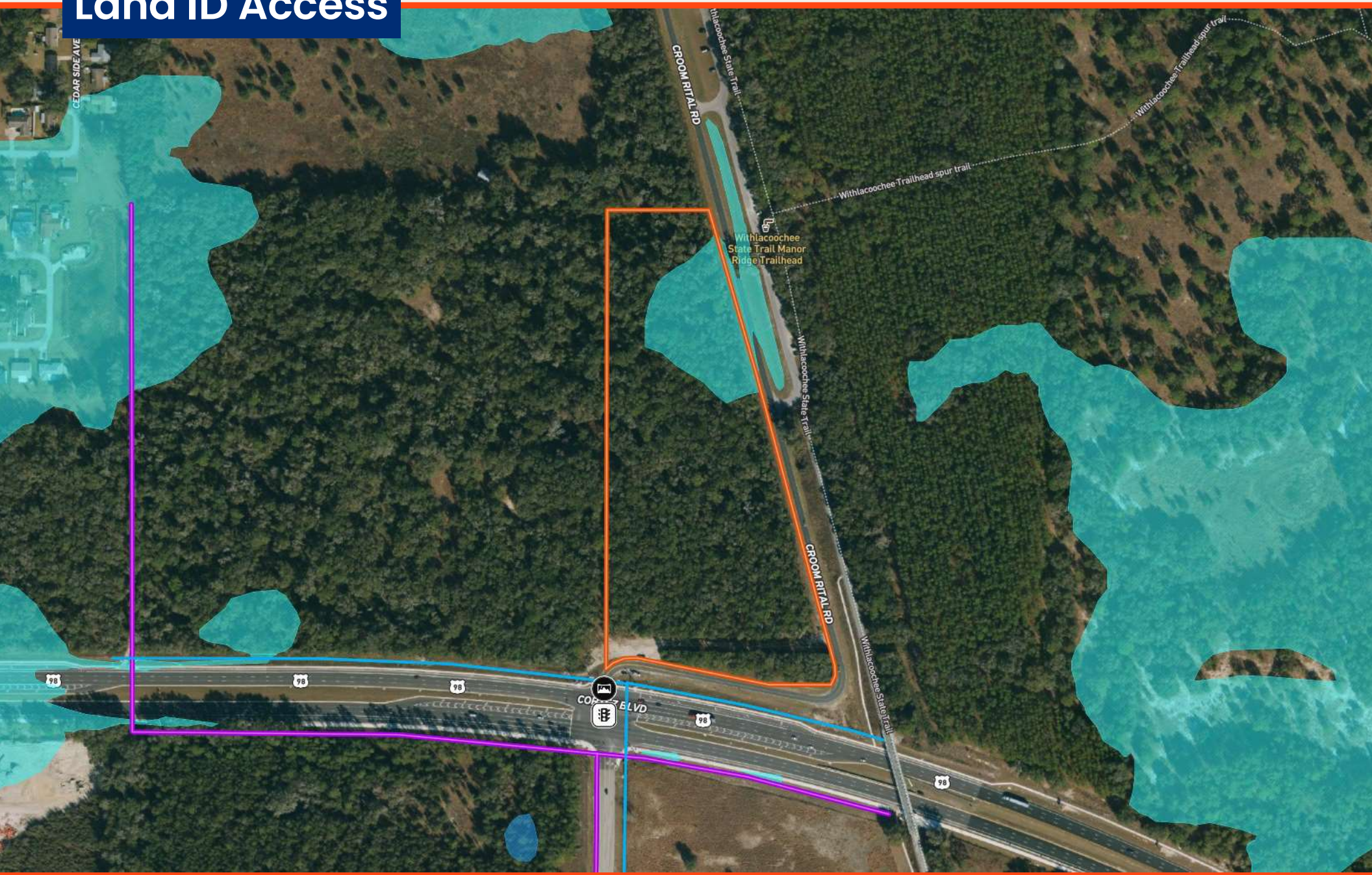
Location Information

Site Address	0 Croom Rital Rd
City, State, Zip	Brooksville, FL 34602
County	Hernando

Property Information

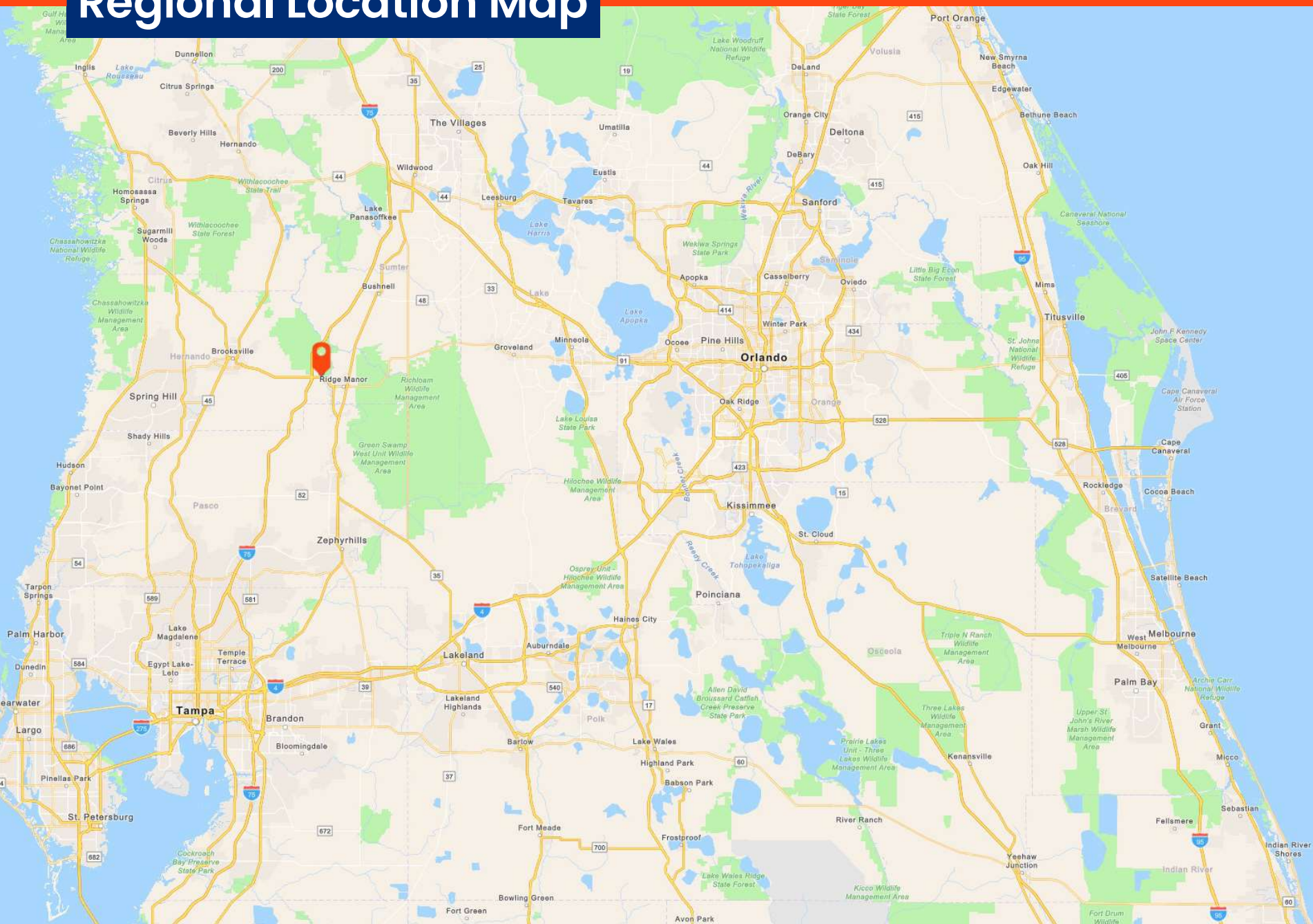
Size +/- (Acres, SF)	14.5 Acres or 631,620 SF
Parcel Key #	373642
Zoning & Future Land Use	AG Zoning and Commercial Future Land Use
DOR Use Code	(99) Acreage Not Classified
Utilities	Water Main & Sewer Force Main Nearby
Frontage	641 FT on Croom Rital Rd/Cortez Blvd Visibility
Traffic Counts	22,000 AADT on Cortez Blvd & 700 on Croom Rital Rd
Taxes (2024)	\$4,634.15
Price	\$2,900,000

Land ID Access

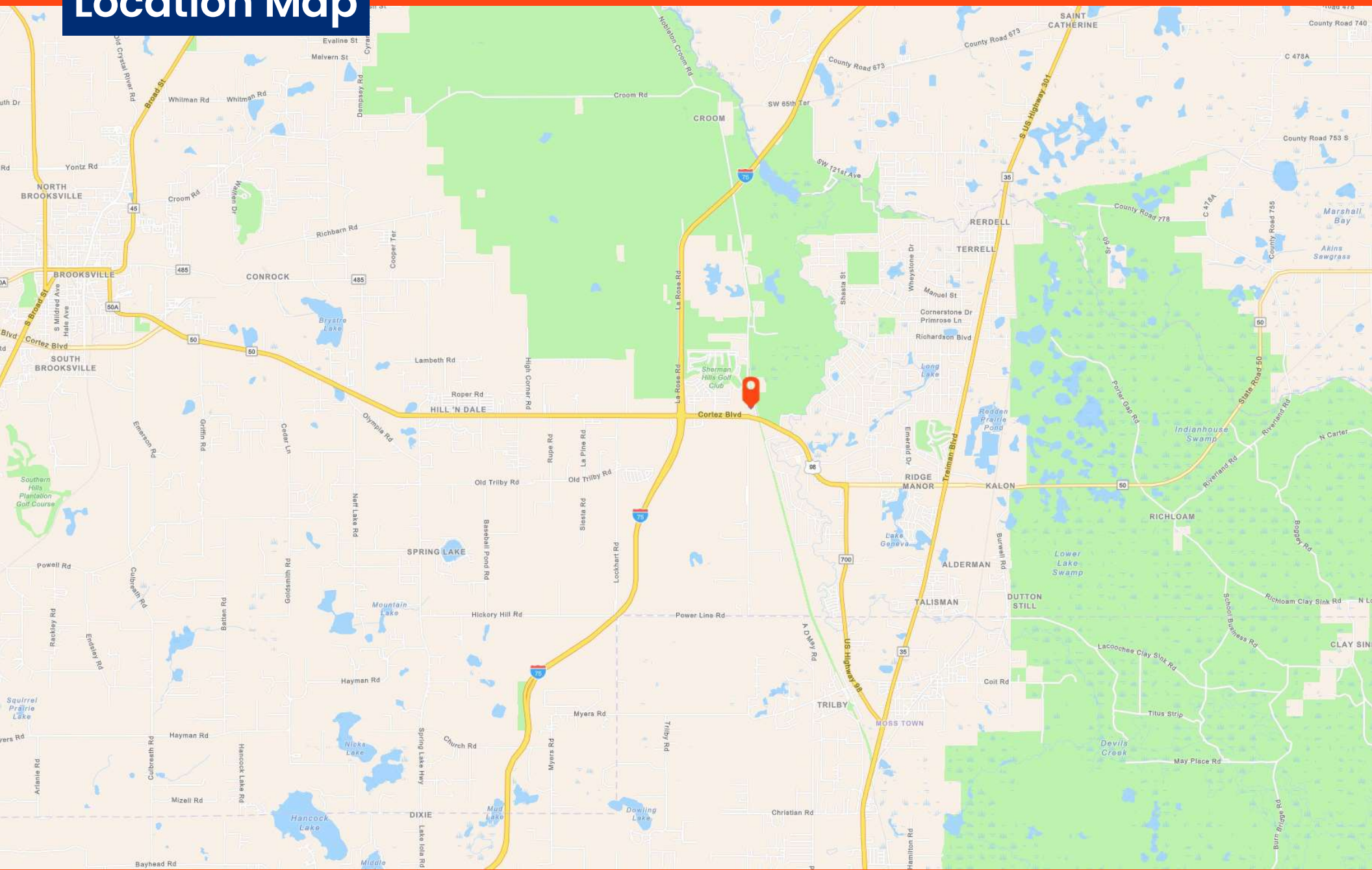


View the map [here](https://id.land/ranching/maps/2a7798b7916bb1fe5f9bea7bac123613/share) - <https://id.land/ranching/maps/2a7798b7916bb1fe5f9bea7bac123613/share>

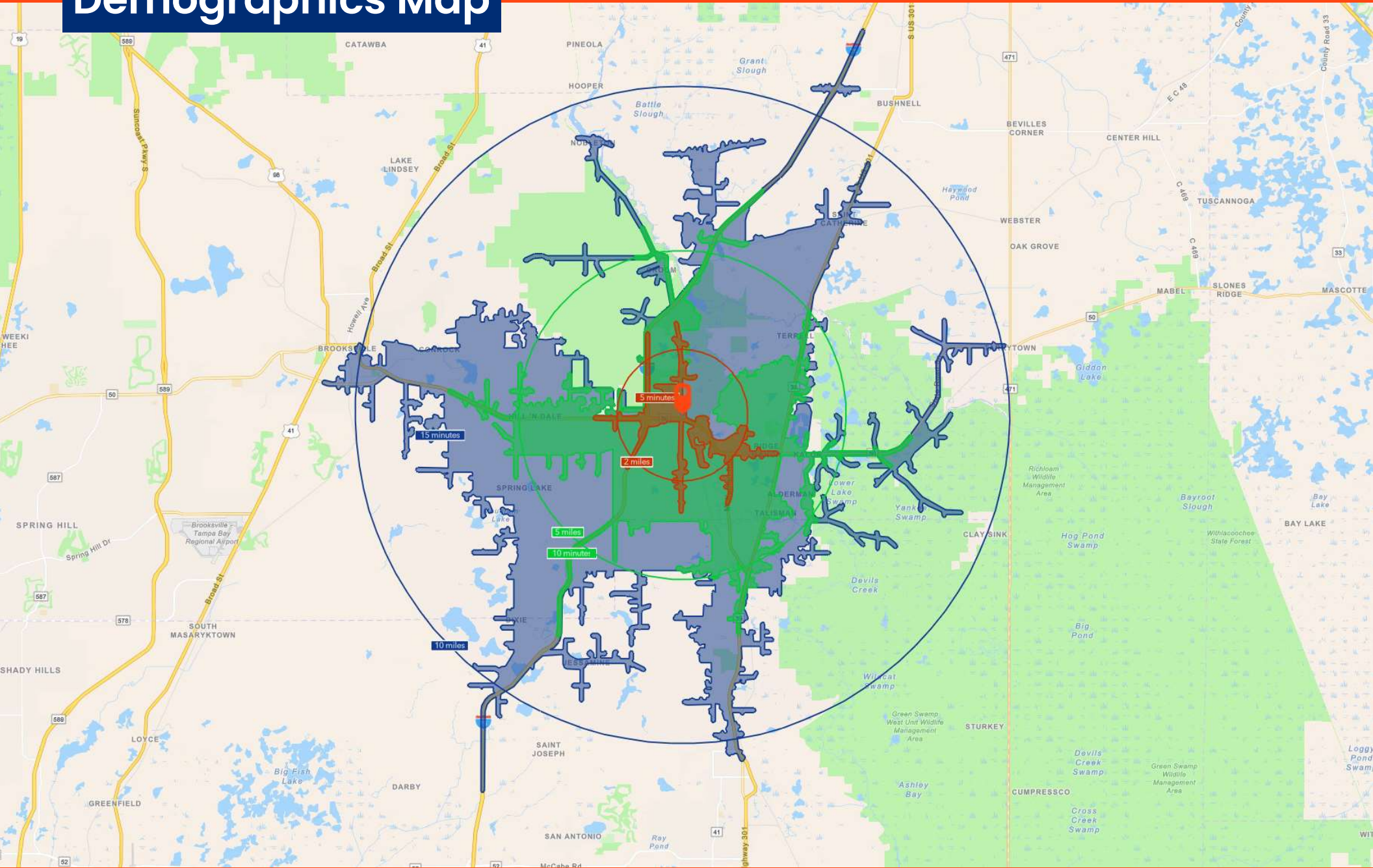
Regional Location Map



Location Map



Demographics Map



Drive Time	5 Minutes	10 Minutes	15 Minutes	2 Miles	5 Miles	10 Miles	Hernando	Florida
Population Data								
Total Population	2,749	11,171	25,429	3,445	15,367	42,200	209,629	22,779,514
Households	1,109	4,383	9,402	1,416	6,062	16,432	85,879	9,084,882
Average Household Size	2.48	2.55	2.56	2.43	2.53	2.47	2.42	2.45
Owner Occupied Housing	975	3,737	7,663	1,237	5,088	13,617	69,699	6,029,935
Renter Occupied Housing	134	646	1,739	179	974	2,815	16,180	3,054,947
Median Age	44.5	45.7	46.1	44.1	45.5	48.1	49.9	43.5
Income Data								
Median Household Income	\$76,027	\$71,188	\$67,162	\$73,780	\$75,135	\$66,265	\$65,341	\$74,715
Average Household Income	\$104,380	\$99,606	\$91,640	\$105,254	\$98,914	\$91,409	\$86,485	\$105,305
Per Capita Income	\$41,583	\$39,366	\$34,366	\$41,623	\$38,676	\$35,504	\$35,468	\$42,078
Business Data								
Total Businesses	54	194	621	76	251	802	6,329	1,080,913
Total Employees	426	2,275	6,040	1,520	2,589	7,009	56,505	9,893,301

Key Highlights:

- Income levels surrounding the property are all higher than the Hernando County average
- Primarily an owner occupied housing market

Trade Area Map



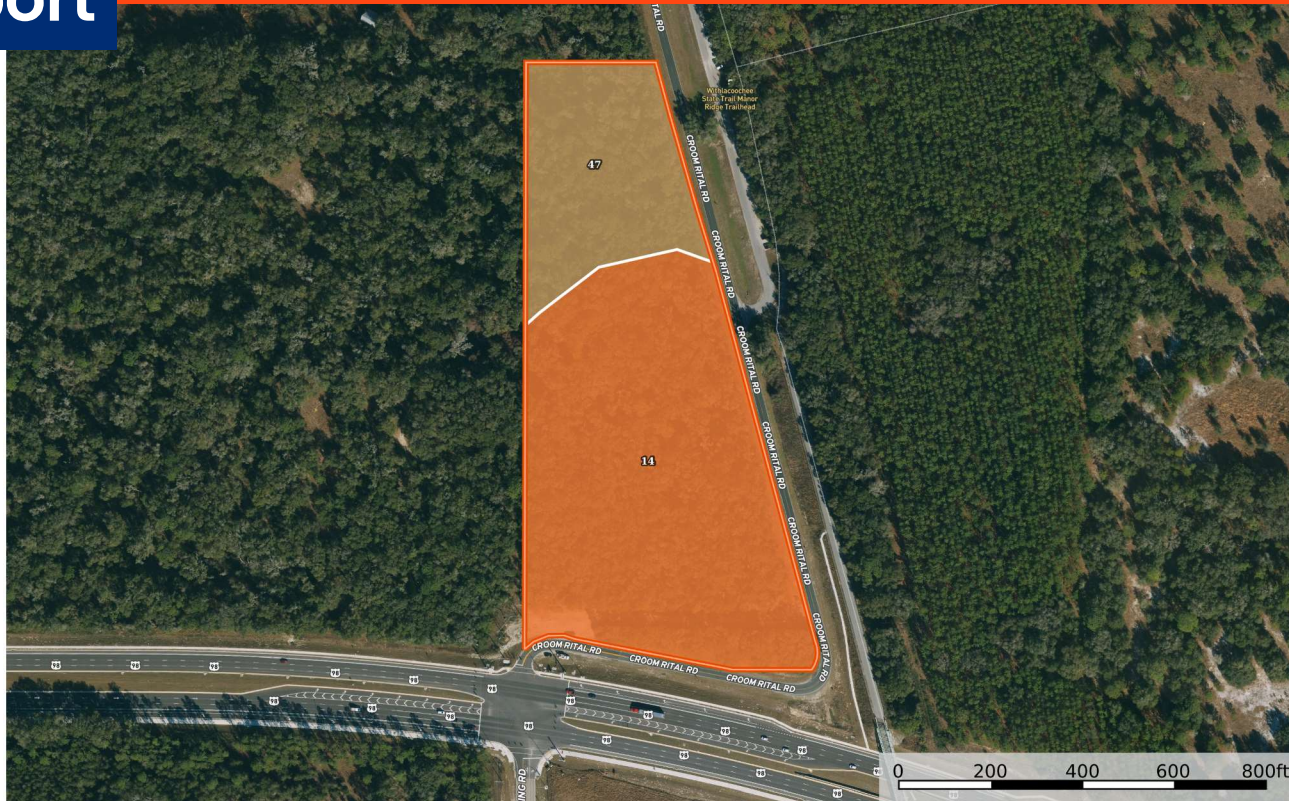
Property Aerial



Topographic & Floodplain Map



Soils Report



 Boundary

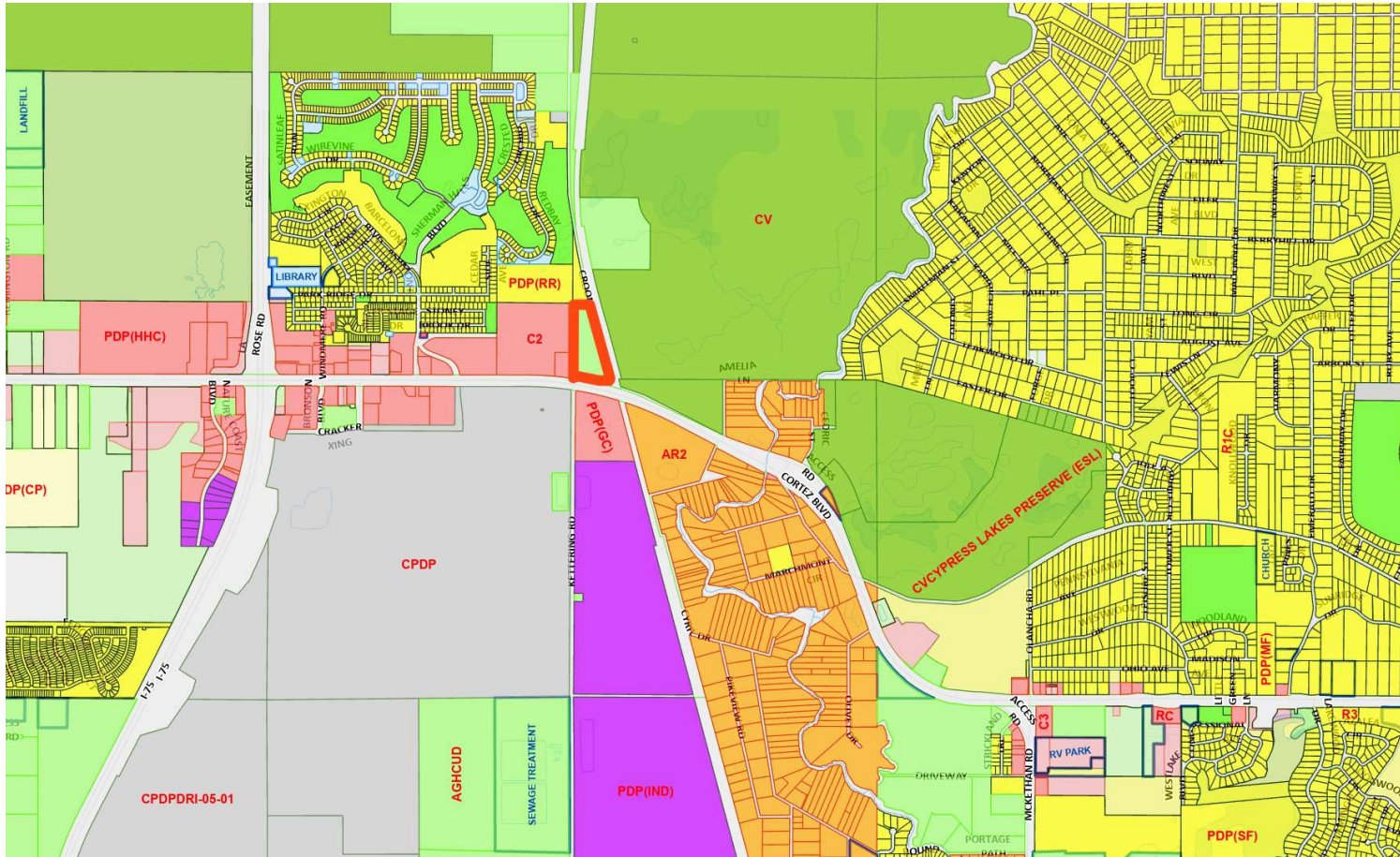
 The information contained herein was obtained from sources deemed to be reliable. Land id™ Services makes no warranties or guarantees as to the completeness or accuracy thereof.

 Boundary









SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
14	Candler fine sand, 0 to 5 percent slopes	10.11	73.58	0	24	4s
47	Sparr fine sand, 0 to 5 percent slopes	3.64	26.49	0	35	3w
TOTALS		13.75(*)	100%	-	26.93	3.74

(*) 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.

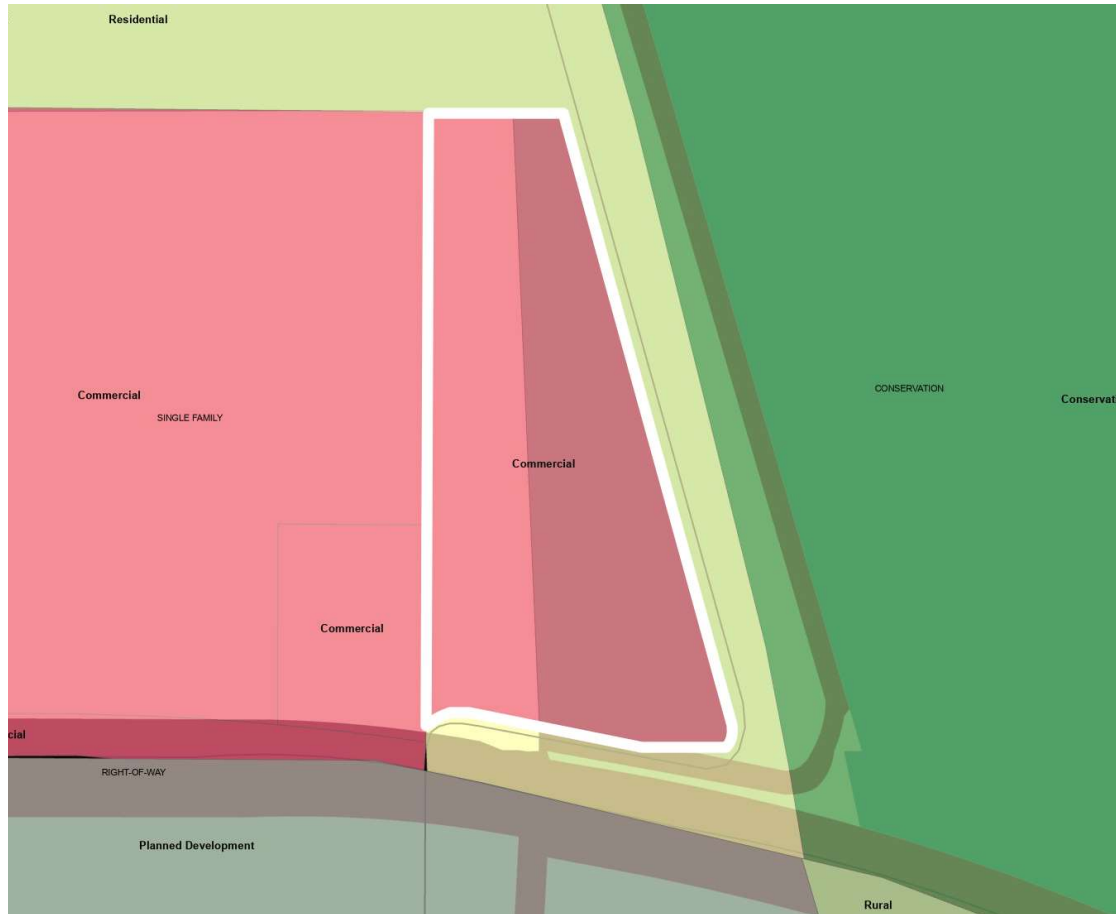
Zoning Classification



Zoning Key

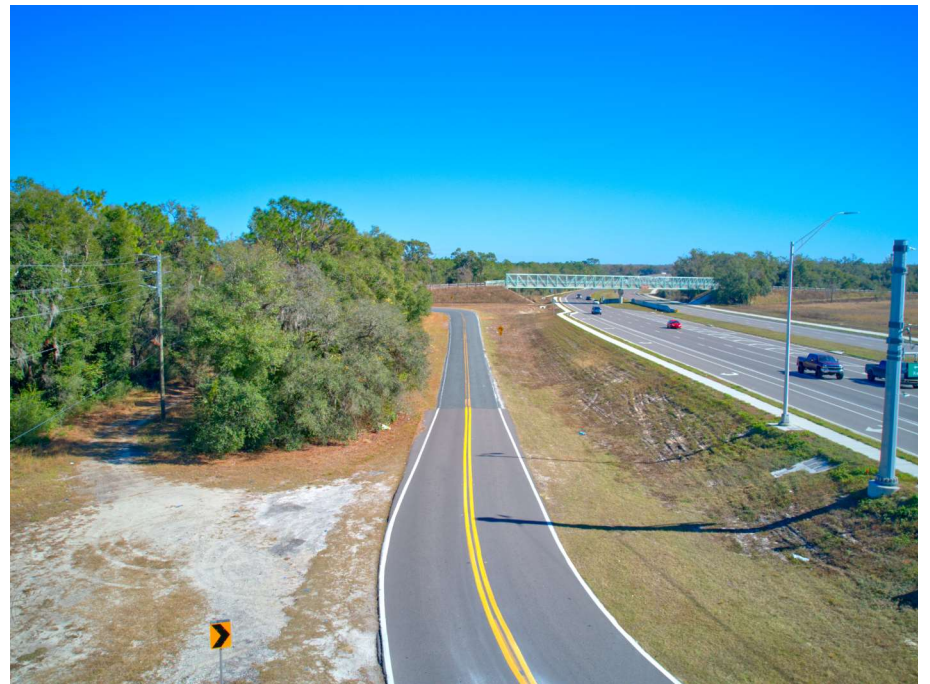
	Agricultural		Residential
	Commercial		Agricultural Residential
	Industrial		Conservation
	CPDP		Recreation (Golf Course)

Future Land Use



Future Land Use Key

- Commercial
- Residential
- Conservation
- Planned Development





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

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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

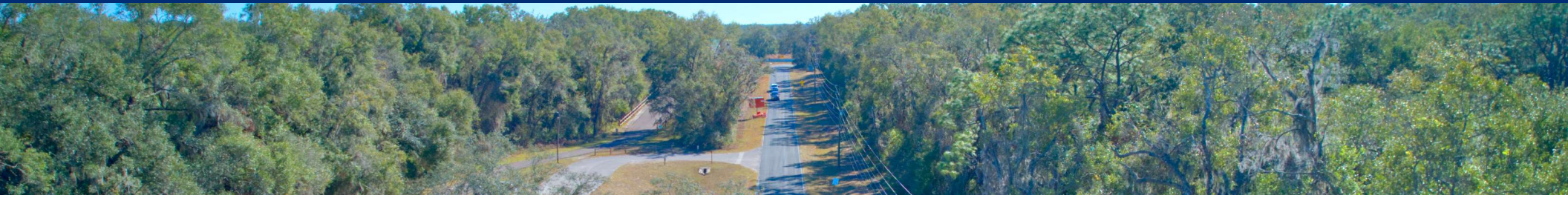
Focus Areas

- Land Brokerage
- Commercial Brokerage and Leasing

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