



24,000 ±
Cars/Day

Cortez Blvd

50

Emerson Rd

Brooksville 13.74 Acres Vacant Commercial

Cortez Blvd, Brooksville, Florida 34601

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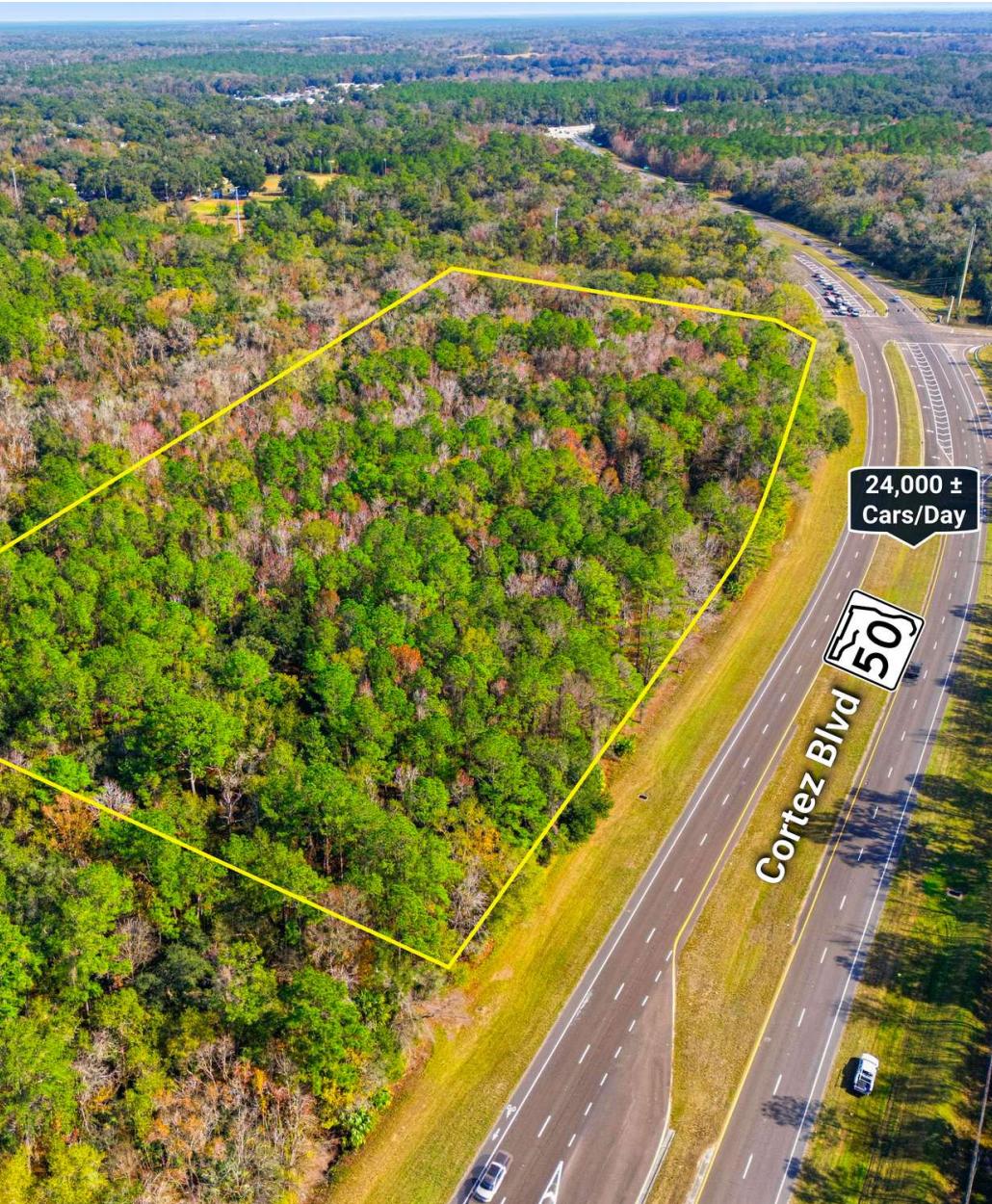
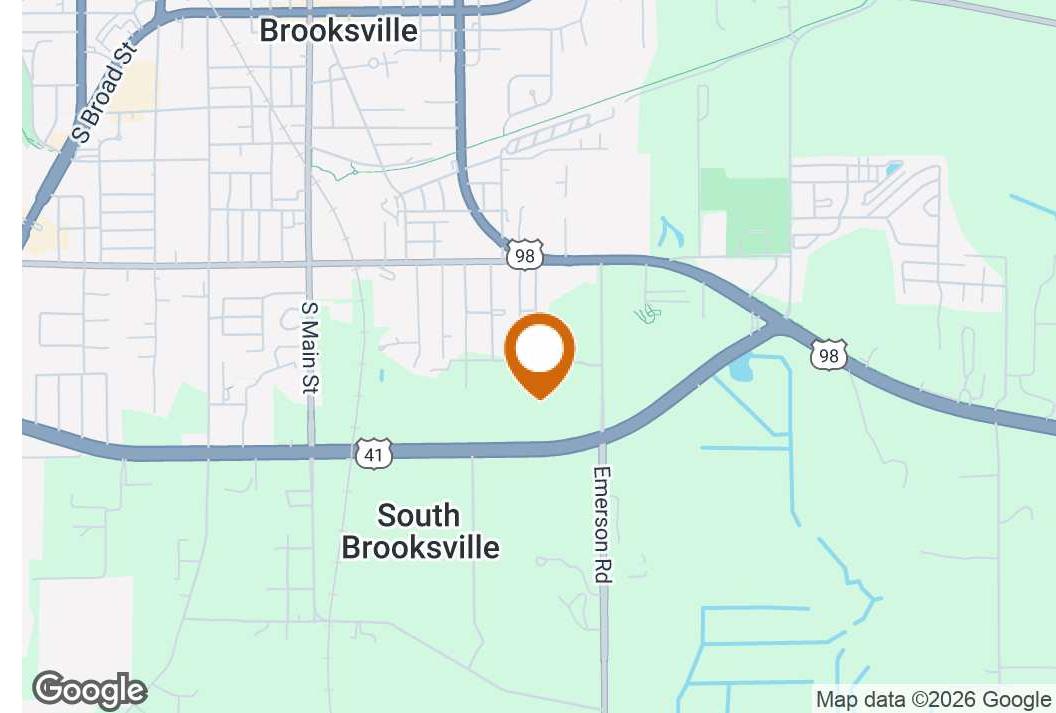


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PROPERTY SUMMARY



Offering Summary

Sale Price:	\$1,200,000
Lot Size:	13.74 Acres
Price / Acre:	\$87,336
Zoning:	PDP(SF)
PIN:	R26 422 19 0000 0310 0000
City:	Brooksville
County:	Hernando
State:	Florida
Property Type:	Development Land

Property Overview

This 13.74 acre site is surrounded by a mix of established retail, service, and residential uses, supporting strong daily traffic counts and consistent consumer activity. Its corner positioning along Cortez Blvd (SR-50) and Emerson Rd allows for prominent signage opportunities and multiple points of ingress and egress, enhancing visibility and ease of access for future development. With proximity to downtown Brooksville, nearby neighborhoods, and key commuter routes, the property is well positioned for a wide range of commercial uses seeking a strategic, high-traffic location in a growing submarket.

Property Highlights

- Zoned PDP (SF)
- 1,200+ FT of frontage on Cortez Blvd (SR-50)
- Signalized corner
- Ideal for Land/Office investment

LOCATION SUMMARY



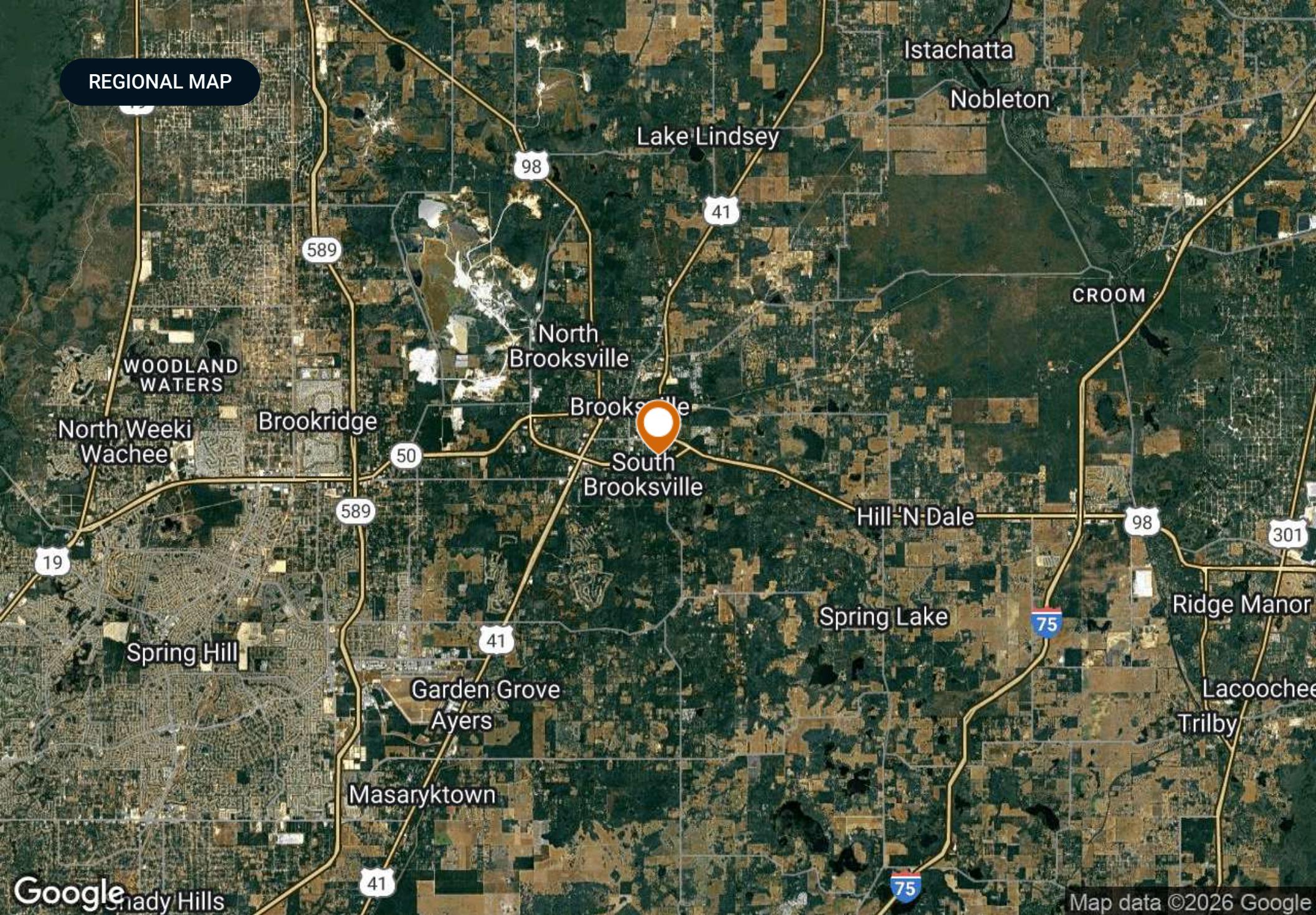
Location Description

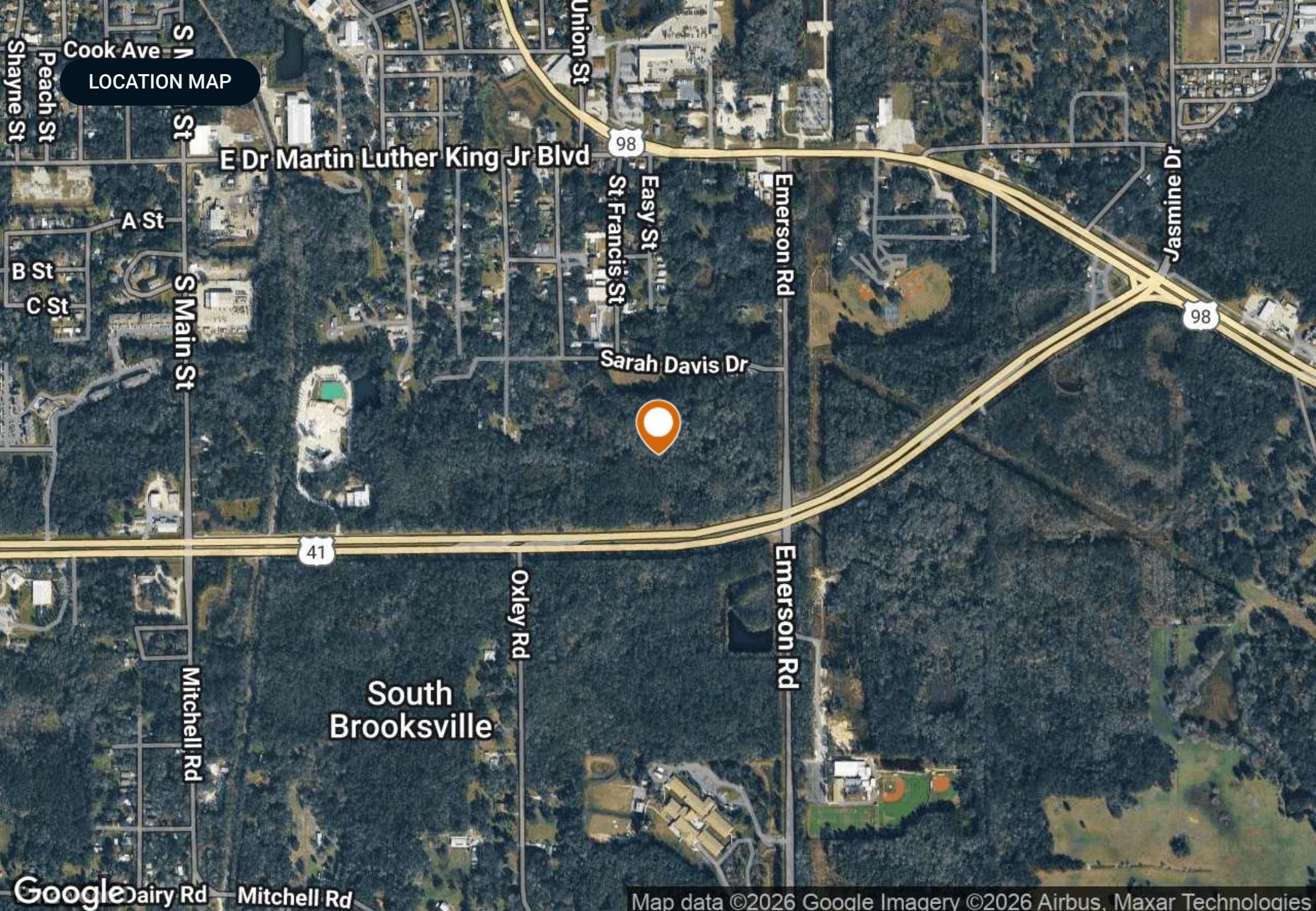
Situated on the highly visible signalized corner of Cortez Boulevard (SR-50) and Emerson Road in Brooksville, this commercial land offering benefits from exceptional exposure along one of Hernando County's primary east-west corridors. Cortez Boulevard (SR-50) serves as a major thoroughfare connecting Brooksville to Spring Hill, US-41, and the Suncoast Parkway, providing convenient regional access to Tampa and the greater Central Florida market.

Location Highlights

- Direct frontage on Cortez Blvd (SR-50), a major east-west corridor
- Strong regional access near US-98, US-41 and the Suncoast Parkway (SR-589), connecting to Tampa Bay
- Centrally located between Brooksville, Spring Hill, and Weeki Wachee, serving a growing Hernando County market
- Well-positioned for commercial development in an expanding area

REGIONAL MAP





PROPERTY MAP

1,265 ± FT

515 ± FT

375 ± FT

1,245 ± FT

Cortez Blvd

50

Cortez Blvd

Oxley Rd

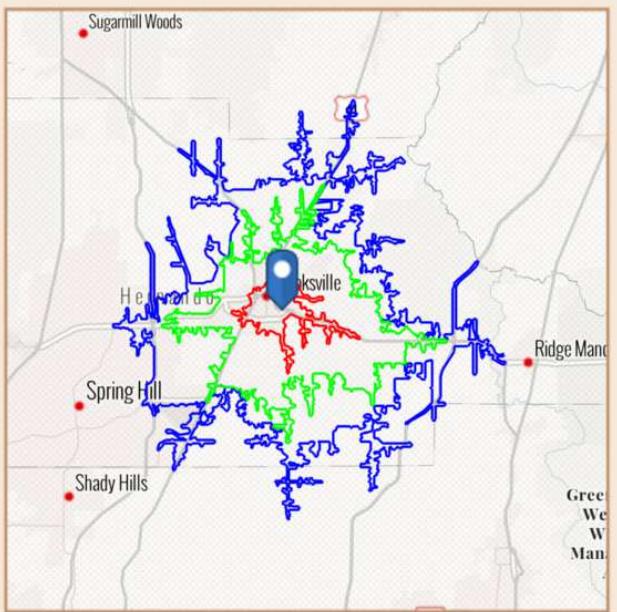


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BENCHMARK DEMOGRAPHICS

Emerson Rd, Brooksville, Florida, 34601

Drive time of 5 mins, 10 mins, & 15 mins



Based on ideas by Gary M. Ralston, CCIM, SIOR, CPM, CRE, CLS, CDP, CRX, FRICS

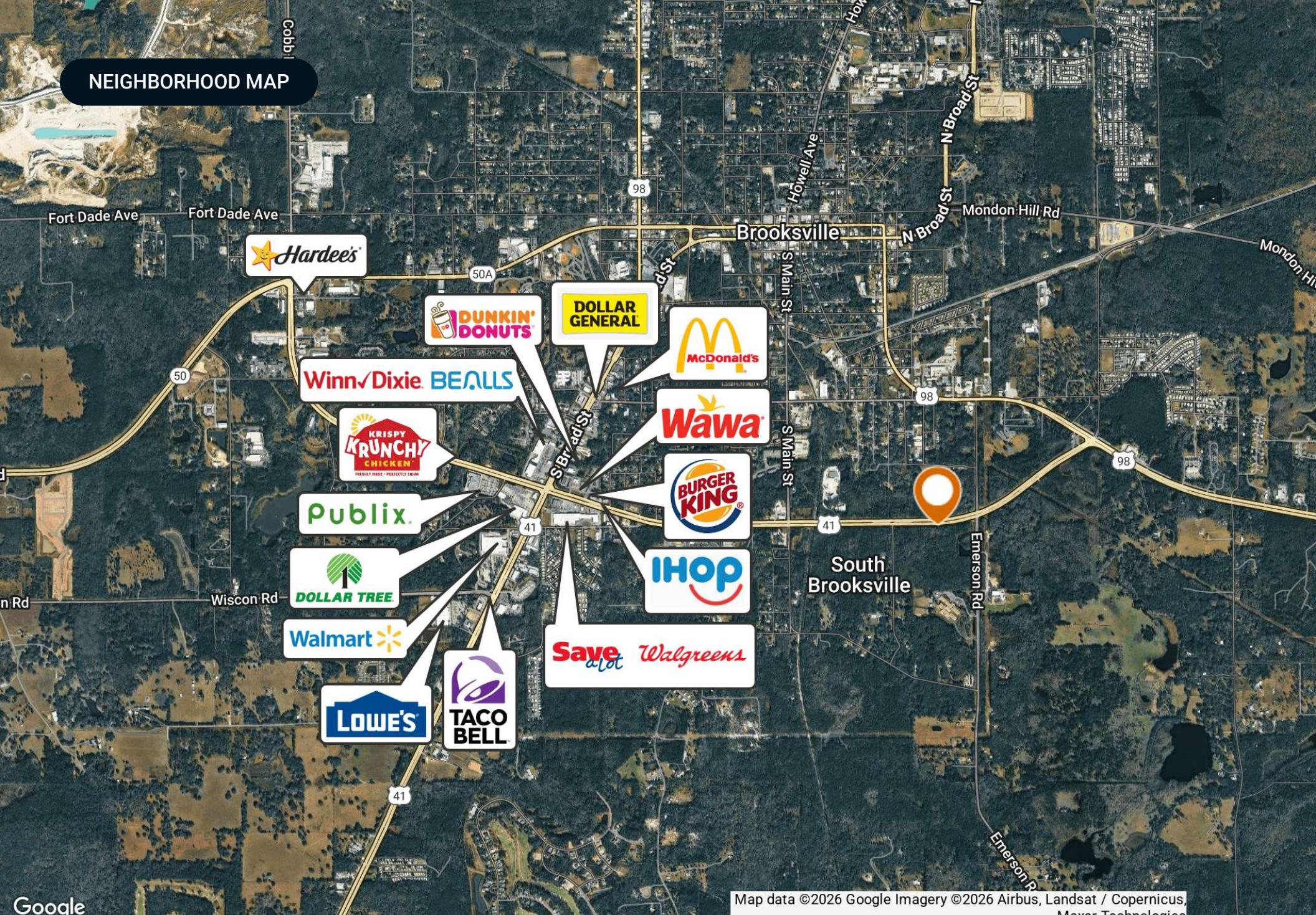
Source: This infographic contains data provided by Esri (2025, 2030), Esri-Data Axle (2025)

THE CCIM INSTITUTE



AGE SEGMENTS	DRIVE TIME			GEOGRAPHY		States	USA
	5 mins	10 mins	15 mins	Counties	CBSAs		
	Hernando County			Tampa-St. Petersburg-Clearwater, FL Metropolitan Statistical Area		Florida	
0 - 4	5.90%	4.97%	4.63%	4.34%	4.70%	4.69%	5.39%
5 - 9	6.27%	5.29%	5.04%	4.76%	5.08%	5.03%	5.75%
10 - 14	5.22%	4.94%	4.97%	5.13%	5.40%	5.34%	5.98%
15 - 19	4.74%	4.83%	4.88%	5.23%	5.84%	5.84%	6.47%
20 - 34	17.48%	15.69%	15.69%	14.93%	18.51%	18.43%	20.33%
35 - 54	18.53%	20.33%	22.09%	21.99%	25.01%	24.41%	25.20%
55 - 74	27.77%	30.40%	30.09%	29.23%	25.41%	25.55%	22.82%
75+	14.03%	13.57%	12.65%	14.44%	10.06%	10.74%	8.05%
HOUSEHOLD INCOME							
<\$15,000	14.7%	11.4%	9.4%	7.8%	8.2%	8.0%	8.3%
\$15,000-\$24,999	9.9%	7.7%	6.2%	6.1%	5.8%	5.8%	5.9%
\$25,000-\$34,999	13.2%	8.8%	8.0%	7.6%	6.6%	6.7%	6.3%
\$35,000-\$49,999	14.9%	13.6%	11.7%	13.1%	10.4%	10.5%	9.8%
\$50,000-\$74,999	21.3%	20.2%	19.7%	20.8%	16.9%	16.9%	15.6%
\$75,000-\$99,999	10.4%	15.1%	16.2%	16.0%	12.8%	12.9%	12.5%
\$100,000-\$149,999	10.1%	11.3%	13.5%	15.9%	18.3%	18.4%	17.8%
\$150,000-\$199,999	3.2%	6.6%	8.3%	7.5%	8.8%	8.7%	9.8%
\$200,000+	2.3%	5.3%	6.8%	5.4%	12.0%	12.1%	14.0%
KEY FACTS							
Population	5,831	22,258	39,812	209,837	3,385,153	23,027,836	339,887,819
Daytime Population	10,674	27,350	42,801	190,931	3,364,494	22,846,618	338,218,372
Employees	2,018	8,399	15,506	83,740	1,636,712	10,832,721	167,630,539
Households	2,576	9,606	16,463	86,963	1,406,545	9,263,074	132,422,916
Average HH Size	2.20	2.28	2.33	2.39	2.36	2.43	2.50
Median Age	45.3	49.1	48.5	49.5	43.2	43.6	39.6
HOUSING FACTS							
Median Home Value	109,975	235,127	297,007	322,096	404,577	416,969	370,578
Owner Occupied %	64.3%	73.3%	78.5%	81.8%	67.0%	67.2%	64.2%
Renter Occupied %	35.7%	26.7%	21.5%	18.2%	33.0%	32.8%	35.8%
Total Housing Units	3,114	11,005	18,781	96,838	1,564,169	10,635,372	146,800,552
INCOME FACTS							
Median HH Income	\$46,627	\$59,143	\$67,697	\$68,105	\$78,083	\$78,205	\$81,624
Per Capita Income	\$26,365	\$34,710	\$36,271	\$35,511	\$45,617	\$44,891	\$45,360
Median Net Worth	\$105,881	\$196,614	\$267,163	\$283,775	\$245,761	\$253,219	\$228,144

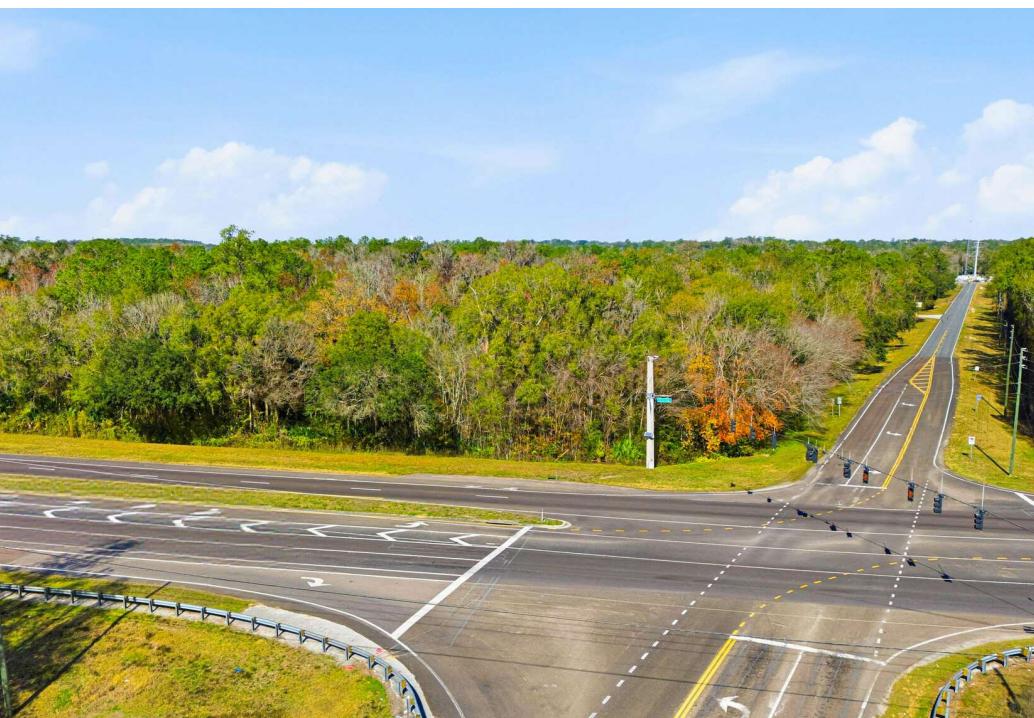
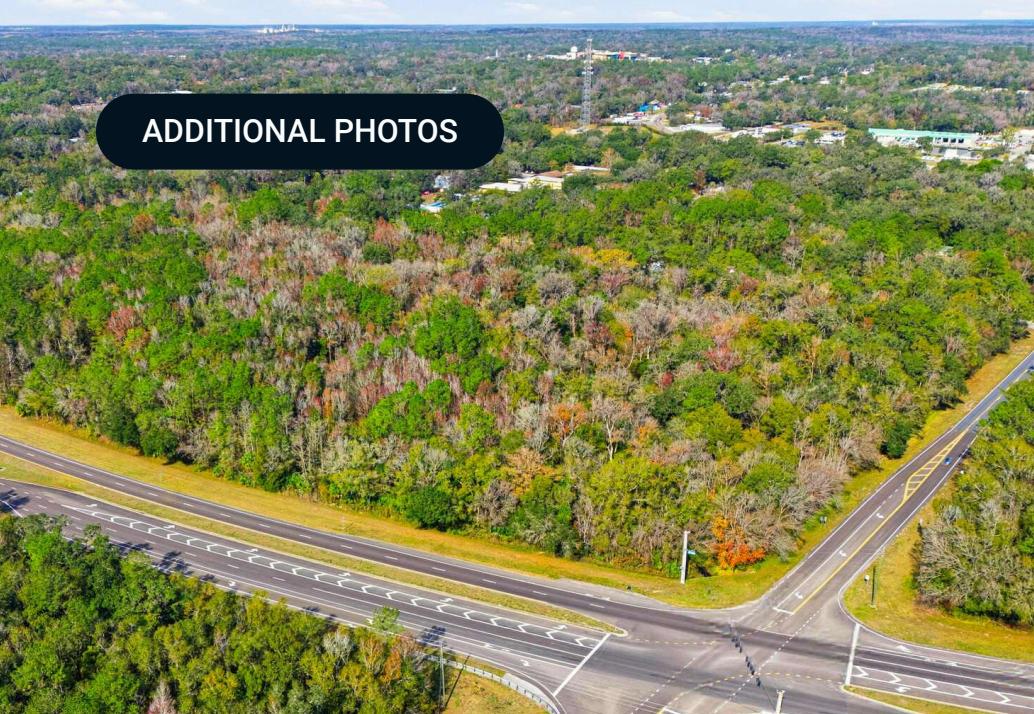
NEIGHBORHOOD MAP



MARKET AREA MAP



ADDITIONAL PHOTOS





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Senior Advisor

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Professional Background

Lauren Ralston Smith, CCIM, CPM is a Senior Advisor at Saunders Real Estate.

Lauren brings over 20 years of experience in the real estate industry, specializing in helping clients build and protect their legacies through strategic real estate investment portfolios. As a Licensed Real Estate Broker, she takes a client-focused approach, meticulously evaluating each property's strengths and weaknesses to maximize efficiency, profitability, and long-term value.

Throughout her career, Lauren has excelled in key areas such as sales, leasing, property management, and development. She is a Certified Property Manager (CPM) through the Institute of Real Estate Management (IREM) and a member of the International Council of Shopping Centers (ICSC). In 2021, she further distinguished herself by earning the prestigious Certified Commercial Investment Member (CCIM) designation, a hallmark of expertise in commercial real estate.

Lauren's professional background extends beyond real estate, with significant experience in business development. She has successfully guided small businesses in accounting, marketing, human resources, and operations. Her academic foundation includes a Bachelor's degree in Business Administration with a concentration in Marketing from Florida Southern College.

With a focus on delivering exceptional results, Lauren is committed to empowering clients to grow and safeguard their wealth through real estate investments. Using her expertise in sales, leasing, property management, and development, she is able to tailor strategies to achieve both immediate goals and enduring financial success.

Lauren specializes in:

- Sales
- Leasing (Landlord & Tenant Representation)
- Site Selection
- Property Management
- Development

ADVISOR BIOGRAPHY



Carly Powell

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Professional Background

Carly Powell is an Advisor at Saunders Real Estate.

Carly is a 4th generation Floridian and has a deep love of the history and culture found in Central Florida. She grew up in Winter Haven and spent countless hours enjoying water sports on the Chain of Lakes and watching the ski show at Cypress Gardens.

While attending Florida Southern College, she grew to love Lakeland and knew it was a very special community in which to live and work. With a B.A. in Mass Communications specializing in advertising and public relations, Carly worked as a corporate communications manager in the vacation ownership industry for more than 10 years.

In 2013, Carly began a marketing company of her own, providing communications, marketing, and operational services to small local businesses. She then discovered a need for those businesses to have access to real estate services, which led her to enter the real estate industry as a Realtor® in 2018. Carly now specializes in commercial real estate sales and leasing, as well as high-end residential sales. She is currently a Certified Commercial Investment Member (CCIM) candidate working to obtain a CCIM designation.

Carly specializes in:

- Sales
- Leasing
- Development



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