

MEDICAL CORRIDOR LAND ACQUISITION — BROOKSVILLE, FL

9.1± Acres | Cortez Blvd (SR-50) | 0.5 Mi from TGH Brooksville Hospital | Public Water & Sewer | Hernando County

★ TGH NORTH ACTIVE EXPANSION — Tampa General acquired TGH Brooksville (Dec 2023) and is actively expanding services in Hernando County. This parcel is 0.5 miles from TGH Brooksville Hospital — prime medical office, urgent care, and healthcare-adjacent commercial positioning.

\$1,950,000

\$214,286

Per Acre

0.5 mi

To TGH Brooksville

0.3 mi

To Meritage Subdivision

9.1±

Total Acres

PROPERTY OVERVIEW

Acreage: 9.1± acres (single parcel)
Parcel ID: R29-422-19-0000-0250-0010
Address: Cortez Blvd (SR-50), Brooksville, FL
County: Hernando County, FL
Current Zoning: Residential
PA Assessment Note: PA assessed at commercial value (VAB dispute) — magistrate retained residential classification
Water: ✓ CONFIRMED public county water available
Sewer: ✓ CONFIRMED public county sewer available
Electric: TECO / Duke Energy service territory
Sale Type: FSBO — Wholesale (single parcel)
Title: Clear — seller guaranteed

LOCATION HIGHLIGHTS

TGH Brooksville Hospital: 0.5 miles — 120-bed acute care, TGH North system
Meritage Homes Subdivision: 0.3 miles — active residential development
Southern Pines: 0.3 miles — established residential community
Cortez Blvd (SR-50): Direct frontage — 21,000–25,000 VPD traffic corridor
Suncoast Parkway (SR-589): ~2 miles — I-75 connector to Tampa metro
Tampa CBD: ~45 miles south via Suncoast Parkway

CORTEZ BLVD MARKET COMPARABLES

Address	Ac	Price	\$/Ac	Notes
17108 Cortez Blvd	2.7	\$995K	\$369K	Ag zoned, no water, 200ft to 768
(unaddressed)	7	\$1.0M	\$143K	For sale
16076 Cortez Blvd	7	\$1.8M	\$257K	C-2 + Ag lots, no water/sewer, 2 mi to TGH
15490 Cortez Blvd	11	\$3.95M	\$359K	C-2, public water & sewer, closed nightclub
15464 Cortez Blvd	5	\$1.485M	\$297K	SOLD 6/11/25 — no water, sewer line avail.
★ Your Property	9.1	\$1.95M	\$214K	Public water+sewer ✓ TGH 0.5mi

■ For Sale ■ Sold ■ Your Property

THE TGH GROWTH CATALYST

Why This Location Is Uniquely Positioned

Tampa General Hospital acquired TGH Brooksville in December 2023, transforming it from a community hospital into part of the #1-ranked Tampa Bay hospital system. TGH North now operates three hospitals, one freestanding ER, two ambulatory surgery centers, and 10 primary/specialty clinics across Hernando and Citrus counties — with active expansion ongoing. This parcel sits 0.5 miles from TGH Brooksville on a high-traffic corridor, making it one of the most hospital-proximate available land positions in Hernando County.

DEVELOPMENT POTENTIAL

Cortez Blvd Commercial Corridor — Rezoning Foundation

During a VAB tax assessment proceeding, the Hernando County Property Appraiser assessed this parcel at commercial value — citing its Cortez Blvd corridor positioning as commercially situated. The magistrate retained the residential classification. While currently residentially zoned, this corridor-level commercial recognition provides meaningful support for a rezoning application. Combined with confirmed public water and sewer, TGH hospital adjacency, and active neighboring development, a commercial rezoning application is well-supported.

Highest & Best Use Options

- **Medical Office Building (MOB)** — Prime use — hospital-adjacent MOB commands premium rents (\$28–38/SF NNN)
- **Urgent Care / Surgery Center** — HCA, AdventHealth, BayCare actively seeking Hernando County sites
- **Medical-Adjacent Retail** — Pharmacy (CVS/Walgreens), imaging center, physical therapy, labs
- **Senior Living / ALF** — Hospital proximity ideal for assisted living or memory care
- **Residential Subdivision** — Meritage/D.R. Horton adjacency — SFR or townhome development
- **Mixed-Use Commercial** — Retail/office along Cortez Blvd corridor

TRANSACTION REQUIREMENTS

Item	Detail
Asking Price	\$1,950,000
Price/Acre	\$214,286/acre
Sale Structure	FSBO — single parcel, no splits
Offer Req.	Proof of funds OR commercial pre-approval
Title	Clear — seller guaranteed
Owner	ANA REALTY LLC

VALUE CONTEXT: Cortez Blvd commercial land is trading at \$425K–\$1M+/acre for smaller C2-zoned parcels. At \$214,286/acre, this 9.1-acre hospital-adjacent parcel with confirmed utilities, Cortez Blvd frontage, and residential zoning (PA assessed at commercial corridor value) offers a compelling below-market basis — with significant upside upon rezoning to commercial.

Due Diligence Notice: Buyers to independently verify zoning, rezoning eligibility, utility connections, traffic counts, and any applicable impact fees with Hernando County. Seller makes no representations regarding rezoning outcomes. All info believed accurate but not warranted.