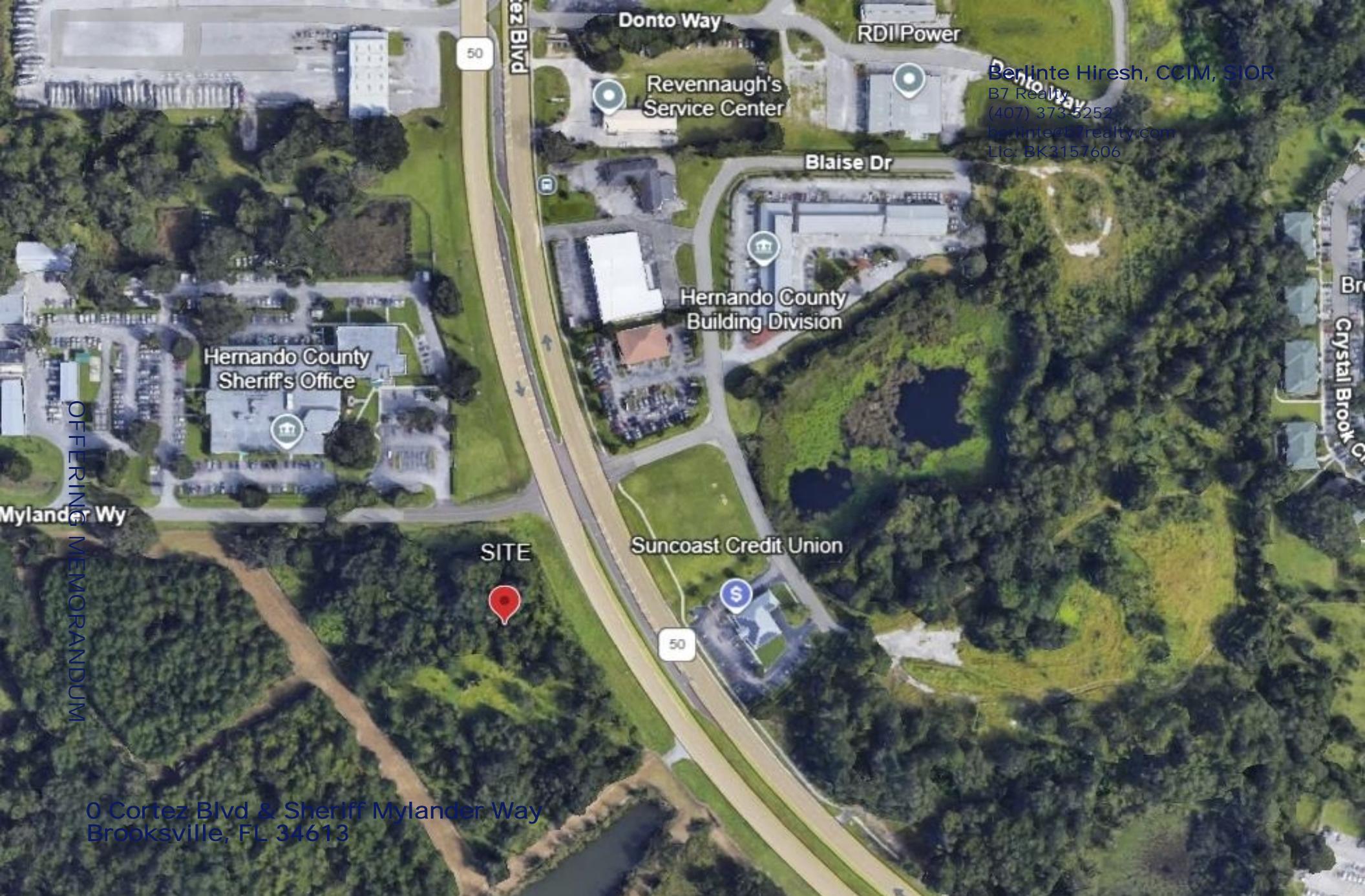


OFFERING
MEMORANDUM



Cortez Blvd, Brooksville

Cortez Blvd, Brooksville

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Advisor Profile

Exclusively Marketed by:



Berlinte Hiresh, CCIM, SIOR

B7 Realty

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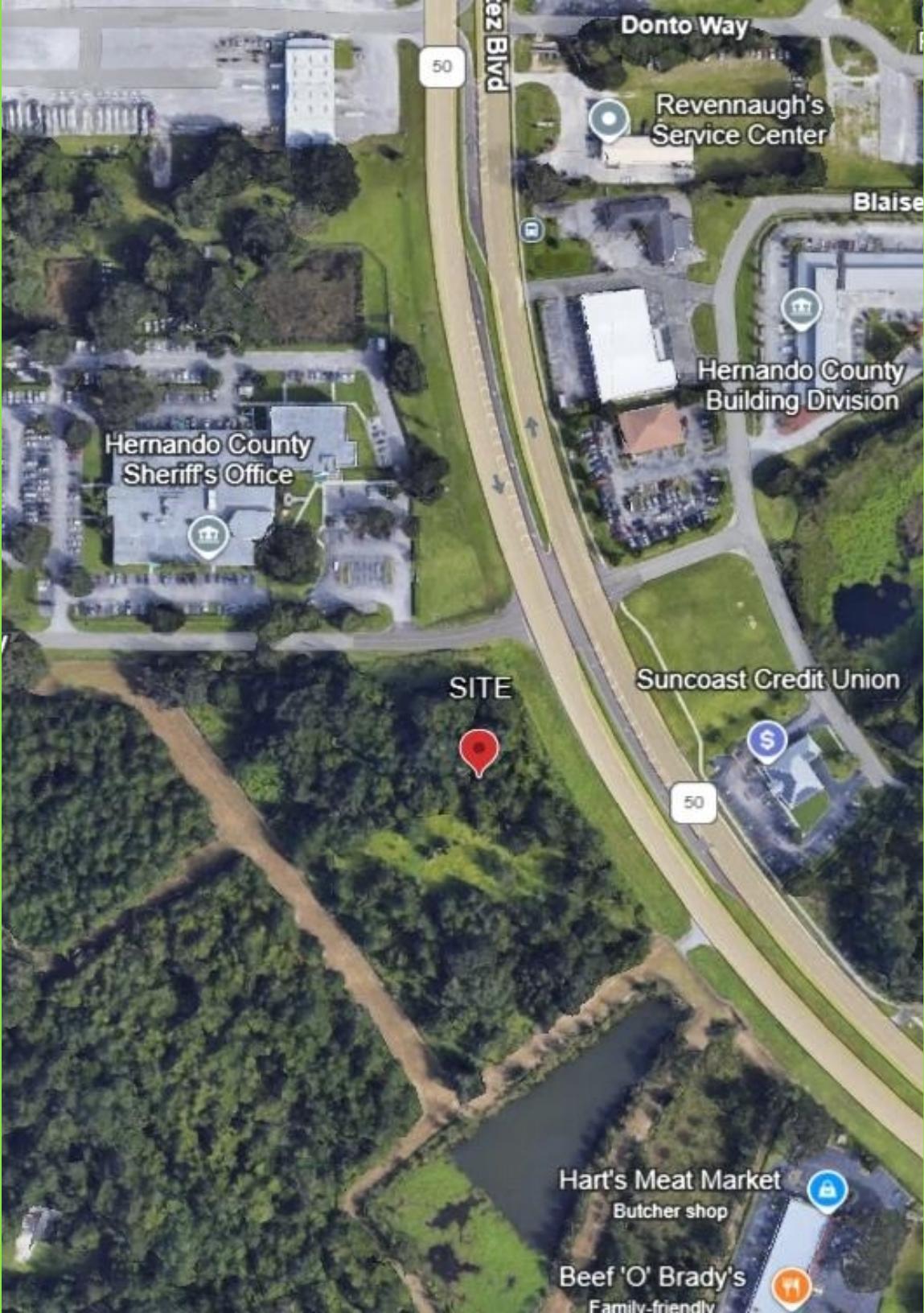
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We obtained the following information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent the current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



01 Executive Summary

Investment Summary

OFFERING SUMMARY

ADDRESS	0 Cortez Blvd & Sheriff Mylander Way Brooksville FL 34613
PRICE	\$1,500,000
PRICE PSF	\$6.38
LAND SF	235,224 SF
LAND ACRES	5.4
ZONING TYPE	Commercial AC
# OF PARCELS	One

DEMOGRAPHICS 2 MILE 3 MILE 5 MILE

	2 MILE	3 MILE	5 MILE
2025 Population	6,939	13,349	32,327
2025 Median HH Income	\$40,227	\$48,568	\$55,996
2025 Average HH Income	\$58,909	\$68,843	\$78,709

- Discover this investment opportunity at the intersection of Cortez Boulevard and Sheriff Mylander Way in Brooksville.
- This prime land property offers a strategic location for commercial development in Brooksville, FL.
- With its strategic location and high visibility, this property offers an unparalleled opportunity for visionary investors seeking a long-term investment or a prime land for immediate development.



02

Location

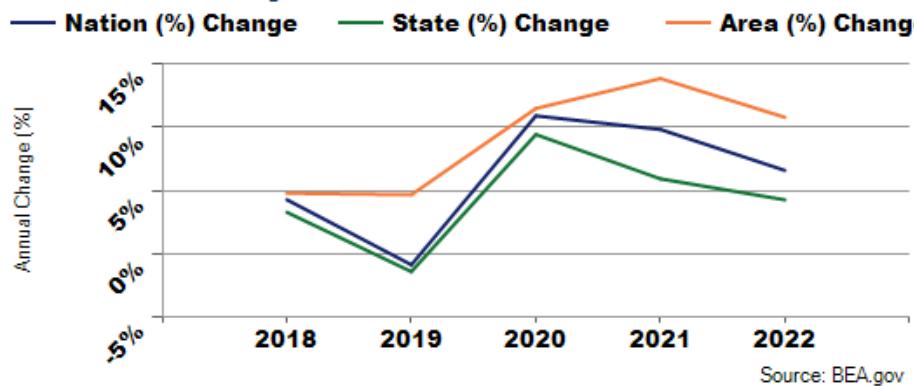
Location Summary
Local Business Map

Development Site Cortez Blvd & Sheriff Mylander Way

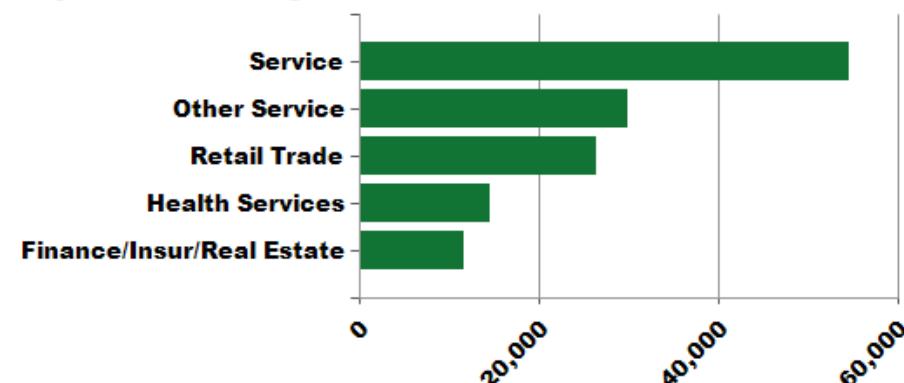
- The site is strategically located at the intersection of Cortez Blvd and Sheriff Mylander Way.

- Located across from the Hernando County Sheriff's Office in Brooksville.

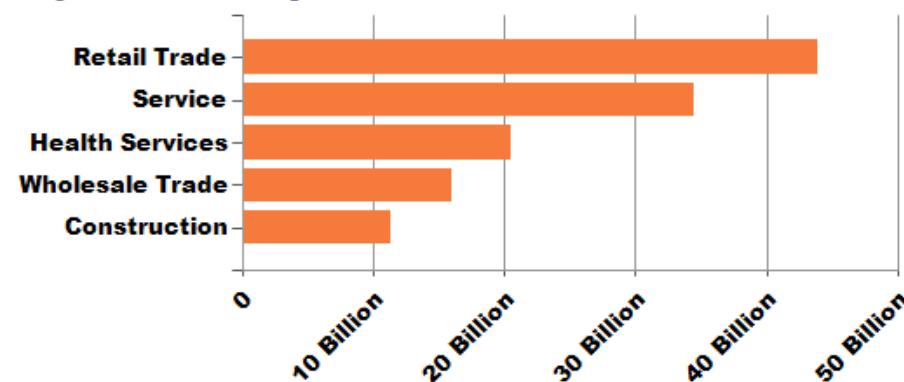
Hernando County GDP Trend



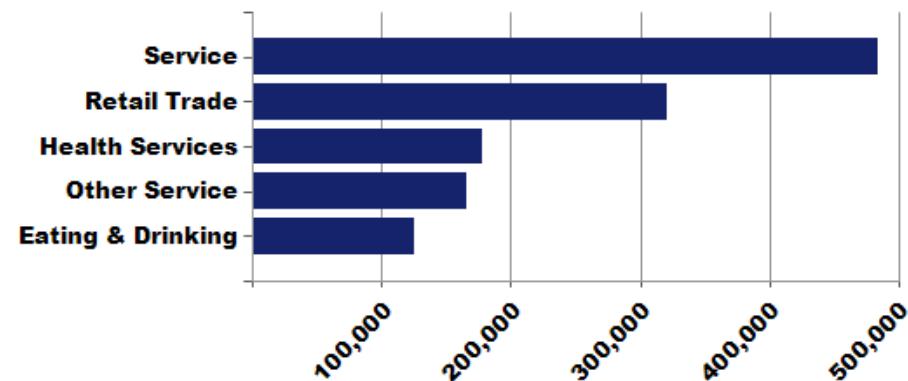
Major Industries by Business Count

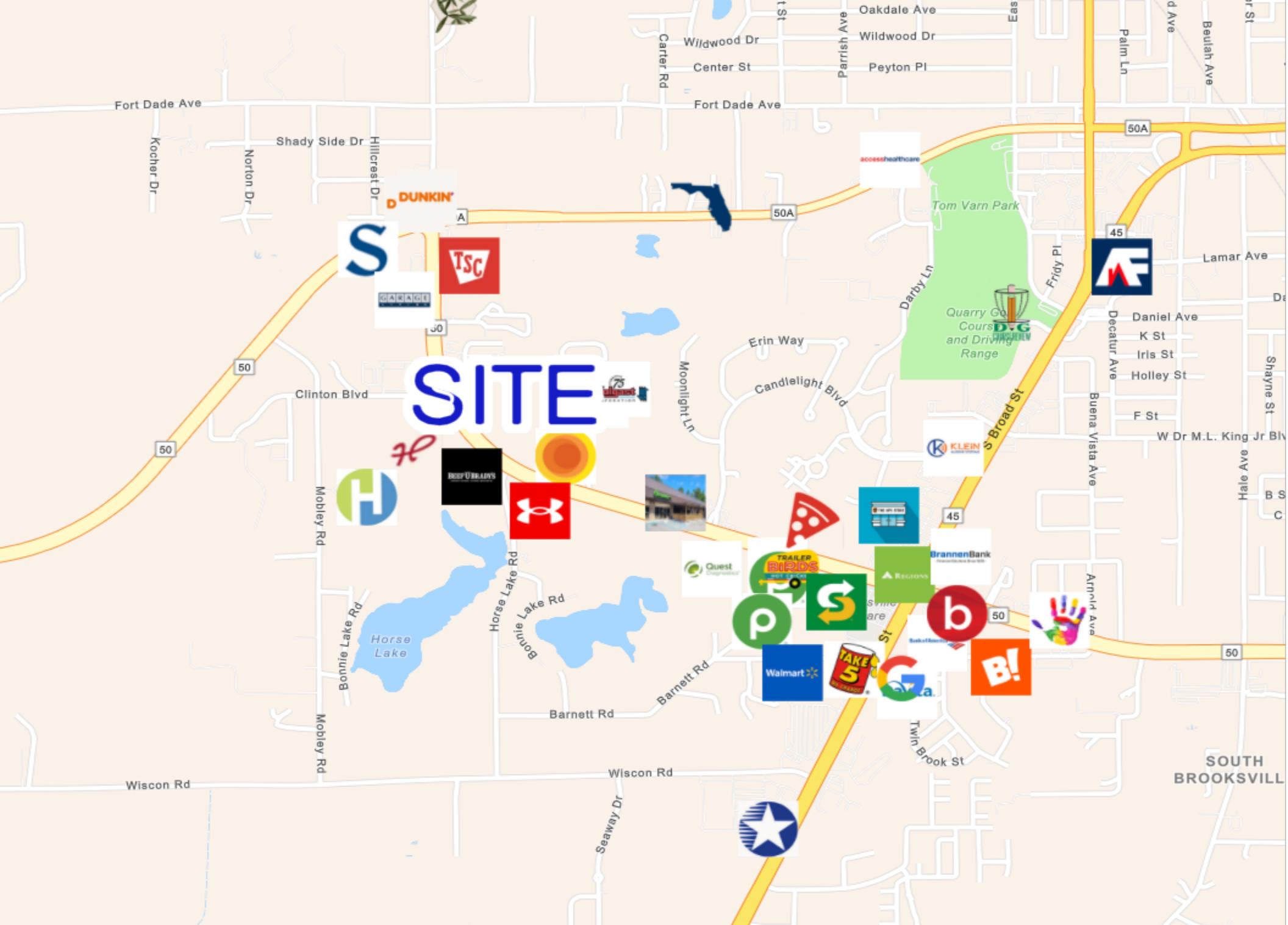


Major Industries by Sales Amount



Major Industries by Employee Count



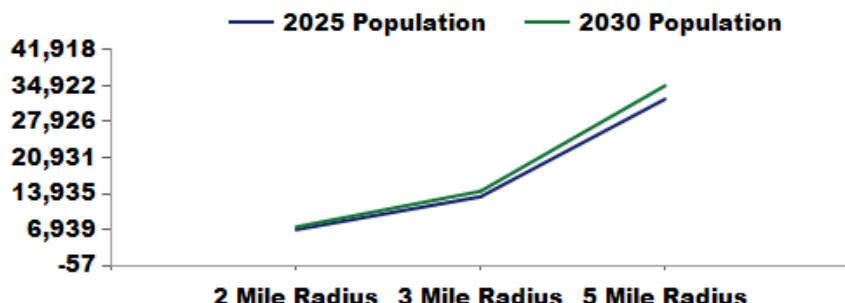


03 **Demographics**
Demographics

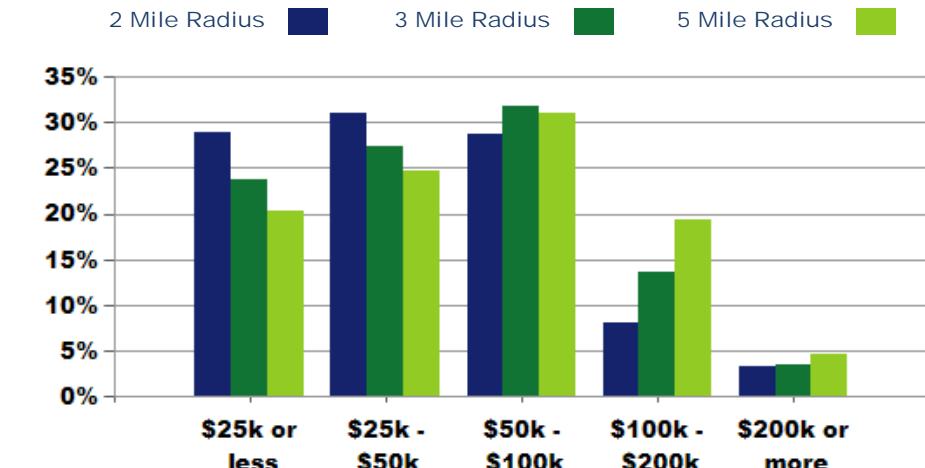
POPULATION	2 MILE	3 MILE	5 MILE
2000 Population	5,502	10,572	22,528
2010 Population	5,680	11,238	27,474
2025 Population	6,939	13,349	32,327
2030 Population	7,465	14,431	34,922
2025-2030: Population: Growth Rate	7.35%	7.85%	7.80%

2025 HOUSEHOLD INCOME	2 MILE	3 MILE	5 MILE
less than \$15,000	540	844	1,742
\$15,000-\$24,999	330	482	1,043
\$25,000-\$34,999	406	654	1,428
\$35,000-\$49,999	531	867	1,969
\$50,000-\$74,999	546	957	2,176
\$75,000-\$99,999	318	811	2,086
\$100,000-\$149,999	184	489	1,751
\$150,000-\$199,999	60	267	903
\$200,000 or greater	98	199	634
Median HH Income	\$40,227	\$48,568	\$55,996
Average HH Income	\$58,909	\$68,843	\$78,709

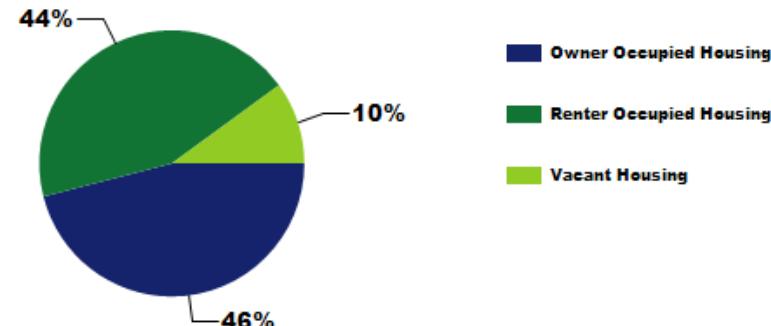
HOUSEHOLDS	2 MILE	3 MILE	5 MILE
2000 Total Housing	2,748	5,029	11,635
2010 Total Households	2,496	4,652	11,578
2025 Total Households	3,014	5,570	13,737
2030 Total Households	3,237	6,014	14,828
2025 Average Household Size	2.23	2.34	2.25
2025-2030: Households: Growth Rate	7.20%	7.75%	7.70%



2025 Household Income



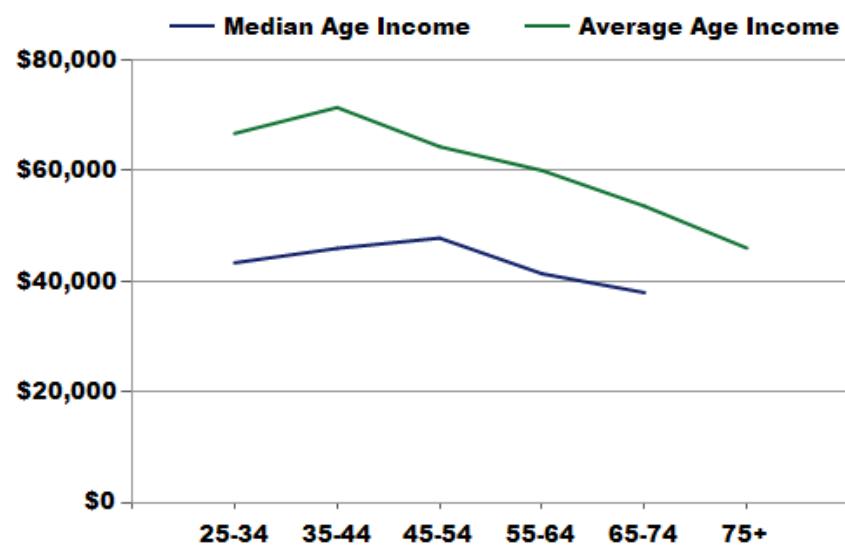
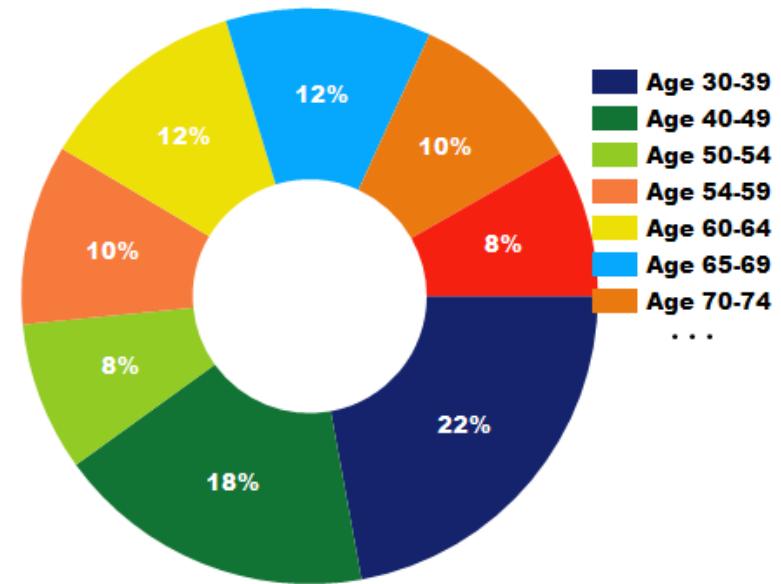
2025 Own vs. Rent - 2 Mile Radius



Source: esri

2025 POPULATION BY AGE	2 MILE	3 MILE	5 MILE
2025 Population Age 30-34	480	843	1,666
2025 Population Age 35-39	411	761	1,680
2025 Population Age 40-44	399	751	1,641
2025 Population Age 45-49	323	634	1,487
2025 Population Age 50-54	338	706	1,764
2025 Population Age 55-59	408	863	2,120
2025 Population Age 60-64	473	998	2,633
2025 Population Age 65-69	464	939	2,787
2025 Population Age 70-74	399	844	2,629
2025 Population Age 75-79	333	666	2,333
2025 Population Age 80-84	211	402	1,518
2025 Population Age 85+	222	377	1,130
2025 Population Age 18+	5,496	10,599	27,037
2025 Median Age	41	43	52
2030 Median Age	42	44	52

2025 INCOME BY AGE	2 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$43,344	\$51,034	\$59,870
Average Household Income 25-34	\$66,759	\$72,156	\$82,220
Median Household Income 35-44	\$45,966	\$60,854	\$78,041
Average Household Income 35-44	\$71,466	\$84,243	\$102,741
Median Household Income 45-54	\$47,831	\$57,993	\$76,427
Average Household Income 45-54	\$64,380	\$79,296	\$98,080
Median Household Income 55-64	\$41,371	\$51,974	\$63,810
Average Household Income 55-64	\$60,061	\$71,030	\$84,928
Median Household Income 65-74	\$37,951	\$44,344	\$52,607
Average Household Income 65-74	\$53,606	\$64,183	\$75,016
Average Household Income 75+	\$46,004	\$54,408	\$58,020



04 **Company Profile**

Company Bio

Advisor Profile



B7 Realty is a premier provider of commercial real estate solutions, dedicated to helping investors and businesses succeed in today's fast-paced market. With over 11 years of industry expertise, we specialize in delivering tailored commercial and industrial real estate strategies designed to drive growth. Our comprehensive suite of services includes property sales, leasing, investment advisory, and property management. We pride ourselves on a strong reputation built on trust, innovation, and a deep understanding of the commercial real estate landscape. Based in Orlando, Florida, B7 Realty connects clients with premium properties that align with their operational and investment objectives. Whether you are expanding your business, looking to invest, or seeking strategic real estate opportunities, our qualified professionals are here to provide expert guidance and exceptional service every step of the way. With a client-centric approach, B7 Realty is the trusted partner you need to navigate the complexities of commercial real estate.



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Company Bio | Cortez Blvd, Brooksville



Berlinte Hiresh, CCIM, SIOR

Berlinte Hiresh, CCIM, SIOR is a highly accomplished Senior Advisor based in the vibrant city of Orlando, Florida. With over twenty years of experience in the commercial real estate industry, Berlinte has established herself as a seasoned expert in the field.

Berlinte's career in commercial real estate has been marked by her impressive record of accomplishments and her ability to navigate complex transactions with finesse. She has earned a stellar reputation for her powerful negotiating skills and her unwavering commitment to delivering outstanding results for her clients. Throughout her career, she has successfully negotiated multi-million-dollar deals and helped clients maximize the value of their real estate portfolios.

Berlinte's qualifications, combined with her vast experience and network of industry resources, allow her to provide unparalleled service to her clients. She is well-versed in conducting in-depth financial analyses, identifying investment opportunities, and offering strategic advice on commercial real estate investments. Her goal is always to help clients achieve long-term success and maximize returns in a competitive and dynamic market.

Berlinte exemplifies the qualities of a true industry leader, consistently demonstrating professionalism, dedication, and a strong work ethic. Her motto, "One thing I can give and keep is my word," reflects her commitment to integrity and reliability in every transaction.

Cortez Blvd, Brooksville

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