



## FOR SALE

### \$1,750,000

NWC of US Hwy 41 & Powell Rd  
Brooksville, FL

## PROPERTY HIGHLIGHTS

- ▶ 12.5 acres available
- ▶ 880' of frontage along US Hwy 41 and 720' of frontage along Powell Road
- ▶ Next door to the Hernando Oaks Golf Course community which is a 949 lot community with 18 hole golf course
- ▶ Nature Coast Technical High School (1,282 Students) and Chocachatti Elementary school (707 Students) are 1.8 miles to the West
- ▶ 1 Mile to Brooksville - Tampa Bay Regional Airport which employs 6,091 people and 78,000 annual flights
- ▶ Strong demographics include a Population of over 47,000 and Household income of \$105,383 in a 5-mile radius

## 2025 DEMOGRAPHICS

### Population



3 Mile	10,562
5 Mile	47,268
7 Mile	101,786

### Households



3 Mile	3,735
5 Mile	18,336
7 Mile	40,737

### Household Income



3 Mile	\$122,361
5 Mile	\$105,383
7 Mile	\$97,297

### Traffic Counts



US Hwy 41	27,500
Powell Rd	16,500

## Daytime Demos



### Businesses

3 Mile	483
5 Mile	2,144
7 Mile	4,472

### Employees

3 Mile	4,904
5 Mile	15,464
7 Mile	27,739

### Daytime Population

3 Mile	9,671
5 Mile	35,211
7 Mile	70,472

# PARCELS AVAILABLE

NWC of US Hwy 41 & Powell Rd | Brooksville, FL



## Site Map



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