

**PRIME COMMERCIAL  
DEVELOPMENT OPPORTUNITY –  
3.55 ACRES IN HERNANDO  
COUNTY**

**Located Behind Cheddar's & LongHorn Steakhouse –  
Just Off Cortez Blvd**

**00 Sagheer St, Brooksville, FL 34613**

**Offered At: \$1,250,000**

Presented by:  
Sean Bradley | KW Realty Elite Partners

# TABLE OF CONTENTS

- Executive Summary
- Property Overview
- Investment Highlights
- Financials
- Market Overview
- Property Cards
- Visual Overview
- Contact Information

# EXECUTIVE SUMMARY

Prime 3.55 Acre Commercial Development Opportunity  
Located Just Off Cortez Blvd Behind Cheddar's And LongHorn  
Steakhouse! This Exceptional Offering Includes Three  
Separate Parcels – R32 222 18 0213 0000 0080, R32 222 18  
0213 0000 0090, And R32 222 18 0213 0000 0100 – Being  
Sold Together As One Combined Site. This Property Is Ideal  
For A Wide Range Of Commercial Uses In A High-Traffic,  
Rapidly Growing Area. Surrounded By Established National  
Retailers And Dining, This Location Offers Excellent Visibility  
And Easy Access, Making It Perfect For Your Next Investment  
Or Development Project!



# PROPERTY OVERVIEW

**Address:** 00 Sagheer Street, Spring Hill, FL 34613

**County:** Hernando

**Parcels Included:**

- R32 222 18 0213 0000 0080
- R32 222 18 0213 0000 0090
- R32 222 18 0213 0000 0100

**Frontage:** 460 ft | **Dimensions:** 460 x 318

**Zoning:** PDP

**Current Use:** Vacant Commercial Land

**Utilities:** Electricity, Water, Phone, Cable, Internet (Available)

**Sewer/Water:** None on-site yet

**Flood Zone:** X (Flood Zone Panel 12053C0167D)



©2025 Property of Hernando MLS



©2025 Property of Hernando MLS

# INVESTMENT HIGHLIGHTS

- **List Price:** \$1,250,000
- **Lot Size:** 3.55 Acres (154,533 SqFt)
- **Zoning:** PDP (Planned Development Project)
- **Price per Acre:** \$352,113
- **Tax Year 2024 Taxes:** \$15,332
- **Traffic & Visibility:** Adjacent to major national retailers
- **Utilities Available:** Water, electricity, cable, phone, BB/HS Internet
- **Flood Zone:** X (Minimal risk)
- **Road Access:** Paved road frontage (460 ft)
- **High Growth Area:** Near Cortez Blvd, Mariner Blvd, Retail hubs



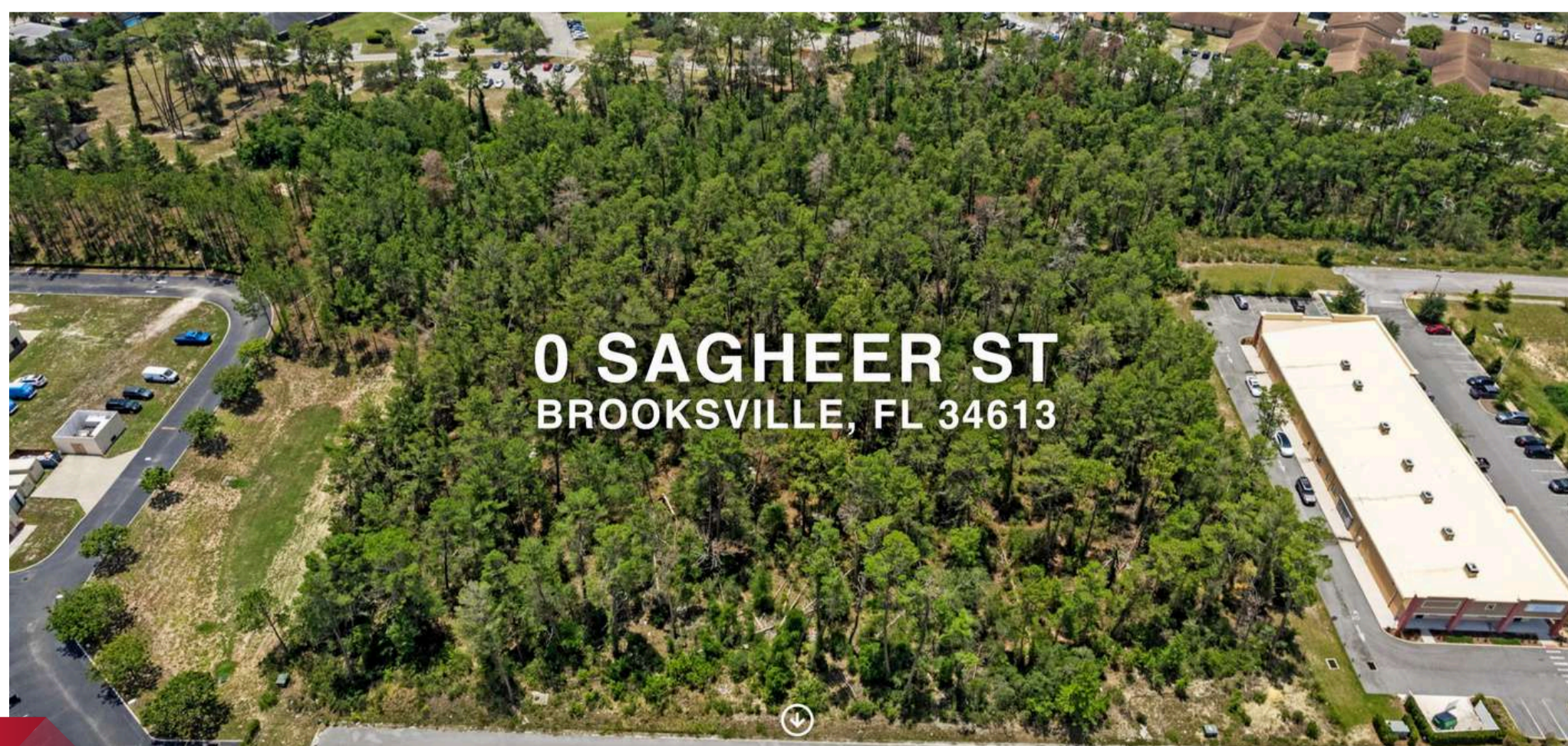
# FINANCIALS

PRICE	LOT SIZE	PRICE/ACRE	ANNUAL TAXES
\$1,250,000	3.55 acres	\$352,113	\$15,332

**Financing Available: Cash or Conventional**

**Ownership: Fee Simple**

**Lease Option: Not available (For Sale Only)**



# MARKET OVERVIEW

## Area Highlights:

- Located in a growing retail and commercial corridor
- Surrounded by: Cheddar's, LongHorn Steakhouse, major shopping centers
- Easy access from: Cortez Blvd, Mariner Blvd, and major local thoroughfares
- Proximity to dense residential areas, providing a built-in customer base

## Demographic (Census Tract 410.03):

- Ideal for retail, restaurant, medical office, or multi-tenant center
- Strong traffic counts of 46,000 VPD and growing population density



# PROPERTY CARDS

HERNANDO COUNTY, FLORIDA PROPERTY RECORD CARD		2024 FINAL TAX ROLL	
KEY #	01767779	PRINTED ON	03/24/25
PARCEL #	R32 222 18 0213 0000 0080	SITUS	SAGHEER ST
OWNER(S)	HAFCORTEZ 17 LLC	PARCEL DESCRIPTION	CORTEZ WEST AT EVERGREEN WOODS LOT 8 AKA A PT OF PAR 2 IN CLASS D SUB (S-01-091) SUBJ TO RD EASMT AGREEMENT ORB 1478 PG 580
MAILING ADDRESS	17222 HOSPITAL BLVD STE 318 BROOKSVILLE FL 34601-8925	UPDATED	01/01/18
UPDATED	01/01/57		

MISCELLANEOUS PROPERTY INFORMATION	
SQUARE FOOTAGE	50,047
ACRES	1.10
JURISDICTION	C COUNTY
LEVY CODE	CWES COUNTY WIDE EMS
NEIGHBORHOOD	C50M CORTEZ BLVD, HIGHPOINT-PKWY
SUBDIVISION	213 CORTEZ WEST AT EVERGREEN WOODS
DOR LAND USE	10 VACANT COMMERCIAL
NON-AD VALOREM DIST1	1 SOUTHWEST HERNANDO COUNTY GARBA
NON-AD VALOREM DIST2	36 H.C. FIRE/RESCUE DISTRICT



2024-02-00 PROPERTY VALUES				
	COUNTY	SCHOOL	SWFWMD	MUNICIPALITY
LAND	354,833	354,833	354,833	
BUILDINGS	+			
FEATURES AND OUT BUILDINGS	+			
JUST/MARKET VALUE	= 354,833	354,833	354,833	
VALUE PRIOR TO CAP	354,833	354,833	354,833	
ASSESSED VALUE	314,723	354,833	314,723	
EXEMPT VALUE	-			
<b>TAXABLE VALUE</b>	<b>= 314,723</b>	<b>354,833</b>	<b>314,723</b>	
CLASSIFIED LAND USE VALUE				

LAND INFORMATION												
CODE	DESCRIPTION	AG	LAST UPDT	CAP YEAR	EXC CAP	GRA DE	FRON TAGE	DEPTH	UNITS	MEASURE	ADJ RATE	VALUE
10	COMM SQFT	N	2019		Y	2			50,047.00	SQFT	7.09	354,833

BUSINESSES ON PROPERTY			
KEY #	BUSINESS NAME	NAICS	BUSINESS TYPE

ADDRESSES ON PROPERTY	
SITUS	
SAGHEER ST	

PROPERTY SALES									
SALE DATE	NEW OWNER	CODE	DESCRIPTION	VAC?	INST	OR BOOK	OR PAGE	SALEGRP	VALUE
01/01/18	HAFCORTEZ 17 LLC	S	SPLIT (REQUI	Y	SW	2941	0885		100

PROPERTY APPRAISER INSPECTIONS				
INSP. DATE	ROLL	EMPL	CODE	REASON
01/16/24	2024	248	21	VACANT
04/15/20	2020	248	21	VACANT
12/17/15	2016	248	21	VACANT

PROPERTY APPRAISER NOTES	
January 01 2018	
ZONED PDP (GC) FILE H-06-38	

HERNANDO COUNTY, FLORIDA PROPERTY RECORD CARD		2024 FINAL TAX ROLL	
<b>KEY #</b>	01767788	<b>PRINTED ON</b>	03/24/25
<b>PARCEL #</b>	R32 222 18 0213 0000 0090	<b>SITUS</b>	SAGHEER ST
<b>OWNER(S)</b>	HAFCORTEZ 17 LLC	<b>PARCEL DESCRIPTION</b>	CORTEZ WEST AT EVERGREEN WOODS LOT 9 AKA A PT OF PAR 2 IN CLASS D SUB (S-01-091) SUBJ TO RD EASMT AGREEMENT ORB 1478 PG 580
<b>MAILING ADDRESS</b>	17222 HOSPITAL BLVD STE 318 BROOKSVILLE FL 34601-8925	<b>UPDATED</b>	01/01/18
<b>UPDATED</b>	01/01/57	<b>PAGE</b>	1

MISCELLANEOUS PROPERTY INFORMATION	
SQUARE FOOTAGE	50,345
ACRES	1.20
JURISDICTION	C COUNTY
LEVY CODE	CWES COUNTY WIDE EMS
NEIGHBORHOOD	C50M CORTEZ BLVD, HIGHPOINT-PKWY
SUBDIVISION	213 CORTEZ WEST AT EVERGREEN WOODS
DOR LAND USE	10 VACANT COMMERCIAL
NON-AD VALOREM DIST1	1 SOUTHWEST HERNANDO COUNTY GARBA
NON-AD VALOREM DIST2	36 H.C. FIRE/RESCUE DISTRICT



2024-02-00 PROPERTY VALUES				
	COUNTY	SCHOOL	SWFWMD	MUNICIPALITY
LAND	356,946	356,946	356,946	
BUILDINGS	+			
FEATURES AND OUT BUILDINGS	+			
JUST/MARKET VALUE	= 356,946	356,946	356,946	
VALUE PRIOR TO CAP	356,946	356,946	356,946	
ASSESSED VALUE	316,603	356,946	316,603	
EXEMPT VALUE	-			
<b>TAXABLE VALUE</b>	<b>= 316,603</b>	<b>356,946</b>	<b>316,603</b>	
CLASSIFIED LAND USE VALUE				

LAND INFORMATION												
CODE	DESCRIPTION	AG	LAST UPDT	CAP YEAR	EXC CAP	GRA DE	FRON TAGE	DEPTH	UNITS	MEASURE	ADJ RATE	VALUE
10	COMM SQFT	N	2019		Y	2			50,345.00	SQFT	7.09	356,946


BUSINESSES ON PROPERTY			
KEY #	BUSINESS NAME	NAICS	BUSINESS TYPE

ADDRESSES ON PROPERTY	
SITUS	
SAGHEER ST	

PROPERTY SALES									
SALE DATE	NEW OWNER	CODE	DESCRIPTION	VAC?	INST	OR BOOK	OR PAGE	SALEGRP	VALUE
01/01/18	HAFCORTEZ 17 LLC	S	SPLIT (REQUI	Y	SW	2941	0885		100

PROPERTY APPRAISER INSPECTIONS				
INSP. DATE	ROLL	EMPL	CODE	REASON
01/16/24	2024	248	21	VACANT
04/15/20	2020	248	21	VACANT
12/17/15	2016	248	21	VACANT

PROPERTY APPRAISER NOTES	
January 01 2018	
ZONED PDP(GC) FILE H-06-38	

		<b>HERNANDO COUNTY, FLORIDA</b>			
		<b>PROPERTY RECORD CARD</b>			
		<b>2024 FINAL TAX ROLL</b>			
<b>KEY #</b>	01767797	<b>PRINTED ON</b>	03/24/25	<b>PAGE</b>	1
<b>PARCEL #</b>	R32 222 18 0213 0000 0100	<b>SITUS</b>	SAGHEER ST		
<b>OWNER(S)</b>	HAFCORTEZ 17 LLC	<b>PARCEL DESCRIPTION</b>	CORTEZWEST AT EVERGREEN WOODS LOT 10 AKA A PT OF PAR 2 IN CLASS D SUB (S-01-091) SUBJ TO RD EASMT AGREEMENT ORB 1478 PG 580		
<b>MAILING ADDRESS</b>	17222 HOSPITAL BLVD STE 318 BROOKSVILLE FL 34601-8925	<b>UPDATED</b>	01/01/18		
<b>UPDATED</b>	01/01/57				

MISCELLANEOUS PROPERTY INFORMATION		
SQUARE FOOTAGE	54,141	
ACRES	1.20	
JURISDICTION	C	COUNTY
LEVY CODE	CWES	COUNTY WIDE EMS
NEIGHBORHOOD	C50M	CORTEZ BLVD, HIGHPOINT-PKWY
SUBDIVISION	213	CORTEZ WEST AT EVERGREEN WOODS
DOR LAND USE	10	VACANT COMMERCIAL
NON-AD VALOREM DIST1	1	SOUTHWEST HERNANDO COUNTY GARBA
NON-AD VALOREM DIST2	36	H.C. FIRE/RESCUE DISTRICT



2024-02-00 PROPERTY VALUES				
	COUNTY	SCHOOL	SWFWMD	MUNICIPALITY
LAND	383,860	383,860	383,860	
BUILDINGS	+			
FEATURES AND OUT BUILDINGS	+			
JUST/MARKET VALUE	= 383,860	383,860	383,860	
VALUE PRIOR TO CAP	383,860	383,860	383,860	
ASSESSED VALUE	340,481	383,860	340,481	
EXEMPT VALUE	-			
<b>TAXABLE VALUE</b>	<b>= 340,481</b>	<b>383,860</b>	<b>340,481</b>	
CLASSIFIED LAND USE VALUE				

LAND INFORMATION													
CODE	DESCRIPTION	AG	LAST UPDT	CAP YEAR	EXC CAP	GRA DE	FRON TAGE	DEPTH	UNITS	MEASURE		ADJ RATE	VALUE
10	COMM SQFT	N	2019		Y	2			54,141.00	SQFT		7.09	383,860

BUSINESSES ON PROPERTY			
KEY #	BUSINESS NAME	NAICS	BUSINESS TYPE

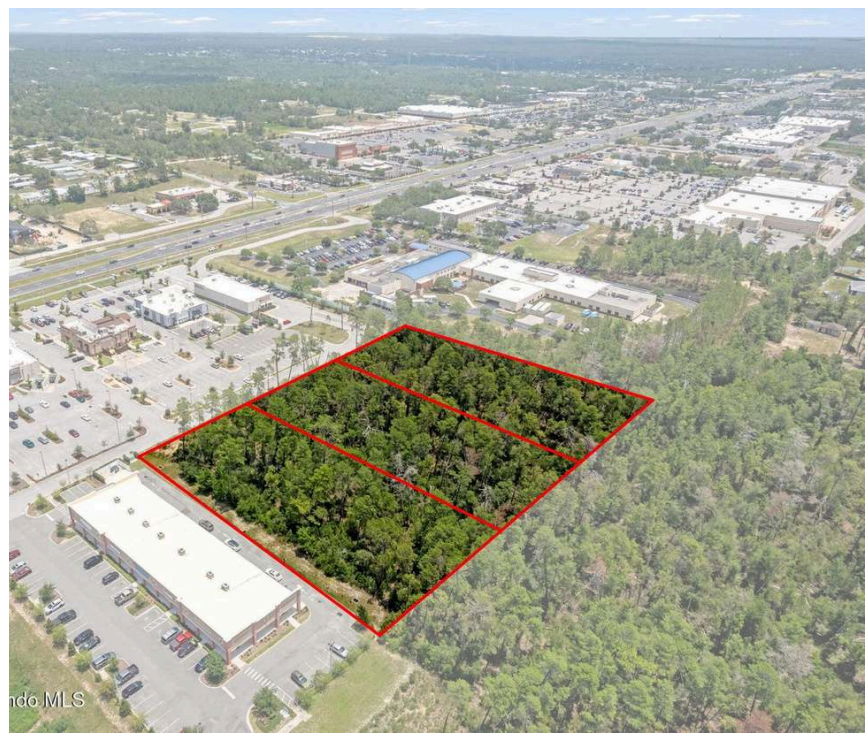
ADDRESSES ON PROPERTY	
	SITUS
	SAGHEER ST

PROPERTY SALES									
SALE DATE	NEW OWNER	CODE	DESCRIPTION	VAC?	INST	OR BOOK	OR PAGE	SALEGRP	VALUE
01/01/18	HAFCORTEZ 17 LLC	S	SPLIT (REQUI	Y	SW	2941	0885	80	100

PROPERTY APPRAISER INSPECTIONS				
INSP. DATE	ROLL	EMPL	CODE	REASON
01/16/24	2024	248	21	VACANT
04/15/20	2020	248	21	VACANT
12/17/15	2016	248	21	VACANT

PROPERTY APPRAISER NOTES
January 01 2018
ZONED PDP(GC FILE H-06H38

# VISUAL OVERVIEW



# CONTACT INFORMATION

Listed By:

Sean Bradley

KW Realty Elite Partners

📞 352-293-6089

✉️ seanbradley@kw.com

📍 2715 Forest Rd, Spring Hill, FL 34606

MLS #: 2254606

For more properties like this one, check out our website: <https://www.bradleyteamkw.com>

All information contained herein is deemed reliable but not guaranteed. Buyers are responsible for verifying all details with county records and their real estate advisors. The property is offered “as-is” and subject to change without notice.

