



4320 Kettering Rd, Brooksville, FL 34602



**OFFERING SUMMARY**

|             |                      |
|-------------|----------------------|
| Sale Price: | \$13,000,000         |
| Lot Size:   | 76.6 Acres           |
| Buildable:  | 500,000 - 700,000 SF |



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# Property Description

## PROPERTY DESCRIPTION

Prime Industrial Development Opportunity in Brooksville, Florida. Positioned at the northeast corner of Dashbach Street and Kettering Road just south of Cortez Blvd (S.R. 50). The site sits just off SR 50/US 98—a corridor currently being widened all the way to Orlando—and is near recognized brands like RaceTrac, Winn-Dixie, Cracker Barrel, Holiday Inn, Days Inn, and more. From this central Florida location, your operations can easily distribute to Tampa, Orlando, and Ocala, all of which are within a 50-mile radius. This property offers unparalleled logistical advantages and the acreage necessary for a massive distribution or manufacturing hub. Consisting of approximately 76.6 gross acres with over 62 upland acres. The easternmost portion of the site acts as a natural buffer, containing roughly 13 to 15 acres of isolated freshwater emergent wetlands. The property is already zoned as a Planned Development Project (PDP) for industrial uses, streamlining your path to groundbreaking.

Prior site plans layout the capacity for a massive 700,000 SF industrial building (conceptualized as a 400,000 SF primary structure with a 300,000 SF expansion). Recent geotechnical test fits also showcase the property's ability to easily accommodate an impressive 519,792 SF cross-dock facility along with associated parking, truck courts, and a stormwater management pond. The property neighbor is a large 1.4MM SF Walmart Distribution Center, proving the location's viability for large-scale corporate logistics.

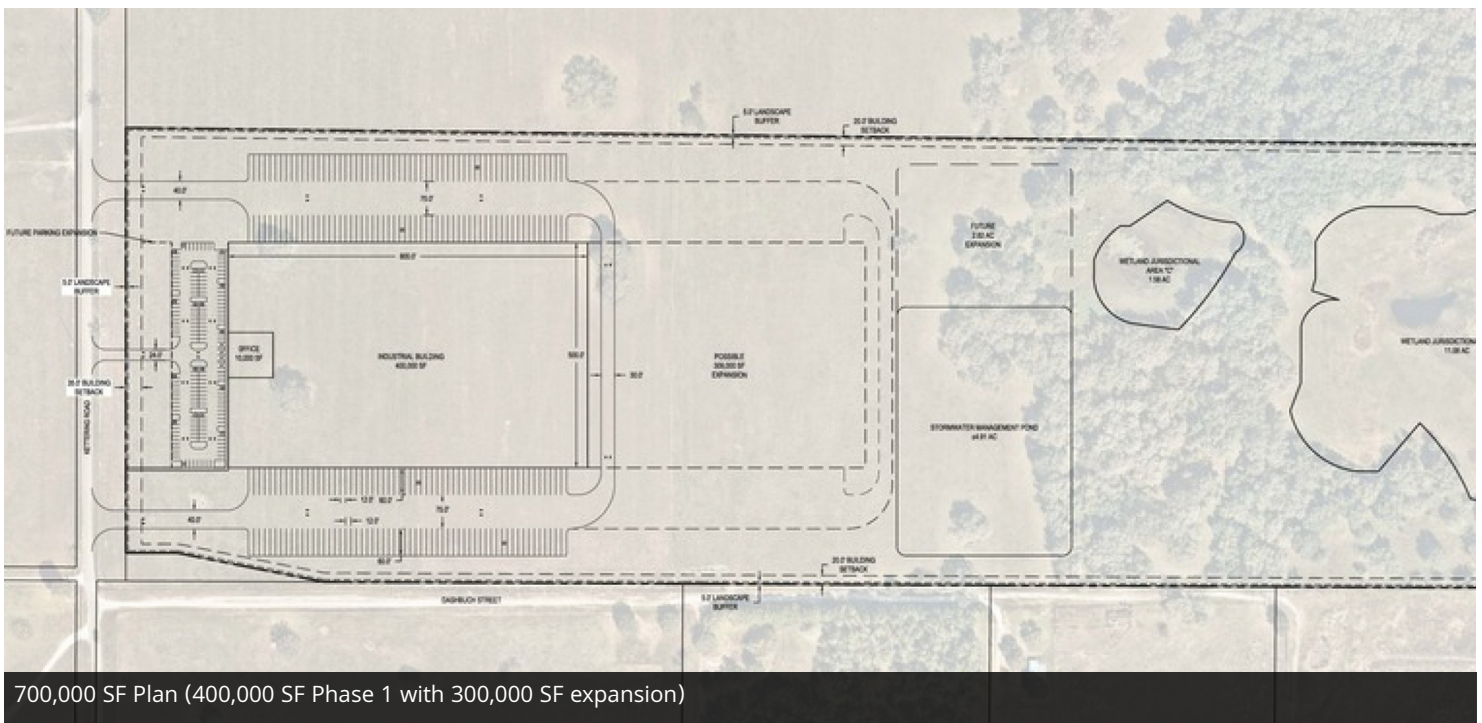
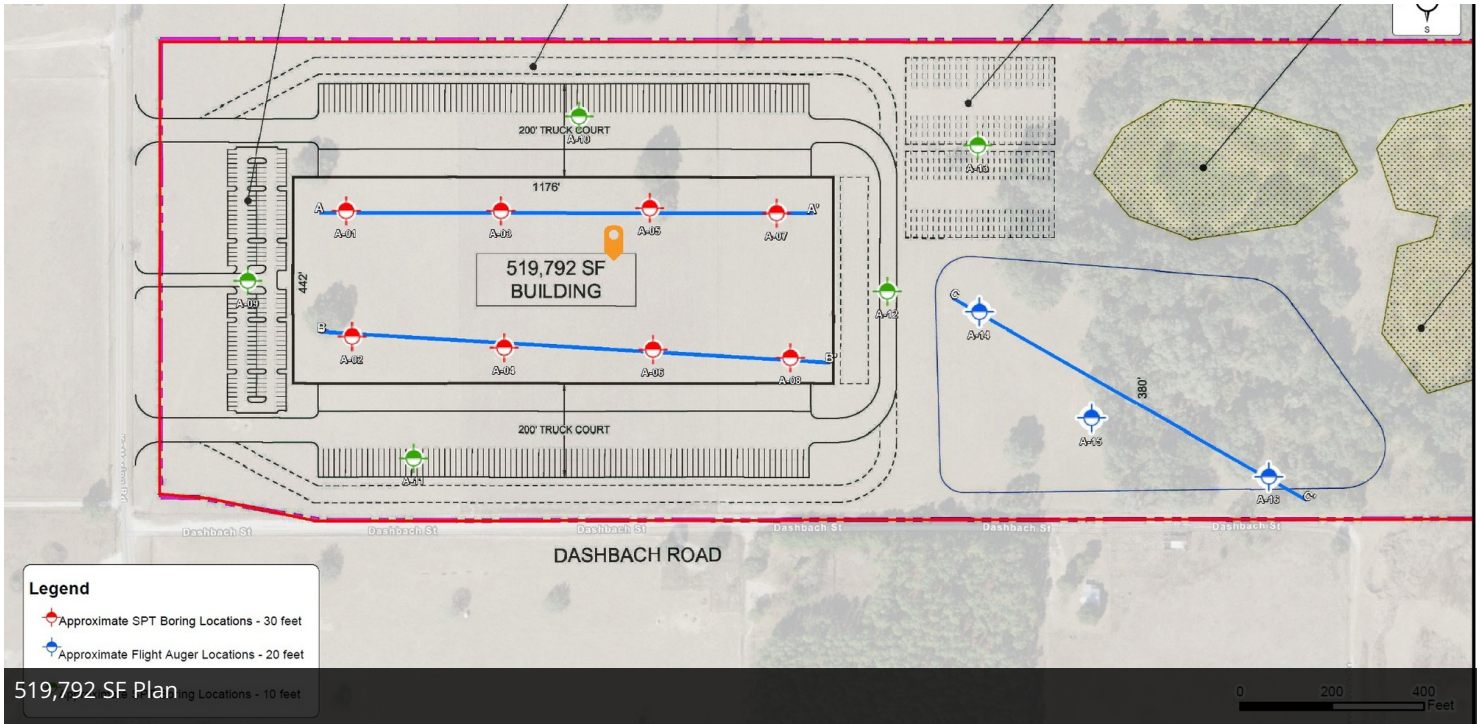
**Closest Utilities & Infrastructure** The site is situated near essential utilities to support heavy industrial use:

- Water: Hernando County Utilities maintains a 16-inch water main along the east side of Kettering Road, located approximately 900 feet from the northern property line.
- Sanitary Sewer: A 16-inch sanitary force main is available along the west side of Kettering Road, approximately 2,000 feet from the property's northern boundary.
- Telecommunications: AT&T has confirmed buried communication facilities running directly adjacent to the property on the east side of Kettering Road and the south side of Dashbach Street.
- Electric: Service is available in the area through Withlacoochee River Electric Cooperative





# Concept Plans



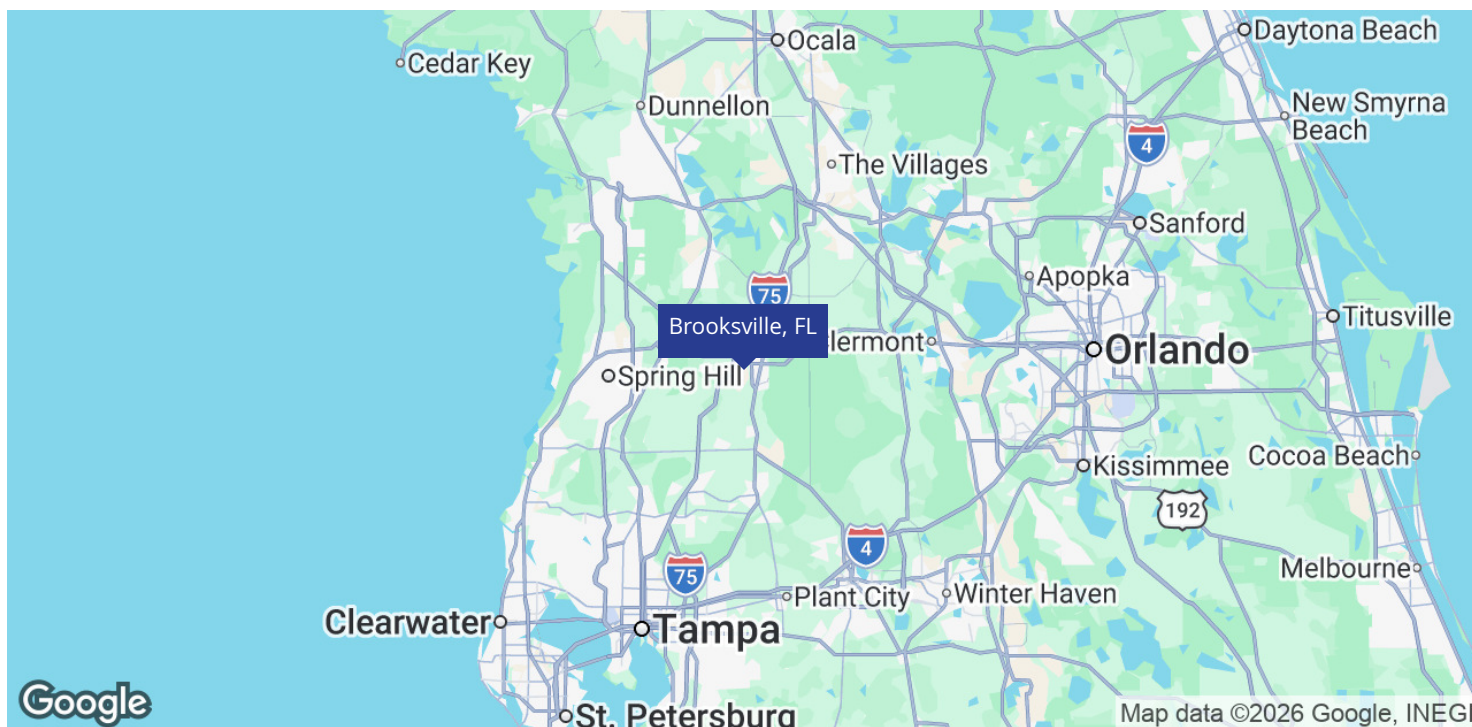
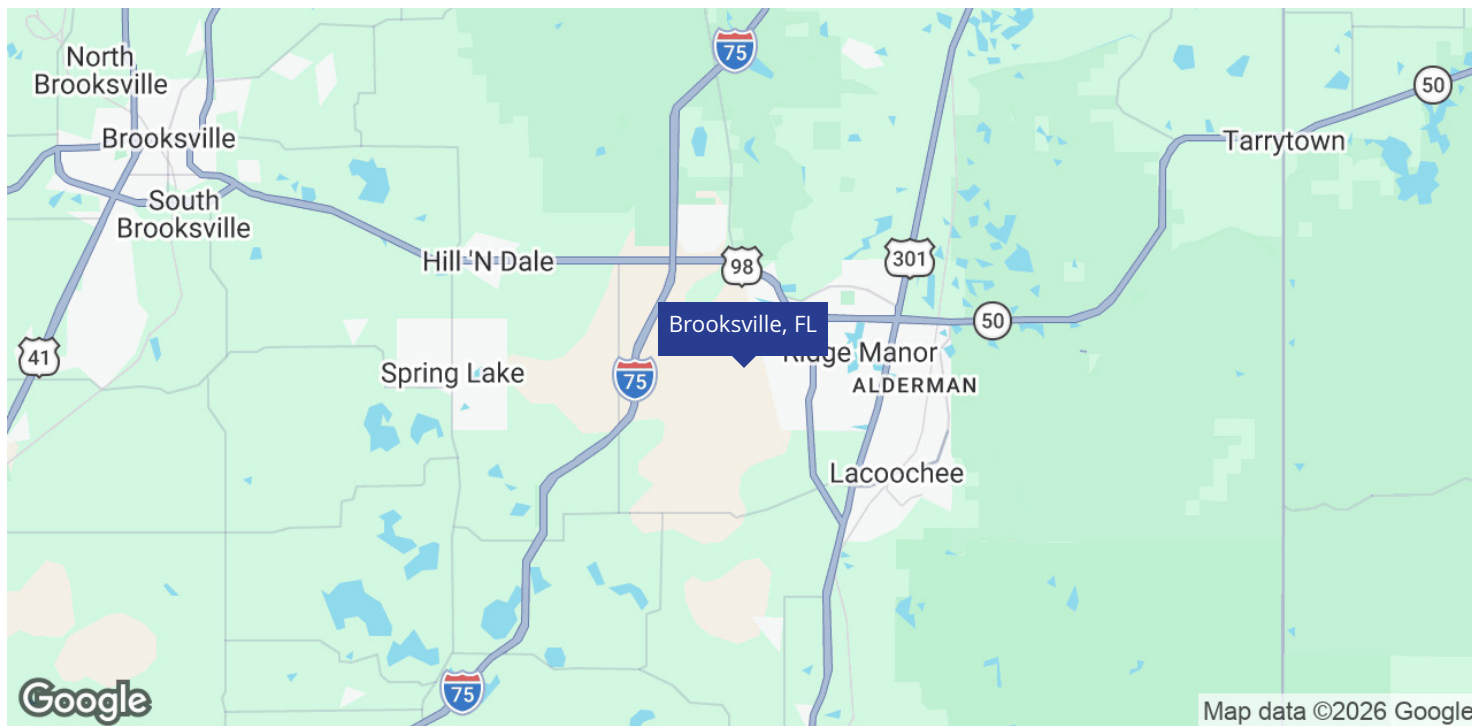


# Retailer Map





# Location Map



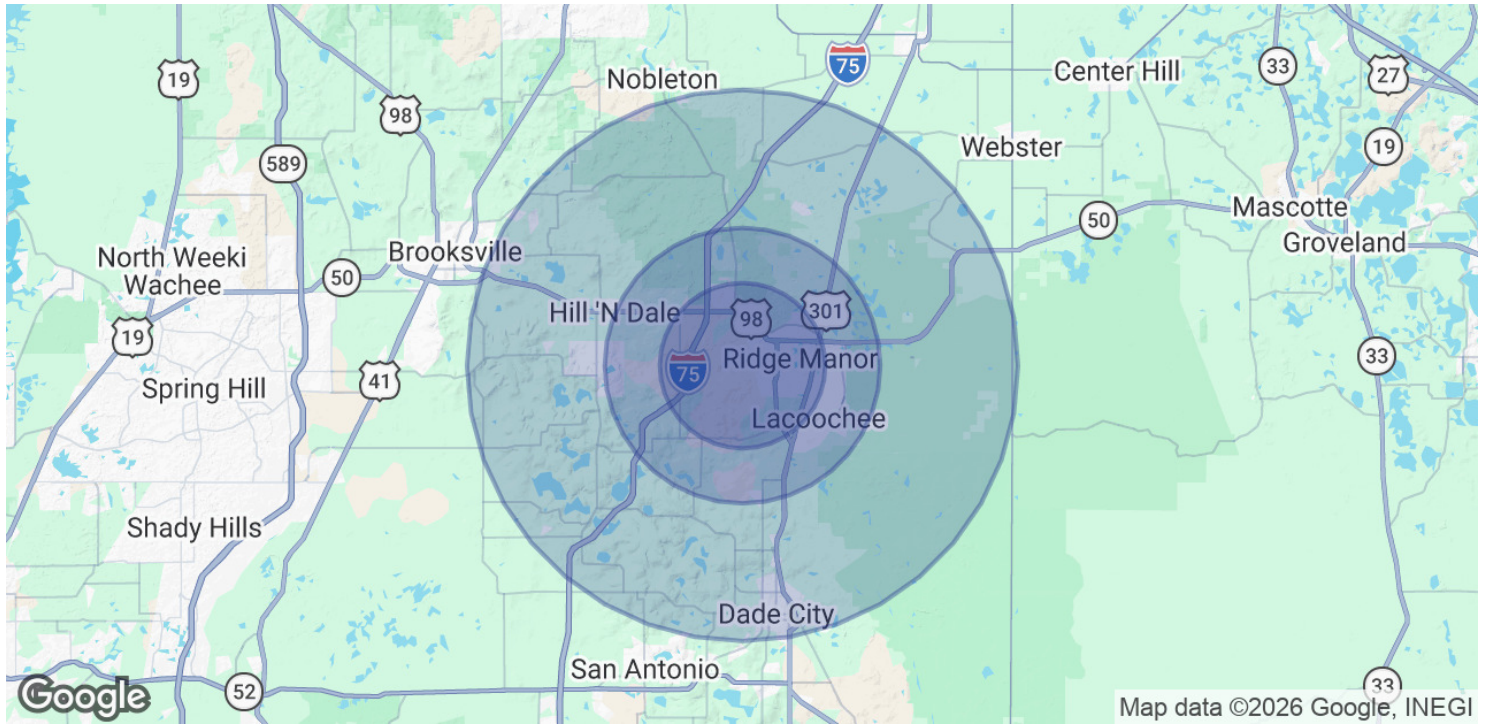


# Aerial Map





# Demographics Map & Report



| <b>POPULATION</b>              | <b>3 MILES</b> | <b>5 MILES</b> | <b>10 MILES</b> |
|--------------------------------|----------------|----------------|-----------------|
| Total Population               | 5,238          | 12,867         | 50,028          |
| Average Age                    | 44.4           | 41.9           | 42.1            |
| Average Age (Male)             | 45.0           | 40.7           | 42.1            |
| Average Age (Female)           | 46.0           | 43.9           | 41.8            |
| <b>HOUSEHOLDS &amp; INCOME</b> | <b>3 MILES</b> | <b>5 MILES</b> | <b>10 MILES</b> |
| Total Households               | 2,156          | 4,799          | 17,735          |
| # of Persons per HH            | 2.4            | 2.7            | 2.8             |
| Average HH Income              | \$78,113       | \$80,545       | \$84,130        |
| Average House Value            | \$248,519      | \$255,363      | \$261,423       |

2023 American Community Survey (ACS)