

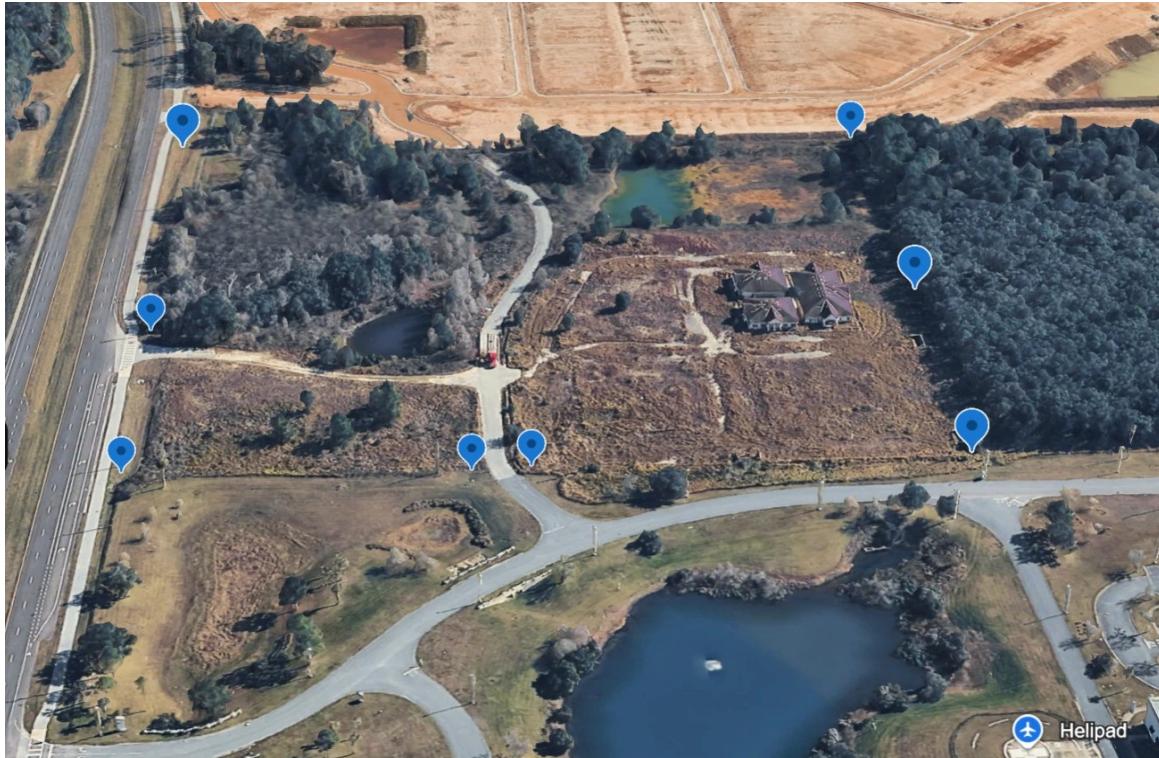
EXCLUSIVE OFFERING

MEDICAL PLAZA

16.2 Acres — Shovel-Ready Medical Campus

Medical Park Lane at Cortez Blvd

Brooksville, Hernando County, Florida



16.2 ACRES

Medical Zoned

3 BUILDINGS

13,290 SF Shell

SHOVEL READY

All Utilities In

ASKING PRICE: \$3,000,000

(\$185,185 per acre)

GPS: 28°32'22.71"N 82°26'21.39"W | Adjacent to Hospital | All Approvals Received

Prepared by Brian Adrian MBA, PhD and Staff

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EXECUTIVE SUMMARY

This exceptional 16.2-acre medical campus on Medical Park Lane represents a rare shovel-ready development opportunity adjacent to Oak Hill Hospital. The property features three professional building shells (13,290 SF total) built in 2009, with all site work complete including underground utilities, approved site plans, and all governmental approvals in place. Ready for immediate construction and build-out.

Investment Highlights

Total Acreage	16.20 Acres (705,672 SF)
Location	Adjacent to Oak Hill Hospital — Premium Medical Corridor
Zoning	DOR 17 — Office Buildings (Medical/Professional)
County Assessed Value	\$2,586,528 (2025)
Asking Price	\$3,000,000 (\$185,185/acre)

Key Value Propositions

- 1. SHOVEL-READY:** All approvals received — water, sewer, power, and communications underground.
 - 2. HOSPITAL ADJACENT:** Prime location next to HCA Florida Oak Hill Hospital — helipad visible from property.
 - 3. THREE BUILDING SHELLS:** 13,290 SF of professional buildings (2009) ready for interior build-out.
 - 4. MEDICAL ZONING:** DOR 17 — ideal for medical offices, surgery centers, urgent care, specialists.
 - 5. CORTEZ CORRIDOR:** High-traffic location with 33,000+ vehicles per day on Cortez Blvd (SR 50).
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PROPERTY DETAILS

Parcel Information

Property Key	00973922
Parcel Number	R30 422 19 0000 0020 0030
Situs Address	Medical Park Lane, Brooksville, FL
GPS Coordinates	28°32'22.71"N 82°26'21.39"W
Total Acreage	16.20 Acres (705,672 SF)
Jurisdiction	Hernando County (Unincorporated)
Neighborhood	C50D — Cortez Blvd, Pkwy-Cobb Rd
DOR Land Use	17 — Office Buildings, 1 Story

Building Inventory

Building	Type	Size (SF)	Year Built
Building 1	Professional Building	3,385	2009
Building 2	Professional Building	3,385	2009
Building 3	Professional Building	6,520	2009
TOTAL	Shell / Unfinished	13,290	Ready for Build-Out

Building Construction:

- Block/Stucco exterior walls • Wood frame truss roof • Composite shingle roofing
- Spread footing foundation • Unfinished interior (shell condition) • No HVAC

MARKET & COMPARABLE ANALYSIS

Hernando County Commercial Land Market

Metric	Market	Subject
Hernando County Commercial Avg.	\$149,517/ac	\$185,185/ac
Hernando County Median (All Land)	\$52,447/ac	\$185,185/ac
Cortez Blvd C-1 Corner (5.7 ac)	\$313,158/ac	41% Below
Medical Office (11373 Cortez - Oak Hill)	\$948/SF	\$226/SF (land)

Sale History

Date	Transaction	Price
Jun 2006	Brooksville Regional Medical (Multiple Parcels)	\$1,599,000
Sep 2011	Sastray Vatsala Acquisition	\$1,400,000

PROPERTY HAS APPRECIATED \$1.6M SINCE 2011 ACQUISITION

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LOCATION & AREA PROFILE

Premium Medical Corridor Location

Medical Park Lane is strategically positioned in the heart of Hernando County's premier medical corridor, directly adjacent to HCA Florida Oak Hill Hospital. The Cortez Blvd (SR 50) corridor experiences over 33,000 vehicles per day, providing exceptional visibility and accessibility for medical tenants and patients.

	Adjacent / Walking Distance
Oak Hill Hospital (HCA)	
Cortez Blvd (SR 50)	33,000+ vehicles/day
Suncoast Parkway	~3 miles
Downtown Brooksville	~5 minutes
Tampa International Airport	~40 minutes

Development-Ready Infrastructure

- **WATER:** Municipal water lines installed underground and connected.
- **SEWER:** Sanitary sewer lines installed underground and connected.
- **POWER:** Electric service installed underground.
- **COMMUNICATIONS:** Telecom/data lines installed underground.
- **APPROVALS:** All governmental approvals received — ready for construction.

Ideal Uses

• Medical Office Complex • Ambulatory Surgery Center • Urgent Care Facility	• Specialist Medical Practices • Diagnostic Imaging Center • Rehabilitation Facility
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PRICING ANALYSIS

County Assessment vs. Asking Price

County Assessed Land Value	\$1,278,315
County Assessed Building Value	\$1,197,384
County Assessed Features Value	\$110,829
Total County Just/Market Value (2025)	\$2,586,528
ASKING PRICE	\$3,000,000
Premium Above Assessment	\$413,472 (16%)

Value Justification

- 1. SHOVEL-READY PREMIUM:** All infrastructure and approvals in place saves 12-24 months development time.
 - 2. HOSPITAL ADJACENCY:** Premium location commands higher values than comparable raw land.
 - 3. EXISTING STRUCTURES:** 13,290 SF of building shells (\$90/SF replacement cost = \$1.2M value).
 - 4. BELOW MARKET COMPS:** 41% below Cortez Blvd commercial pricing (\$313K/acre).
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PRICING SUMMARY

ASKING PRICE

\$3,000,000

\$185,185 per acre | 16.2 Acres | Shovel-Ready Medical Campus

Total Acreage	16.20 Acres
Building SF (3 buildings)	13,290 SF
Location	Adjacent to Oak Hill Hospital
County Assessed Value (2025)	\$2,586,528
Infrastructure Status	All Utilities Underground

CONTACT INFORMATION

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For additional information, property tours, or to submit an offer, please contact us directly.

This offering memorandum has been prepared for informational purposes only. All information contained herein is believed to be accurate but is not guaranteed. Buyers should conduct their own due diligence.