

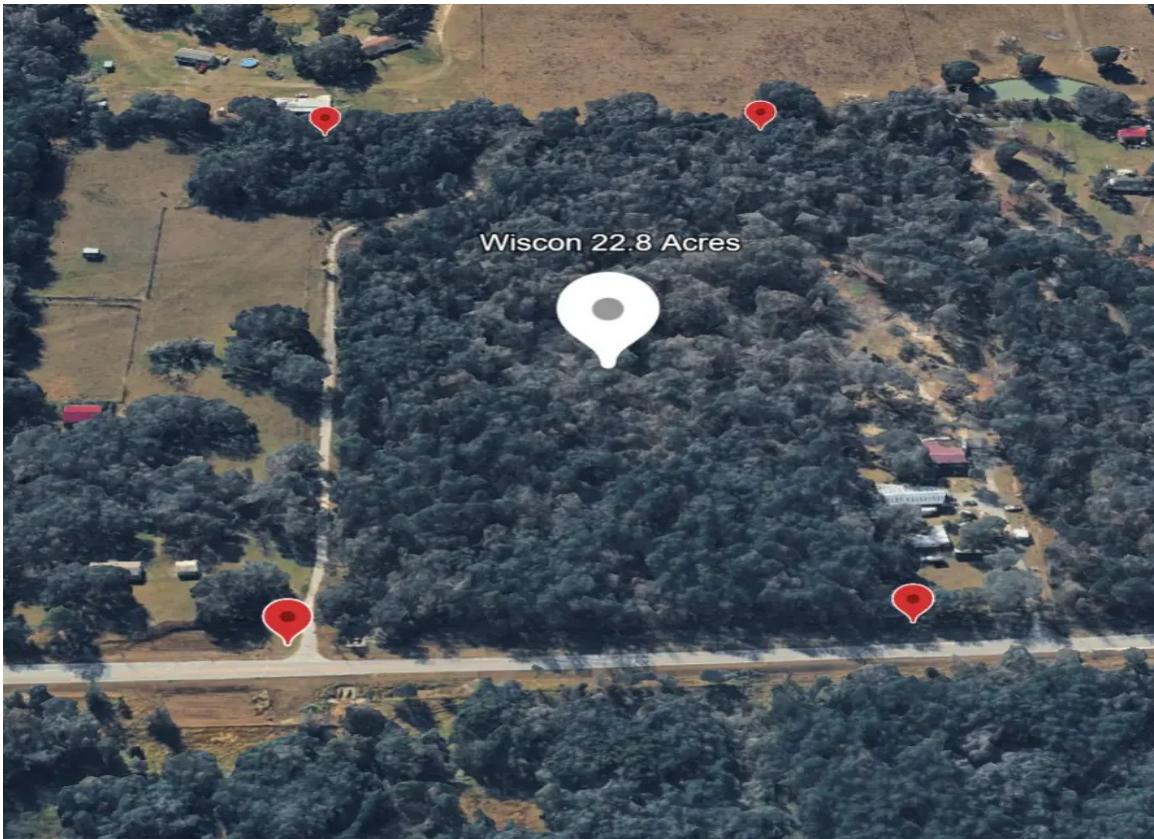
EXCLUSIVE OFFERING

DEVELOPMENT LAND

Prime Acreage in Active Growth Corridor

Wiscon Road

Brooksville, Hernando County, Florida 34601



22.8 ACRES

993,168 SF

GROWTH CORRIDOR

Suncoast Parkway

DRIVEWAY IN

Asphalt Installed

ASKING PRICE: \$1,375,000
(\$60,307 per acre)

GPS: 28°31'56.70"N 82°25'15.42"W | Parcel: R32 422 19 0000 0220 0000

Prepared by Brian Adrian MBA, PhD and Staff
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EXECUTIVE SUMMARY

This prime 22.8-acre parcel represents an exceptional development opportunity in one of Hernando County's most active growth corridors. Located near the Suncoast Parkway with completed residential development within 1.5 miles, this property offers immediate development potential with infrastructure already in place.

Investment Highlights

Total Acreage	22.8 Acres (993,168 SF)
Location	Wiscon Road, Brooksville FL 34601
Zoning	Acreage (DOR Code 99)
Site Improvements	Asphalt Driveway Installed (\$63,072 value)
Nearby Development	Completed Residential Community 1.5 Miles Away
County Assessed Value	\$446,796 (2025)
Asking Price	\$1,375,000 (\$60,307/acre)

Key Value Propositions

- 1. PROVEN MARKET:** Completed residential development 1.5 miles away demonstrates strong buyer demand.
 - 2. INFRASTRUCTURE IN PLACE:** Asphalt driveway already installed - immediate site access.
 - 3. GROWTH CORRIDOR:** Suncoast Parkway expansion driving explosive development.
 - 4. AYERS ROAD EXTENSION:** Recently completed - sparked mini building boom in area.
 - 5. FLEXIBLE DEVELOPMENT:** Suitable for residential subdivision, estate homes, or agricultural use.
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PROPERTY DETAILS

Legal Description & Identification

Parcel ID	R32 422 19 0000 0220 0000
Key Number	00716354
Situs Address	Wiscon Road, Brooksville FL 34601
GPS Coordinates	28°31'56.70"N 82°25'15.42"W

Site Specifications

Total Acreage: 22.80 Acres	Square Footage: 993,168 SF
DOR Land Use: 99 - Acreage	Jurisdiction: Hernando County
Neighborhood: AC04 - Ayers/Wiscon/Pkwy	Terrain: Wooded

Existing Site Improvements

Asphalt Driveway	\$63,072 (County Value)
TOTAL IMPROVEMENTS	\$63,072

Purchase History

Date	Type	Price
December 2002	Qualified Sale (Warranty Deed)	\$225,000
May 1993	Qualified Sale	\$144,000

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MARKET & COMPARABLE ANALYSIS

Hernando County Land Market Data (2024-2025)

Market Indicator	Price/Acre	Source
Hernando County Median	\$45,143 - \$52,447	Land.com
Development Land Average	\$47,177	LandSearch
28.7 Acres Wiscon Rd (Lakefront)	\$67,944	Coldwell Banker
18330 Wiscon Rd (15.7 ac)	\$31,847	LandSearch
SUBJECT PROPERTY	\$60,307	This Offering

Nearby Development Activity

COMPLETED RESIDENTIAL DEVELOPMENT — 1.5 MILES FROM SUBJECT

A new residential subdivision has been completed approximately 1.5 miles east/southeast of the subject property at coordinates 28°32'17.99"N 82°26'10.48"W. This demonstrates proven market demand for residential development in the immediate area and establishes comparable land values for development-ready acreage.

Price Justification

The asking price of \$60,307/acre is justified by:

- Completed residential development 1.5 miles away proving market demand
- Comparable lakefront Wiscon Rd listing at \$67,944/acre
- Existing asphalt driveway adds immediate value
- Location in AC04 neighborhood (Ayers/Wiscon/Suncoast Parkway growth corridor)
- Ayers Road Extension completed - driving development boom

SUNCOAST PARKWAY GROWTH CORRIDOR

\$741 Million Infrastructure Investment (2025-2029)

Florida's Turnpike Enterprise is making massive infrastructure investments in Hernando, Pasco, Hillsborough, and Citrus counties:

- Suncoast Parkway Widening (4 to 8 lanes) — PD&E Underway
- Phase 2 Extension (SR 44 to CR 486) — Under Construction
- Phase 3 Extension (CR 486 to US 19) — Design Phase
- **Completion Goal: Tampa to Crystal River — No Stoplights**

Ayers Road Extension — Building Boom Catalyst

The recently completed Ayers Road Extension has sparked a mini building boom in the area:

- Trillium Community: 860+ single-family homes
- Authentix Suncoast: Up to 400 apartment units approved
- 49.44 acres at Suncoast/County Line zoned for 375,000 SF commercial
- Multiple residential developments fast-tracking permits

Florida Population Growth

Daily Population Growth	1,000+ people per day
Tampa Commute from Spring Hill	45 minutes via Suncoast Parkway
In-Migration Source	Northeast and Midwest (no state income tax)

More Rooftops = More Development Demand = INCREASING LAND VALUES

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PRICING ANALYSIS

Component Valuation

Land Value (22.8 ac @ \$60,307/ac)	\$1,375,000
Existing Asphalt Driveway (County Assessed)	\$63,072 (included)
ASKING PRICE	\$1,375,000

Value Comparison

Metric	Subject	Market
Price per Acre	\$60,307	\$45K - \$68K
County Assessed Value	\$446,796	N/A
Premium to Assessment	3.1x	Typical 2-4x

Development Potential

At 22.8 acres, this parcel offers multiple development options:

Single-Family Subdivision 15-25 lots (depending on density)	Estate Home Sites 4-6 premium lots (3-5 acres each)
Agricultural/Equestrian Single estate with acreage	Land Bank/Hold Appreciation play in growth corridor

PRICING SUMMARY

ASKING PRICE

\$1,375,000

\$60,307 per acre | 22.8 Acres

Total Acreage	22.8 Acres
County Assessed Value	\$446,796
Existing Improvements	Asphalt Driveway (\$63K)
Nearby Development	Completed 1.5 Miles Away
Growth Corridor	Suncoast Parkway

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.