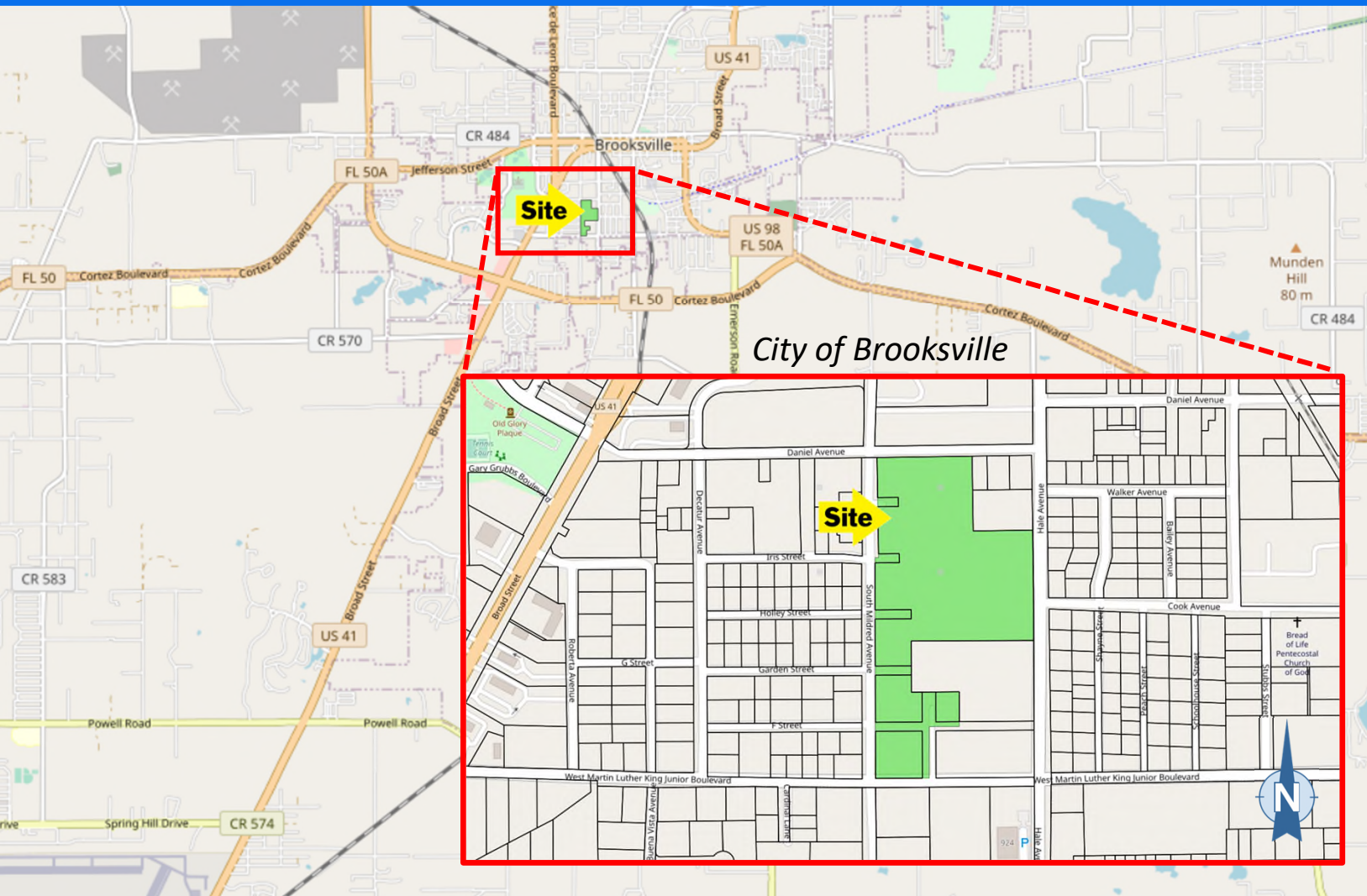


# 14.4-acre / 216-units Planned Development Project Site

## Between MLK & Daniel Ave., Brooksville, FL 34601



**Price:** \$6,250,000  
**\$/Ac:** \$433,787  
**\$/unit:** \$28,935

Uses – Multi-Family, Affordable Housing

All that is left is site plan approval. The property has been recently put back on the market after prior buyer was unable to pursue FHFC loan commitments. Use the FL Gray Water Act to potentially increase density up to 25% and capitalize on this investment opportunity. Don't wait any longer - act now!

**Address:**

Between MLK & Daniel Ave., Brooksville, FL 34601

**Parcel Key#:**

00149020

**Land Area (Ac):**

14.408 Acres ±

**Ownership Type:**

Fee Simple

**Current Zoning:**

PDP-R (Planned Development Project - Residential)

**Future Land Use:**

Mobile Home / Multi-Family Residential

**Additional Info:**

Within City limits, Utilities Available, Flood Zone X

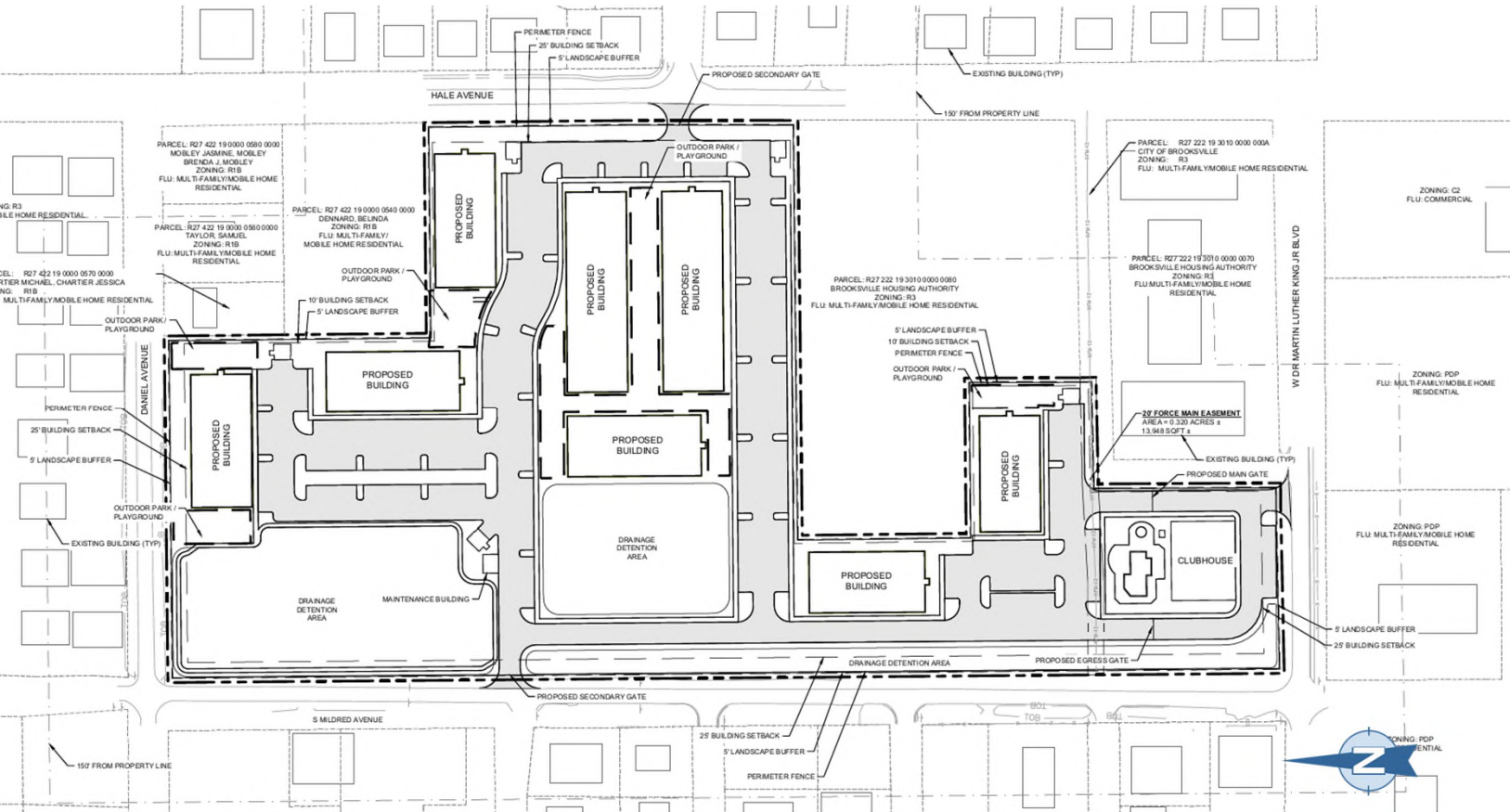
### Contact:

**ROGER B. BRODERICK, CCIM**  
 Broderick & Associates, Inc.  
 (727) 460-8535 – direct  
 rogerb@broderickrealty.com

**SEAN M. BRODERICK, CCIM**  
 Broderick & Associates, Inc.  
 (209) 663-3681 – direct  
 se@nbroderick.com



## Conceptual Site Plan



	Required	Approved
Open Space	20%	44% (including pond area)
Landscape Buffer	5 ft	5ft
Building Height	50 ft	40 ft
Floor Area Ratio	N/A	(324,599 sf/627,605 sf) = 0.52

### Contact:

ROGER B. BRODERICK, CCIM  
Broderick & Associates, Inc.  
(727) 460-8535 – direct  
rogerb@broderickrealty.com

SEAN M. BRODERICK, CCIM  
Broderick & Associates, Inc.  
(209) 663-3681 – direct  
se@nbroderick.com

