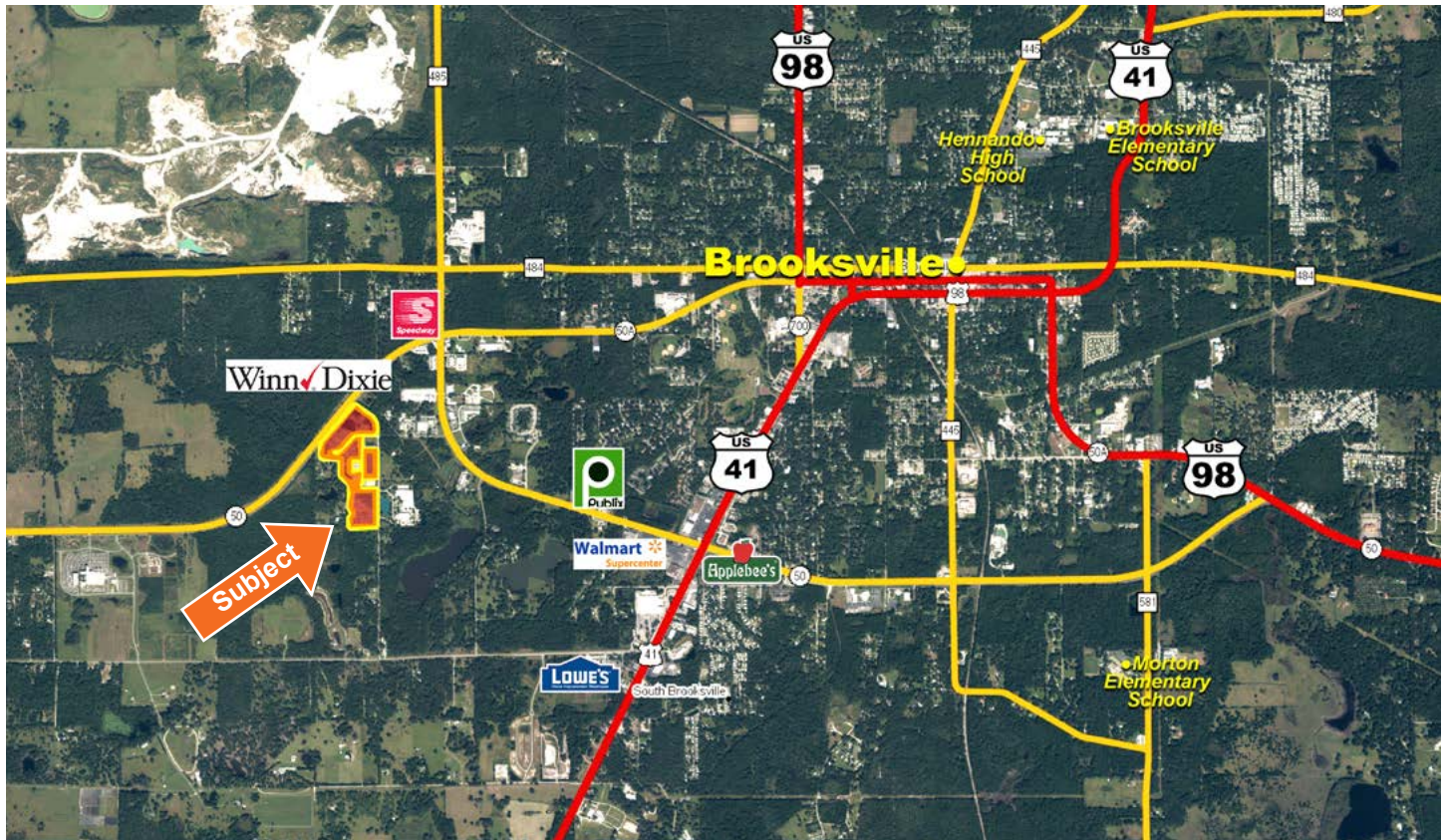


SOUTHERN PINES DEVELOPMENT

BROOKSVILLE, FL | HERNANDO COUNTY

36.7 ± ACRES TOTAL





LOCATION & DRIVING DIRECTIONS

Parcel IDs:

- R22219299047000000A0
- R22219299047000000C0
- R22219299047001000A0
- R22219299047002000A0
- R22219299047000000B0
- R4221929000002800000

Driving Directions:

- From Brooksville, go west on US 98/SR 50A (Jefferson Street) for about 2.5 miles (it becomes SR 50A only then becomes SR 50).
- Turn left on to Mobley Road and go 0.2 miles to Clinton Boulevard.
- Go about 300 feet to Southern Pines Drive & the entrance of the development is on the left.

Showing Instructions: Contact the listing agents, Clay Taylor (863.774.3532) or David Hitchcock (863.727.7155), to learn more or schedule a showing time.

Southern Pines Development is a residential community which has two completed condominium buildings, a completed 7,000 ± sf clubhouse with indoor and outdoor pool, gated entrance, 192 finished condo lots, and 64 entitled lots.



SPECIFICATIONS & FEATURES

Acreage: 36.7 ± acres

Permitted Lots:

- 192 finished condo lots
- 64 entitled lots

Sale Price: \$3,000,000

County: Hernando

Site Address: 8075 Southern Pines Drive,
Brooksville, FL 33681

Nearest Intersection: Sheriff Mylander Way &
Cortez Boulevard (SR 50)

Road Frontage: Sheriff Mylander Way & Southern
Pines Boulevard

Water Features: Small lake

Utilities: City of Brooksville

Infrastructure: Water, sewer, electricity, roads in
place

HOA: In place

Taxes: \$13,232.48

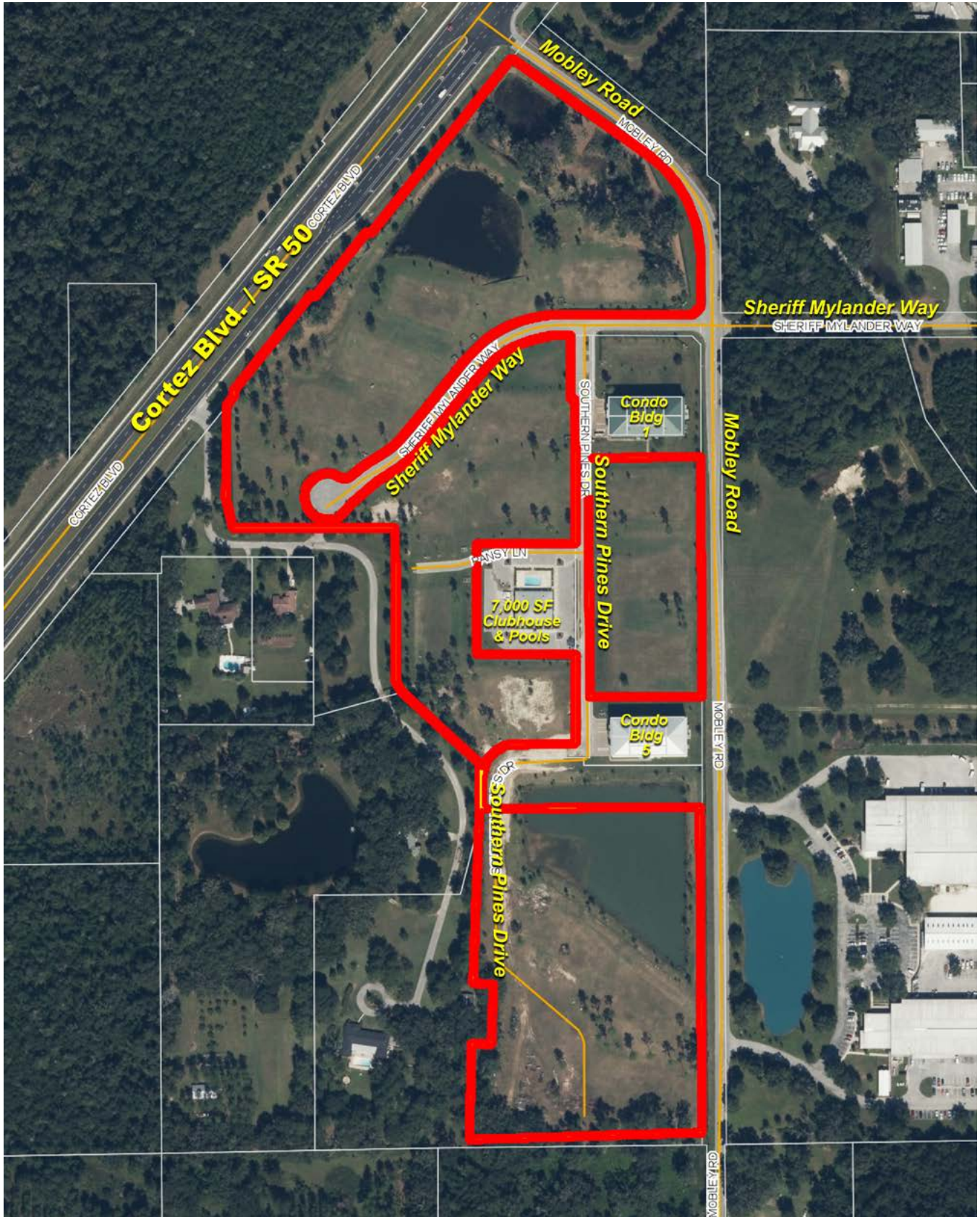
Planning/Permits:

- Phase 1 of the community consists of 14 site-ready pads, 2 of which have been built out, so there are 12 pads available. Each pad is for 16 condo units.
- Phase 2 is for four future development pads (64 condo units).



Existing Clubhouse





Southern Pines Development Aerial





Southern Pines Development Site Plan



PLANNING & FUTURE DEVELOPMENT

Phase 1

- 29.5 ± acres
- 11 completed condominium units in building 1
- 16 completed condominium units in building 5
- 12 site-ready building pads for an additional 192 units
- 7,000 ± sf clubhouse with indoor & outdoor pools
- Gated entrance feature

Phase 2

- 9.5 ± acres
- 4 future development building pads for an additional 64 units
- Existing drainage retention area



Existing Condo Building



114 N. Tennessee Ave.
3rd Floor
Lakeland, FL 33801

36.7 ± Acres • Residential Community
Infrastructure • 2 Condo Buildings Complete
Clubhouse & 2 Pools Complete
192 Finished Condos • 64 Entitled Lots

Visit SVNsaunders.com & Search For: Southern Pines

Clay Taylor, ALC 863.774.3532 | clay.taylor@svn.com
David Hitchcock, ALC, CCIM 863.727.7155 | david.hitchcock@svn.com



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114 N. Tennessee Ave. 3rd Floor
Lakeland, FL 33801
863.648.1528 - Main Office

LAKE CITY OFFICE:
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Lake City, FL 32055
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Saunders Real Estate Forestry Group, the Saunders team of land professionals offers advisory and
transactional services through their home office in Lakeland, FL, the North Florida office in Lake City,
FL, and the South Georgia office in Thomasville, GA. We provide services to land and commercial clients
through our commercial real estate brokerage, Saunders Ralston Dantzler Real Estate.

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