

BROOKSVILLE LAND FOR SALE



Stafford Ave | 2.4 Acres | R1B Zoning | City of Brooksville

Listed By
Charles Buckner
352-848-5545
charles@bucknerrealestate.com

 **Buckner**
REAL ESTATE, INC.
11 N Main St, Brooksville, FL 34601

Property Summary

Rare opportunity to own a sizable parcel in Brooksville! This 2.4-acre (104,544 SF) parcel of raw residential land is zoned R1B and located on Stafford Avenue within the Brooksville city limits. Ideally situated just 0.7 miles from downtown, the property offers easy walkability or a short bike ride to Brooksville's historic center, featuring charming local restaurants, boutique shopping, and year-round community events.

The land allows for single-family or manufactured homes, providing flexibility for end users or builders alike. Portions of the property are located within designated flood zones; flood maps are available and included within the images. Don't miss this unique chance to secure a large residential lot close to downtown amenities!

Highlights

- 2.4 acres in size and within Brooksville's city limits
- 0.7 miles from downtown Brooksville
- ~1 hour from downtown Tampa

Location Information

Site Address	Stafford Ave
City, State, Zip	Brooksville, FL 34601
County	Hernando

Property Information

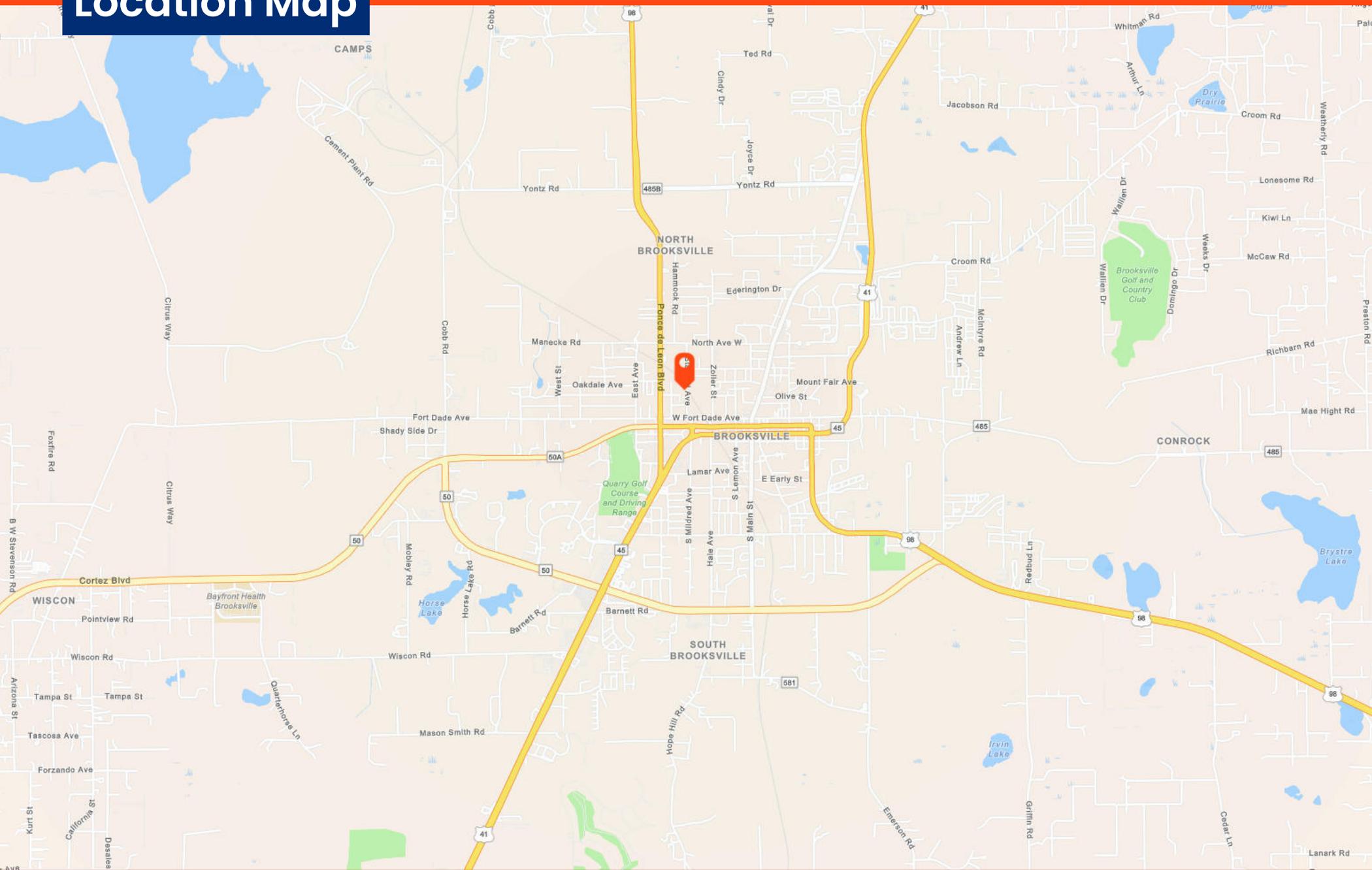
Size +/- (Acres, SF)	2.4 Acres or 104,544 SF
Parcel Key #	354752
Zoning	R1B (Residential City of Brooksville)
DOR Use Code	(99) Acreage Not Zoned Agricultural
Utilities	City Water and Sewer Available
Taxes (2025)	\$706.20
Price	\$120,000

Land ID Access



View the map [here](#)

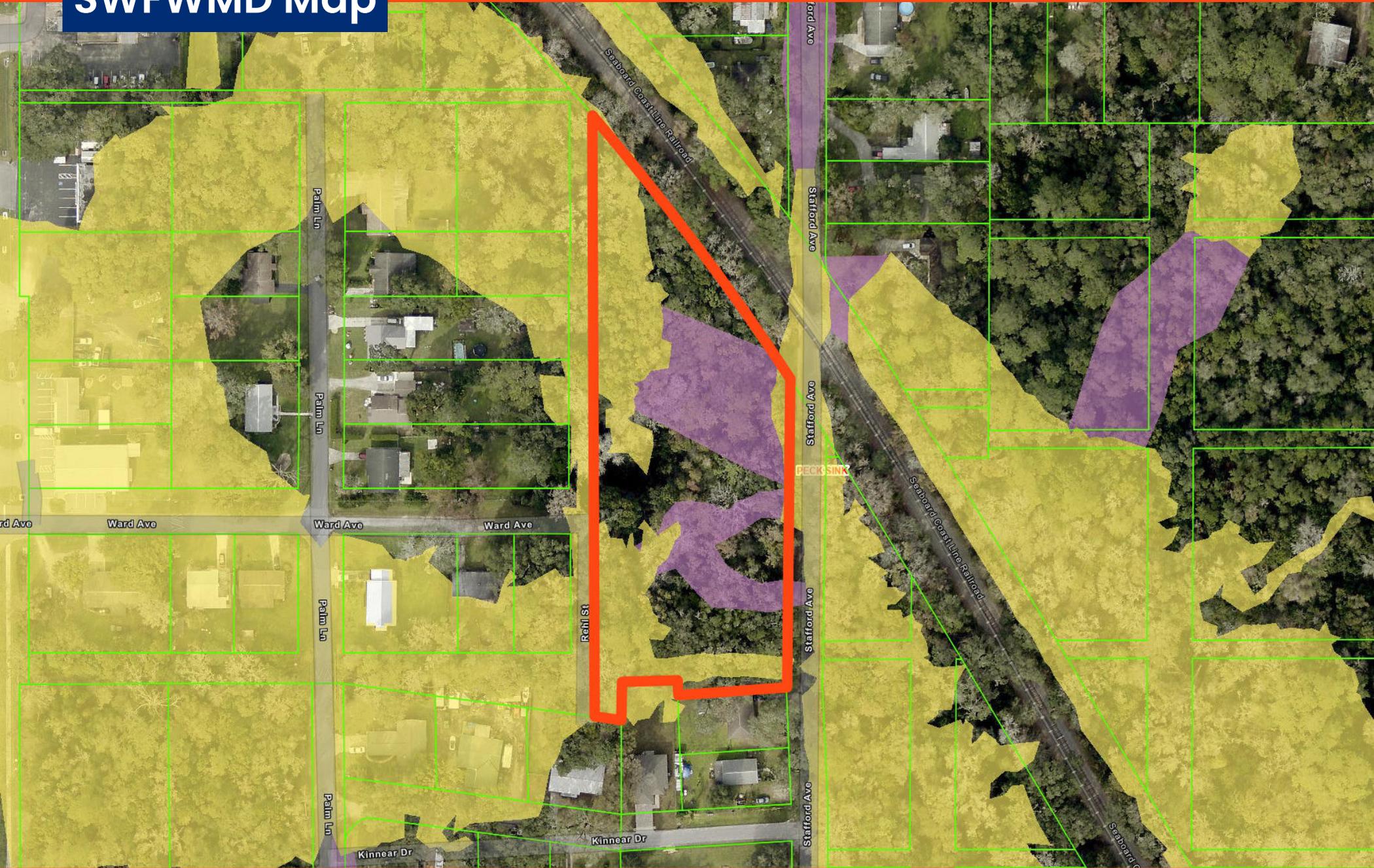
Location Map



Property Aerial



SWFWMD Map



Soils Report



Boundary 1

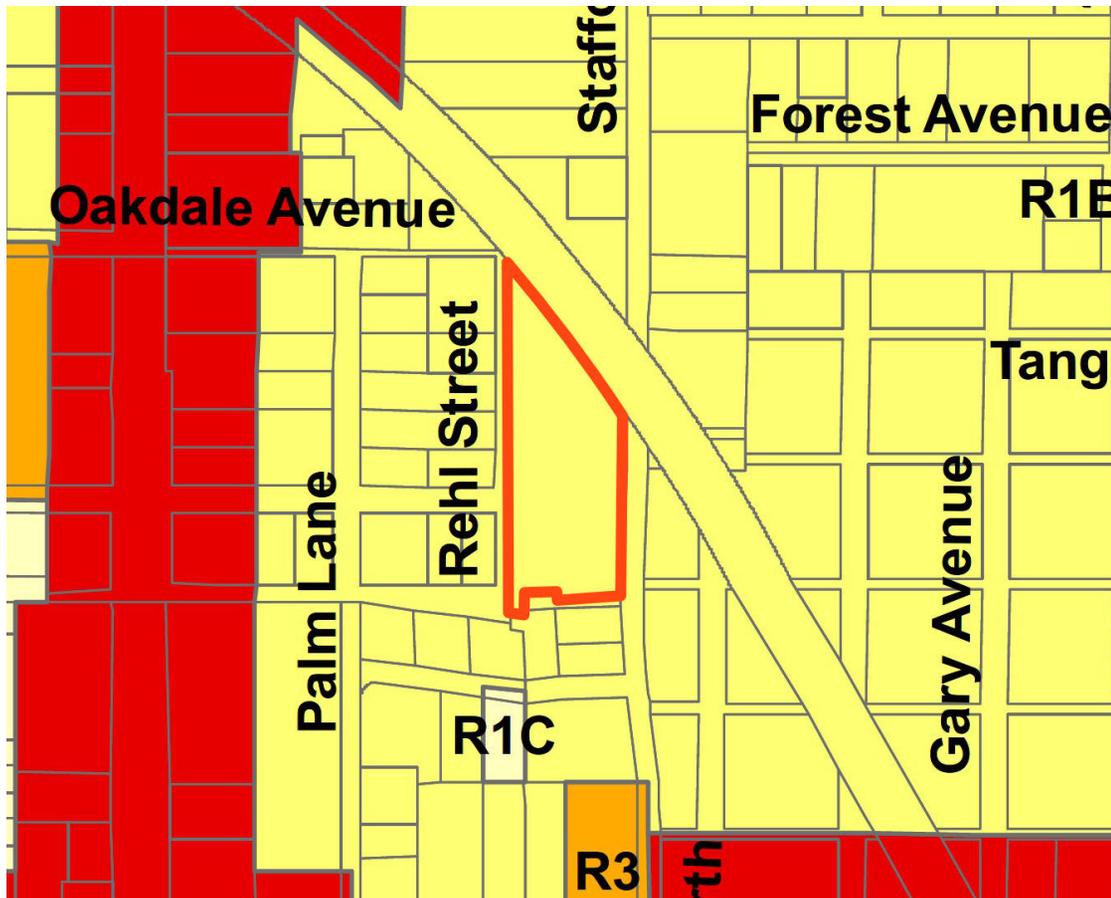
id. The information contained herein was obtained from sources deemed to be reliable. Land Use Services makes no warranties or guarantees as to the completeness or accuracy thereof.

Boundary 1 2.43 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
33	Micanopy loamy fine sand, 0 to 2 percent slopes	2.41	99.18	0	49	2w
34	Micanopy loamy fine sand, 2 to 5 percent slopes	0.02	0.82	0	49	2w
TOTALS		2.43(*)	100%	-	49.0	2.0

(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

Zoning Classification



Zoning Information

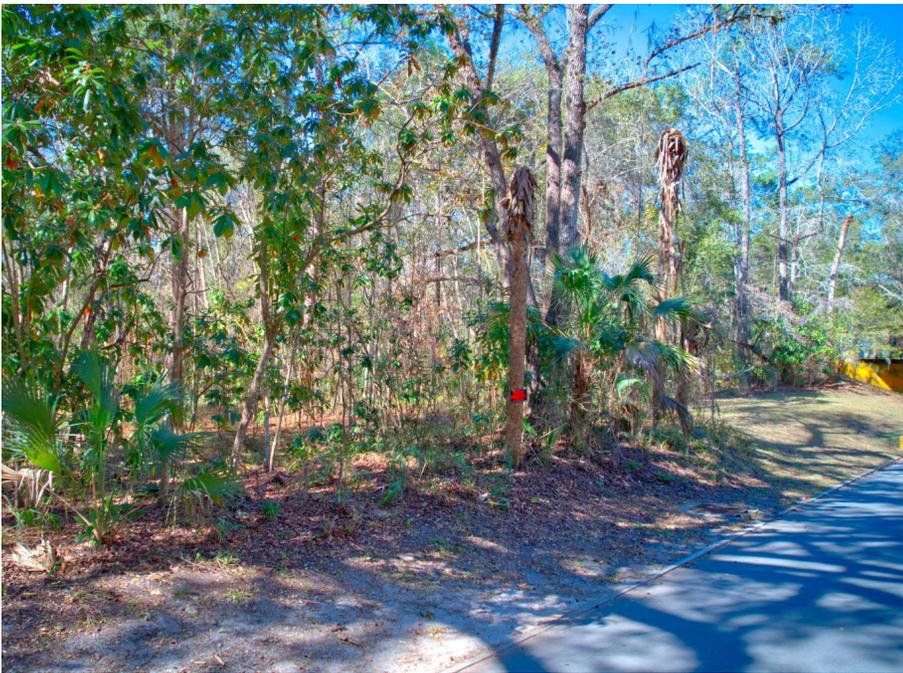
R1B Zoning in the City of Brooksville.

Information on Brooksville zoning - https://library.municode.com/fl/brooksville/codes/code_of_ordinances?nodetid=SPBLADECO_ARTIIZO_DIUSLORE_PT2-2ZODIUS_S2-2.2ALUS

Setback and Lot Requirements - https://library.municode.com/fl/brooksville/codes/code_of_ordinances?nodetid=SPBLADECO_ARTIIZO_DIUSLORE_PT2-3SCDIARHEBUPLRE_S2-3.2SCARHEBUPLRE

Zoning Key

-  Residential R1B
-  Residential R1C
-  Commercial
-  Residential 3





Charles Buckner

Senior Associate

charles@bucknerrealestate.com

Office: 352 796 4544 | Cell: 352 848 5545

About & Experience

Charles marks the seventh generation of his family to live in Hernando County. From having grown up right here in Brooksville, he credits his first real estate interests stemming from the time spent with his father, Robert Buckner, hunting and picking oranges on the local land from a young age. Charles went on to earn his real estate degree from the University of Central Florida and his Master's in Real Estate from the University of Florida. He has since moved back to Brooksville and utilized much of what he learned to spearhead the brokerage's new look and features that are seen in use today. Charles is a devoted gym-goer and greatly enjoys the aquarium hobby.

Education

- BSBA in Real Estate, University of Central Florida
- Master of Science in Real Estate, University of Florida

Community Involvement

- Board Member, Brooksville Main Street, Inc.
- Board Member, The Ederington Foundation
- Kiwanis Club of Brooksville
- Leadership Hernando Class of 2024
- Member, Hernando County Chapter of the Coastal Conservation Association

Focus Areas

- Land Brokerage
- Commercial Brokerage and Leasing

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Buckner Real Estate, Inc. aims to provide accurate information that is garnered from sources we deem as reliable for this property. We do not guarantee this accuracy. Buyers should rely on their own research.