

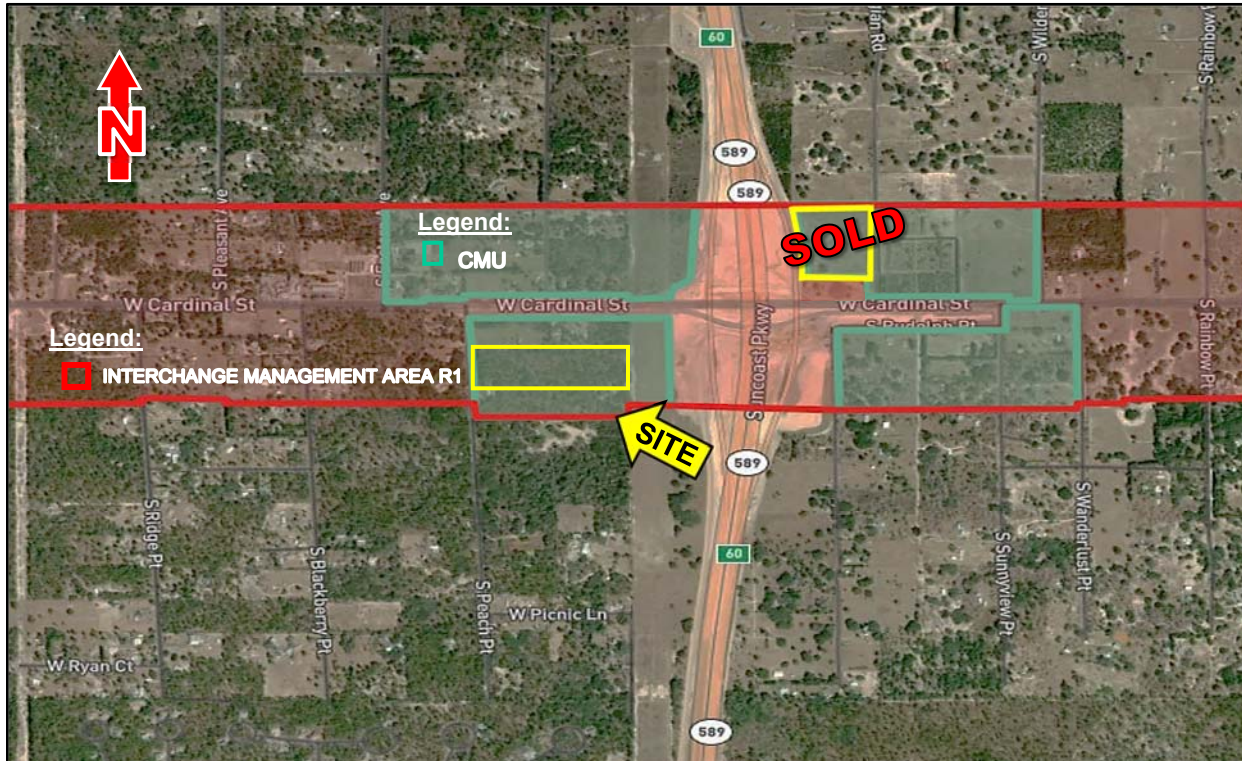


KLEIN & HEUCHAN, INC
REALTORS

Commercial/Investment/Real Estate Service

SV-449

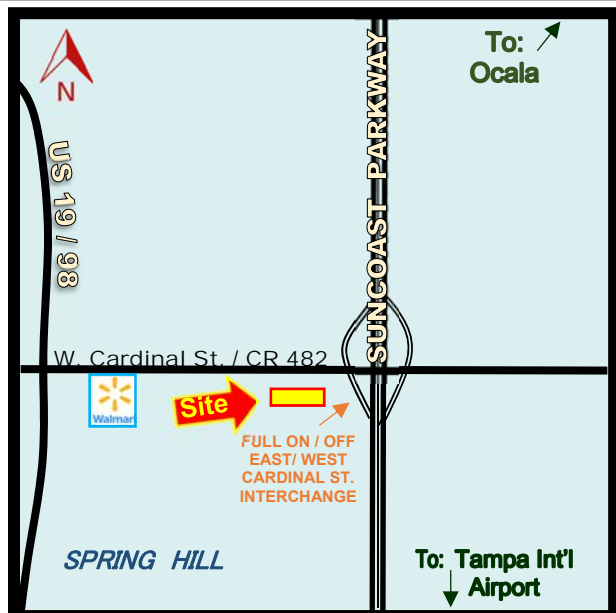
SUNCOAST PARKWAY DEVELOPMENT ACREAGE FOR SALE



6877 S PEACH POINT HOMOSASSA, FL 34446

- 10.15-ACRE INTERCHANGE AREA JUST OF SUNCOAST
- IN THE ECONOMIC DEVELOPMENT TARGET AREA (EDTA) WITH CMU-FLUM DESIGNATION
- WIDE ARRAY OF COMMERCIAL/RETAIL/INDUSTRIAL OR RESIDENTIAL, APARTMENTS, OR MIXED-USSES
- CREATIVE MULTI-USE DEVELOPMENT LAND-PLANNING ENCOURAGED

• **PRICE: \$685,000**



1744 N. Belcher Rd., Clearwater, FL 33765 ■ Telephone 727-441-1951 ■ Fax 727-449-1724
www.kleinandheuchan.com



ADDRESS: 6877 S. Peach Pt.
Homosassa, FL 34446

LOCATION: S.W. Corner of Suncoast Parkway and E. Cardinal St. and South on Peach Pt.

LAND AREA: 435,390 SF (10 Acres)
DIMENSIONS: Trapeze | 345' x 1,254' and 1,270'

ZONING: RUR-MH – Citrus County
LAND USE: CMU (EDTA Economic Dev. Target Area)
FLOOD ZONE: 'X' (No flood insurance required)

IMPROVEMENTS: Vacant Land

UTILITIES: Electric – (Withlacoochee Electric)
Water/Sewer – (Future Citrus Cty. Water Resources)

PRESENT USE: Vacant Land

LEGAL DESCRIPTION: Lengthy (in listing folder)

MORTGAGE HOLDER: F & C

PRICE: \$685,000

TAXES: \$994.81 (2024)
PARCEL ID #: 17E19S350070 0740

TERMS: Cash at closing

NOTES: 10+ acres in an economic growth area at the Southwest corner of the Suncoast Parkway /W. Cardinal St. Interchange. The off-ramp is complete with great visibility. If you missed our last offer for 8.4 acres which sold in 2023 for \$700,000 at the Northeast corner, here is your chance to buy in the Southwest corner before values go up! Citrus County's Future Land Use map places this property as part of an Economic Development Target Area (EDTA - ord.2021-A11) with a CMU designation (Commercial Mixed-Use) supporting projects that are functionally integrated around the interchange. Potential uses include light industrial/manufacturing, transportation and distribution, or travel center with fuel, restaurants, with mixed-use Office/retail/hotel/government facilities! It can also include low density residential (single family homes), or higher density residential (townhomes or apartments) with mixed-use applications. Developers must first determine topography, availability and access to utilities and/or planned extensions, and then will need to submit a PUD application to be approved by the Citrus County BOCC. Priced competitively at under \$70K/acre! Call now! Don Wallace or Philippe Beau with Klein and Heuchan, Inc., at (727) 441-1951.

KEY HOOK #: N/A

ASSOCIATE: Don Wallace & Philippe Beau

K&H SIGNAGE: 3 x 4

LISTING CODE: SV-449-2.5-16/18

SHOWING INFORMATION: Drive to site.

