



2 ACRE HOTEL/RETAIL DEV SITE ON US-19

3450 S SUNCOAST BLVD
HOMOSASSA, FL 34448

AWARE
INVESTMENTS

Aware Investments

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Broker
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PROPERTY SUMMARY

Offering Price	\$1,500,000.00
Zoning Type	Commercial
Lot Size (acres)	2.00
Frontage	400.00 Ft
County	Citrus
Parcel ID	17E-19S-22-42300
Coordinates	28.811784,-82.577934

INVESTMENT SUMMARY

Beautiful 2.0-acre site perfect for a retail or hotel redevelopment right on US-19! This site has over 400 feet of frontage on US-19. Currently, a successful 11-unit motel sits on the land, bringing in strong, consistent income thanks to its strong management. This site is located in front of a mobile home park that is soon to be redeveloped into a 180+ unit high-income, Class A RV park.

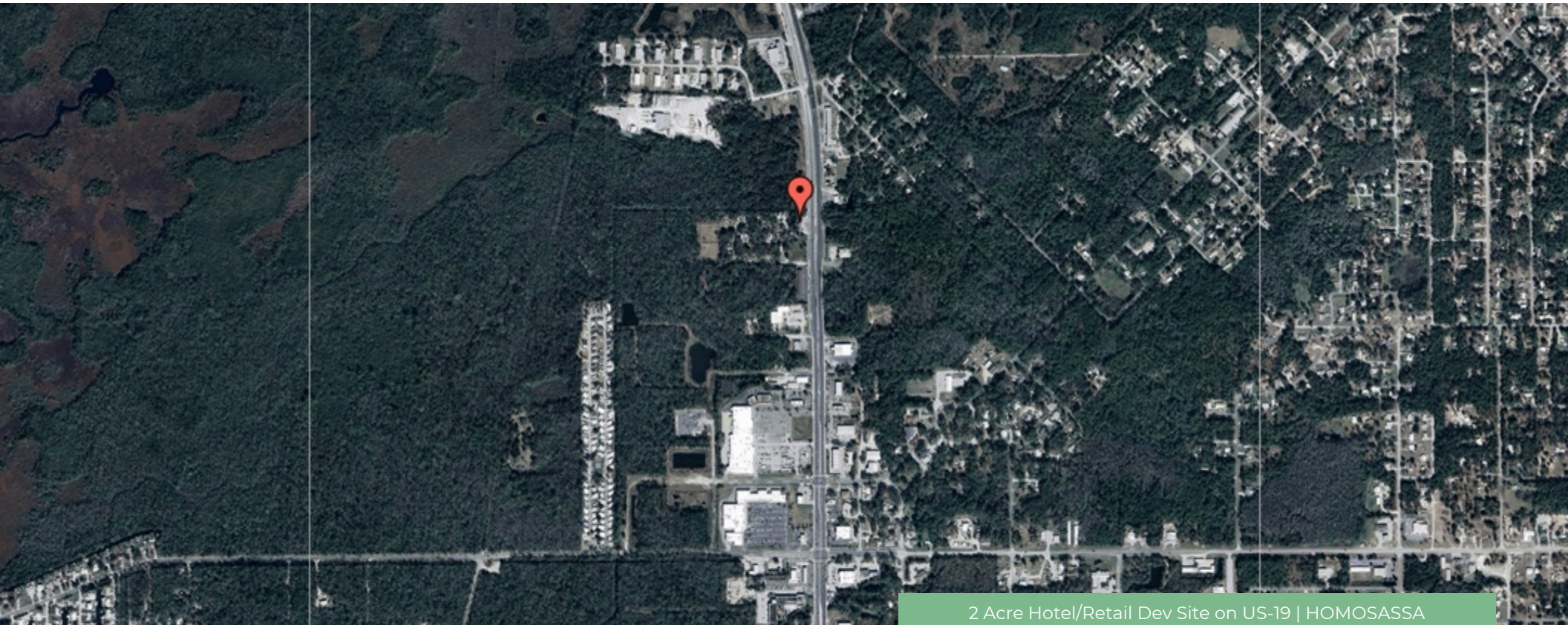
This site is perfect for a commercial hotel or retail development, featuring excellent traffic and exposure on US-19, located right next to the Homosassa commercial town center (walking distance). The site already has water, sewer, and electricity tie-ins via the existing motel.



2 Acre Hotel/Retail Dev Site on US-19 | HOMOSASSA

INVESTMENT HIGHLIGHTS

- 400 ft of frontage right along US-19
- 2.0 acre site recently rezoned to GNC
- Right in the Homosassa Commercial Town Center
- Strong consistent income via existing Motel onsite
- Site already has water, sewer, and electricity utilities
- Strong traffic - 20,000 AADT
- Located in front of 180+ unit Class A RV Park redevelopment



2 Acre Hotel/Retail Dev Site on US-19 | HOMOSASSA

ALTKEY
1122961

THE NORTH LINE OF LANDS PER
O.R.B. 1149, PG. 1864, PRCCF

N90°00'00"W 196.00'

N00°16'48"W

S00°16'48"E

A PORTION OF
ALTKEY 1122961
2.05 ACRES ±

A PORTION OF
ALTKEY 1122961
NOT INCLUDED

US HWY. 19
DIVIDED HIGHWAY 200' R/W

WEST LINE OF LANDS PER O.R.B. 216, PG. 707, PRCCF
WESTERLY R/W LINE

456.76'

← BASIS OF
BEARING

THE SOUTH LINE OF LANDS PER
O.R.B. 1149, PG. 1864, PRCCF

P.O.B.

P.O.C.
SE CORNER OF THE
SE 1/4 OF NW 1/4
OF SEC. 22,
TWP. 19 S., RNG. 17 E.

N90°00'00"W 196.00'

SOUTH LINE OF THE SE 1/4
OF THE NW 1/4 OF SEC. 22
N90°00'00"W 558.78'

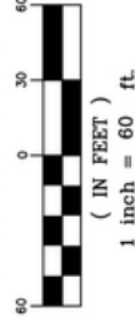
50' ROAD EASEMENT
D.B. 74, PG. 206, PRCCF

ALTKEY
1122830

LEGEND:

- (LB) LICENSED BUSINESS
- (P.O.C.) POINT OF COMMENCEMENT
- (P.O.B.) POINT OF BEGINNING
- (P.R.C.C.F.) PUBLIC RECORDS CITRUS COUNTY FLORIDA
- (O.R.B.) OFFICIAL RECORDS BOOK
- (PG(S)) PAGE(S)
- (R/W) RIGHT OF WAY
- (MOL)(E) MORE OR LESS
- (SEC.) SECTION
- (TWP.) TOWNSHIP
- (RNG.) RANGE
- (ALTKEY) ALTERNATE KEY NUMBER

GRAPHIC SCALE



ASSUMED

SHEET 2 OF 2 SHEETS
NOT VALID WITHOUT SHEET 1

DESCRIPTION AND SKETCH FOR AWARE INVESTMENTS, LLC

Citrus County,

Florida

Project No.: 23253 Field Book: N/A
Scale: 1" = 60' Field Date: N/A

DRAWN BY: CEB
Sheet 2 of 2



GulfWest Surveying, Inc.

Professional Surveyors and Mappers

9469 W. Green Bay Lane

Crystal River, Florida 34428

Ph: 352.563.1252 Fax: 352.563.1253

DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	1,198	9,058	21,123
2010 Population	1,370	10,111	23,172
2025 Population	1,483	11,047	25,538
2030 Population	1,553	11,517	26,592
2025-2030 Growth Rate	0.93 %	0.84 %	0.81 %
2025 Daytime Population	2,572	11,880	26,037



2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15000	94	638	1,431
\$15000-24999	78	522	1,247
\$25000-34999	95	555	1,069
\$35000-49999	174	1,068	1,933
\$50000-74999	128	1,055	2,376
\$75000-99999	81	569	1,309
\$100000-149999	64	536	1,339
\$150000-199999	13	151	484
\$200000 or greater	19	257	699
Median HH Income	\$ 43,750	\$ 47,944	\$ 52,357
Average HH Income	\$ 57,847	\$ 67,559	\$ 74,340

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	525	4,136	9,256
2010 Total Households	617	4,697	10,418
2025 Total Households	746	5,350	11,886
2030 Total Households	790	5,626	12,491
2025 Average Household Size	1.99	2.06	2.13
2025 Owner Occupied Housing	584	4,359	9,857
2030 Owner Occupied Housing	642	4,735	10,683
2025 Renter Occupied Housing	162	991	2,029
2030 Renter Occupied Housing	147	892	1,809
2025 Vacant Housing	216	1,478	2,889
2025 Total Housing	962	6,828	14,775

2024 P&L For Motel

Revenue	
Gross Sales	\$ 116,904.00
Bulk Discounts	\$ (5,480.40)
Refunds	\$ (628.00)
Net Sales	\$ 110,795.60

Operating Expenses	
Motel Management	\$ 4,000.00
Motel Electricity & Water	\$ 12,000.00
Parking Lot Electricity	\$ 1,680.00
Sewage Treatment Electric	\$ 1,680.00
Sewage Treatment Operator	\$ 4,050.00
Gas	\$ 560.00
Cable, Phone, Internet	\$ 1,608.24
Landscaping	\$ 3,780.00
Supplies & Materials	\$ 3,000.00
Property Insurance	\$ 26,400.00
RE Taxes	\$ 12,500.00
Total Expenses	\$ 71,258.24

Net Operating Income	\$ 39,537.36
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Notes:

- All expenses are estimated (except Cable, Phone, and Internet) because the property is currently combined and operated with the existing mobile home park behind it. However, these are generally conservative estimates from the onsite manager & accountant.
- Currently, the motel manager stays in one of the motel rooms for free in exchange for managing the motel, hence the low motel management cost. This is adjusted in the pro forma.
- Currently the motel and existing mobile home park behind it send their sewage to an onsite sewage treatment plant, however, as part of the mobile home park redevelopment into an RV park, we will be connecting the motel to the city sewer system.

Year 1 Motel Pro Forma

Revenue	
Gross Sales	\$ 128,594.40
Bulk Discounts	\$ (5,644.81)
Refunds	\$ (646.84)
Net Sales	\$ 122,302.75

Operating Expenses	
Motel Management	\$ 14,000.00
Motel Electricity, Water, and Sewage	\$ 15,600.00
Parking Lot Electricity	\$ 1,730.40
Sewage Treatment Electric	\$ -
Sewage Treatment Operator	\$ -
Gas	\$ 576.80
Phone & Internet	\$ 1,656.49
Landscaping	\$ 3,893.40
Supplies & Materials	\$ 3,090.00
Property Insurance	\$ 27,192.00
RE Taxes	\$ 12,875.00
Total Expenses	\$ 80,614.09

Net Operating Income	\$ 41,688.66
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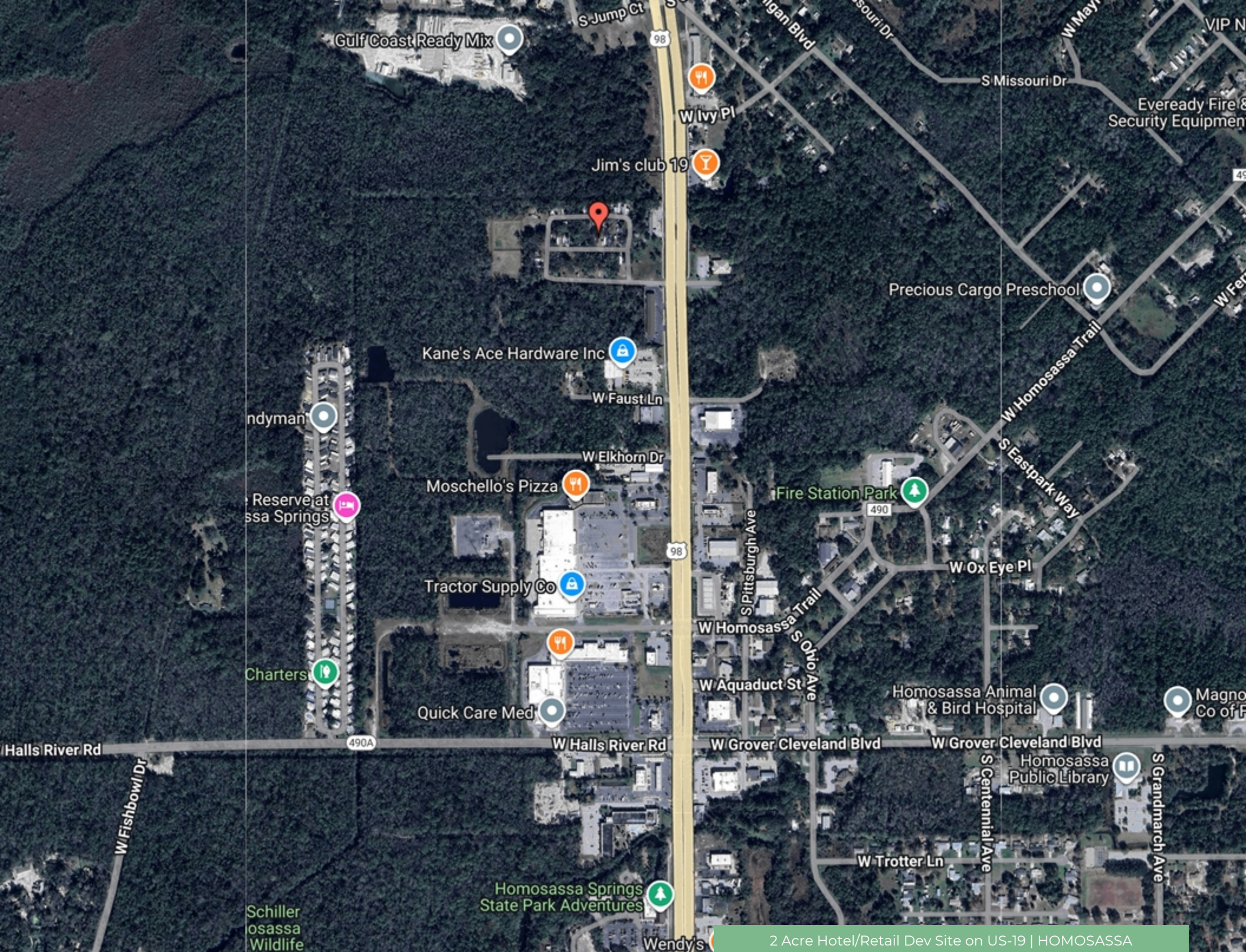
Notes:

- Gross sales are increased by 10% total, as we are gaining one more rentable room back due to the hotel manager not staying there for free.
- Motel management increased appropriately, as a result.
- Motel is connected to city sewer, so Motel utility cost increases by 30%, however, Sewage Treatment costs are eliminated.
- All other revenues and expenses are increased by 3%.









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PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.
PLEASE CONTACT THE AWARE INVESTMENTS ADVISOR FOR MORE DETAILS.

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