

*Property Summary*



**DAILY TRAFFIC CONDITIONS**

TRAFFIC COUNT	DAILY TRAFFIC
COUNT	24,200
STREET	CR 491
COUNT 2	17,400
STREET 2	CR 486

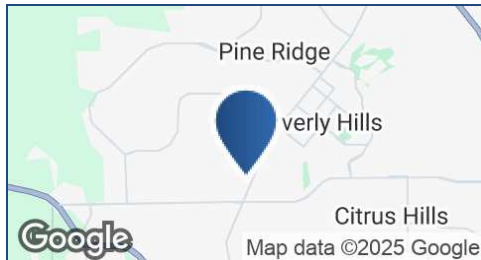
**DEMOGRAPHICS - 2025**

DEMOGRAPHICS	5 MILE	7 MILE	10 MILE
Estimated Population	47,916	75,340	118,864
Average HH Income	\$96,207	\$93,594	\$91,262
Estimated Households	21,499	33,230	52,718

**PROPERTY HIGHLIGHTS**

- ±14.95 AC Available
- Approximately 2.5 miles from the new Suncoast Parkway exit (2026 completion)
- Conveniently located in Citrus County just minutes from the Black Diamond Ranch, Citrus Hills, and Pine Ridge developments
- Nearby retailers include Walmart, Target, Hobby Lobby, Aldi, PetSmart, Mavis Tire & Brakes, Caliber Car Wash, McDonald's, Wendy's, Wawa, Culver's, Tidal Wave Auto Spa, Panda Express, Glory Days Grill, AT&T, Chipotle, Marco's Pizza, Hair Cuttery, Firehouse Subs, Five Guys, Skechers, Panera, 7-Eleven, Texas Roadhouse, and Starbucks
- Proposed area retailers include Sprouts Farmers Market, Five Below, Ulta Beauty, Dollar Tree, Planet Fitness, America's Best Eyeglasses, Express Oil Change & Tire Engineers, Fifth Third Bank, Arby's, Take 5 Oil Change, Florida Credit Union, and Quick Care Med

\* Figures shown represent estimates

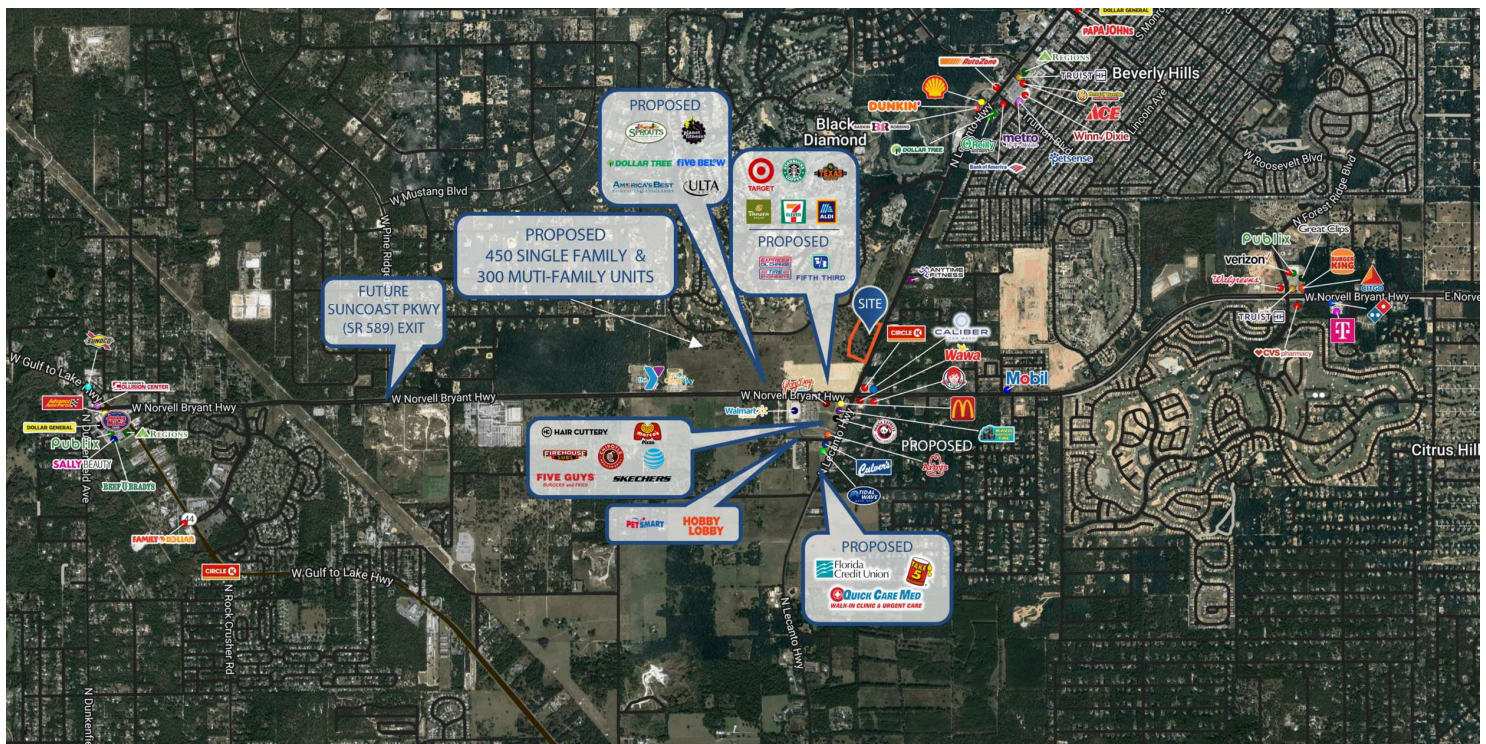


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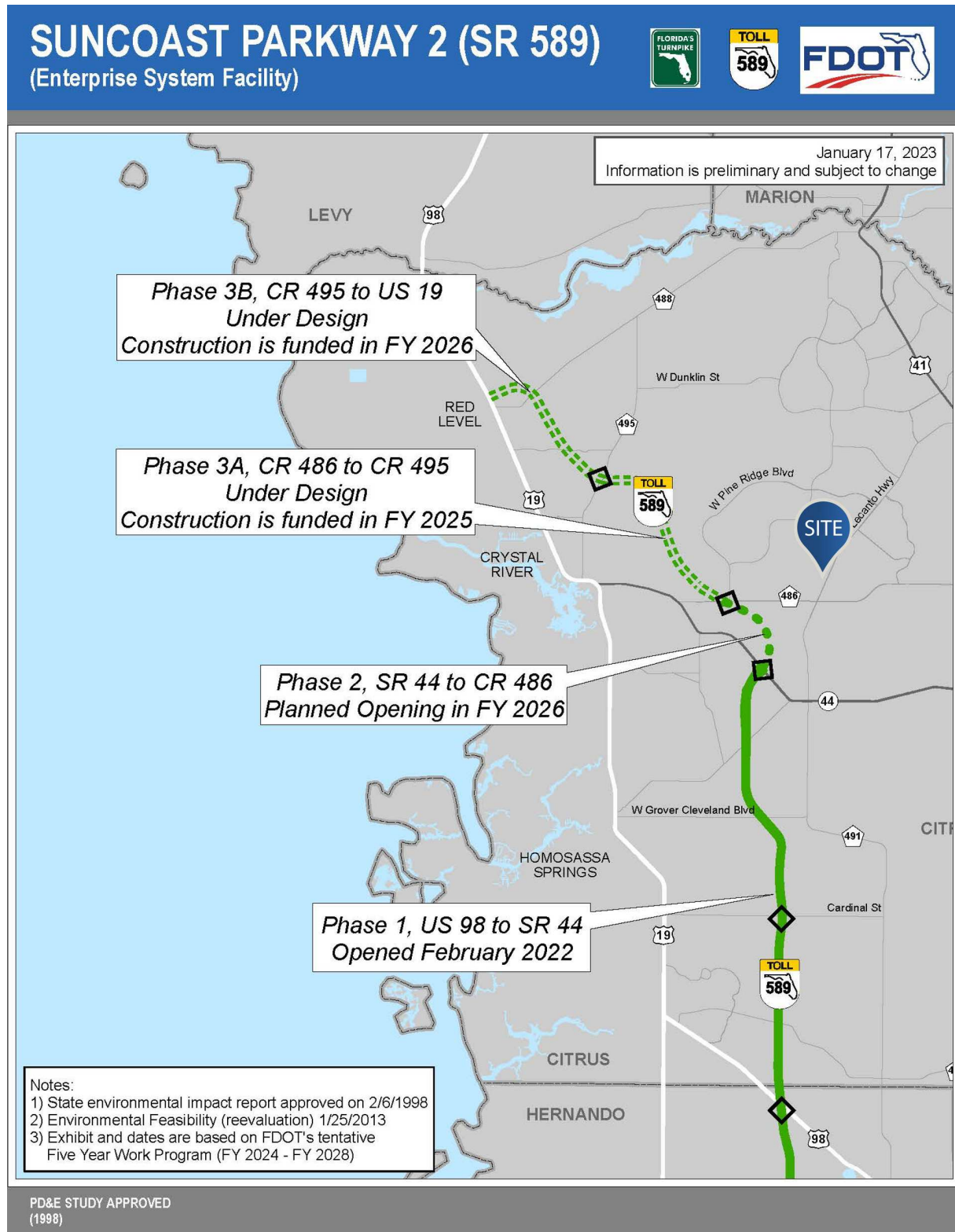
**LEGEND**

- PLANNED
- ACTIVE
- COMPLETED

**Developments and Unit Counts:**

- CITRUS SPRINGS: 33,000 UNITS
- TUSCANY RANCH: 6,000 UNITS
- FAIRWAYS AT TWISTED CANS: 207 UNITS
- BEVERLY HILLS: 4,500 UNITS
- BLACK DIAMOND: 818 UNITS
- BRENTWOOD: 175 UNITS
- DAVIS RESERVE: 400 UNITS
- CITRUS HILLS: 10,000 UNITS
- CITRUS RIDGE: 957 UNITS
- CRYSTAL RIVER
- LEHIGH VALLEY PRESERVE: 700 UNITS

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