

Property Summary



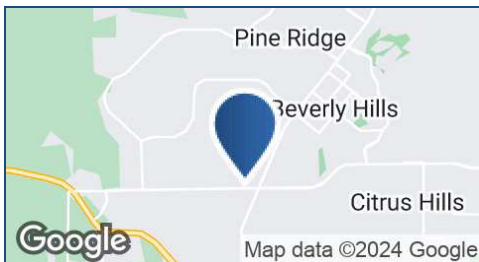
DAILY TRAFFIC CONDITIONS

TRAFFIC COUNT	DAILY TRAFFIC
COUNT	28,000
STREET	CR 486
COUNT 2	29,040
STREET 2	CR 491

DEMOGRAPHICS - 2024

DEMOGRAPHICS	5 MILE	7 MILE	10 MILE
Estimated Population	46,399	73,497	115,258
Average HH Income	\$87,606	\$84,681	\$81,807
Estimated Households	20,875	32,750	51,312

* Figures shown represent estimates



PROPERTY HIGHLIGHTS

- ±17 AC Available
- Approved PUD with GNC land use allowing up to 86,000 SF and up to five outparcels as shown on the site plan on page four
- Conveniently located in Citrus County just minutes from the Black Diamond Ranch, Citrus Hills, and Pine Ridge Developments
- Nearby retailers include Walmart, Mavis Tire, Caliber Car Wash, McDonald's, Wendy's, Wawa, Culver's, Tidal Wave, Panda Express and Glory Days Grill
- Retailers coming soon include Target, Hobby Lobby, PetSmart, Aldi, Panera, 7-Eleven, Texas Roadhouse, Express Oil Change & Tire Engineers and Starbucks
- Proposed area retailers include AT&T, Marco's Pizza, Five Guys, Firehouse Subs, Arby's, and Sketchers

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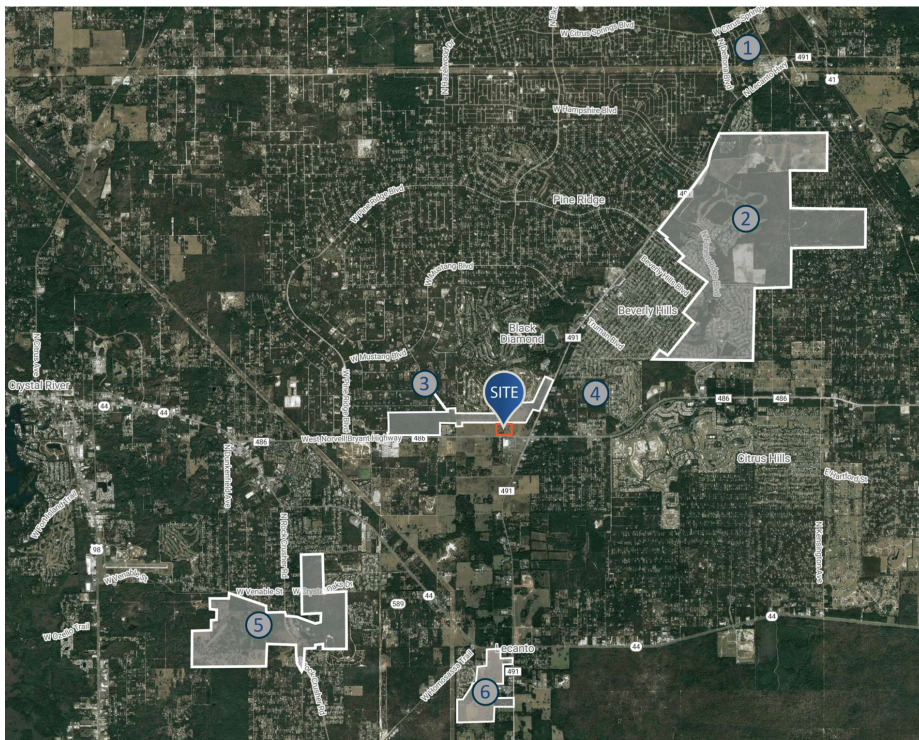
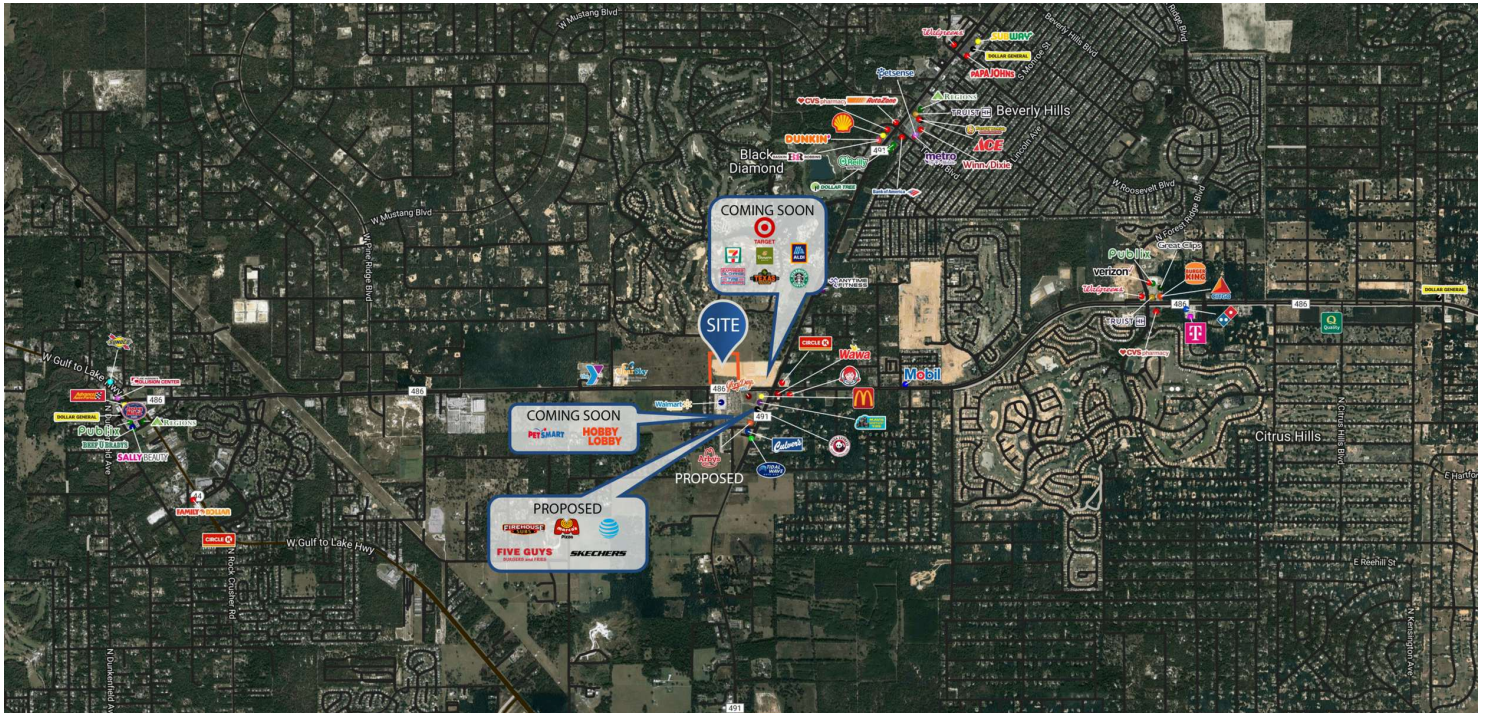
Location Aerials



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Location Maps



NEW HOUSING DEVELOPMENTS

1. CITRUS SPRINGS BOULEVARD – 830 HOUSING UNITS
2. TUSCANY RANCH PROJECT – UP TO 7,000 HOUSING UNITS
3. AMBER RIDGE – 500+ HOUSING UNITS
4. DAVIS RESERVE – 400+ HOUSING UNITS
5. CRYSTAL RIDGE – 957 HOUSING UNITS
6. LECANTO PRESERVE – 608 HOUSING UNITS

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Item	Requirement	Compliance	Notes
2412	MAXIMUM PDK OR	80%	MINIMUM LANDSCAPE DENSITY AND WIDTHS ARE MET AND ALL STORMWATER ASSOCIATED WITH INCREASED IMPERVIOUS AREA WILL BE RETAINED
3740 C.5.a	20% PARKING ALONG SIDE OF BIG BOX RETAIL	0%	THIS SPECIFIC BUILDING PROTOTYPE DOES NOT HAVE ANY PARKING OR DRIVE ALONG THE SIDE OF THE BUILDING. THERE IS ALSO NO OUTDOOR GARAGE CENTER. ALL PUBLIC ACCESS IS LIMITED TO THE SOUTHERN FACADE.
7200.D	1 LOADING SPACE FOR THE FIRST 1000 SF & 3 SPACE FOR EACH ADDITIONAL 1000 SF OF SPACES REQUIRED	2 SPACES PROVIDED	THE PROPOSED PARKING MEETS THE MINIMUM TENANT REQUIREMENTS. ALSO, THE SPECIFIC BUILDING PROTOTYPE DOES NOT ALLOW FOR ADDITIONAL SPACES.
3740 D.6	SCREENING WALL FOR TYPE 'D' LANDSCAPE BUFFER	WHITE VINYL FENCE	AESTHETIC & CONSTRUCTABILITY
3740 D.6	2' LANDSCAPE BUFFER ABUTTING RESIDENTIAL	15'	ENCOURAGED LANDSCAPING IS PROVIDED TO MEET DENSITY AND SCREENING REQUIREMENTS IN A REDUCED WIDTH BUFFER.
7220	800 SIDE PARKING 1 PER 250 SF (844 SPACES REQUIRED)	300 SPACES PROVIDED	THE PROPOSED PARKING MEETS THE MINIMUM TENANT REQUIREMENTS. THIS ALSO PROVIDES ADDITIONAL GREEN SPACE ON-SITE.
8930 G	NO FREESTANDING SIGNS WITHIN BUFFER	SIGNAGE WITHIN BUFFER	VISIBILITY

LOT	AREA (AC)
LOT 1	0.91
LOT 2	0.94
LOT 3	1.23
LOT 4	1.48
LOT 5	0.67
LOT 6	8.56
TRACT A	1.10
TRACT B	0.05

LINE TYPE	DESCRIPTION
---	EX. PROPERTY LINE
---	EX. ADJACENT PROPERTY LINE
---	PROP. PROPERTY LINE
---	PROP. BUFFER
---	PROP. SETBACK
---	PROP. LANDSCAPING/STORMWATER
---	PROP. PD ACCESS
---	PROP. INTERNAL DRIVE ACCESS
---	PROP. SIGN

PROPOSED LAND USE DETERMINATION	
Blue	GC
Green	PROPOSED DRAINAGE RETENTION AREA
Light Green	PROPOSED INTERNAL DRIVE PRIVATE
Yellow	PROPOSED BUILDING AREA



SITE NOTES:

1. SITE ADDRESS: NORTHWEST CORNER OF COUNTY ROAD 488 & COUNTY ROAD 488 (OR 481 & EX 482)
2. ALL TRV 30300
3. SITE AREA: 17.6 AC
4. DRIVEWAY ACCESS: THE PROPOSED DRIVEWAY IS LOCATED OFF OF OR 488. PROPOSED ACCESS ON 488.
5. FLOODPLAIN: THIS SITE LIES IN ZONE "X" BASED ON FLOOD INSURANCE RATE

6. MAP NO. 100-107020, OFFICIAL COUNTY FLOODING MAP IS EFFECTIVE DATE OF 07/20/2016.
7. WATER SOURCE: CISTERN WATER IS AVAILABLE TO THE PROJECT SITE. THE HIGHEST COUNTY WATER SYSTEM IS LOCATED NEARBY THROUGH THE CENTER OF OR 488 AND WILL REQUIRE TRENCH UNDER THE DRIVEWAY TO CONNECT.
8. SIDEWALK DETACHMENT: THE PLUMBERS OR ELECTRICAL REQUIRED BALANCED BETWEEN THE SIDE PLUMBING DETACHMENT REQUIREMENTS.

9. LANDSCAPE BUFFERS: A 20' TYPE 'C' BUFFER IS REQUIRED ALONG THE COUNTY RIGHT-OF-WAY. A 20' TYPE 'D' BUFFER IS REQUIRED ALONG ANY RESIDENTIAL USE. A WHITE VINYL FENCE SHALL BE PROVIDED FOR THE 20' TYPE 'C' BUFFER. A MINIMUM OF 10' TYPE 'C' DETACHMENT BUFFER SHALL BE PROVIDED AT ALL BUFFER LOCATIONS REQUIRED BY THE CONCEPTUAL PLAN.
10. STORMWATER MANAGEMENT: THE PROPOSED DRAINAGE RETENTION AREA SHOWN ON THE PLAN IS CONCEPTUAL ONLY AND MAY BE

11. SIGNAGE: CONCESSIONAL SIGN LOCATION, THE SIGN DEVELOPMENT AND LOT PARCELS ARE ACCESSIBLE AND NOT PARCELS ALONG OR 488 OR 481.
12. DIRECTIONAL: TIME IN EDUCATIONAL PATH TO 2000 AS FROM A TABLE TURN LEFT OR RIGHT. THE SIGNAGE MUST BE IMMEDIATELY TO YOUR RIGHT.

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COUNTY ROAD NO. 488
AND WEST NORVELL BRYANT HIGHWAY
(A SIGNALIZED INTERSECTION)

PROPOSED FULL ACCESS

FULL ACCESS TO SIGNALIZED INTERSECTION

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