

SALE COMMERCIAL LOT ACROSS FROM THE COURTHOUSE

116 Dr Martin Luther King Jr Ave Inverness, FL 34450



PROPERTY DESCRIPTION

Positioned in the heart of Downtown Inverness, this vacant commercial parcel offers unmatched visibility directly adjacent to the Citrus County Sheriff's Office and across from the Citrus County Courthouse. Zoned Central Business District (CBD), the site supports multi-story development of up to 70 feet / six stories, making it an ideal canvas for a wide range of projects.

- Perfect for multi-family residential, retail, or professional office
- Site-ready with flat, mostly cleared land , existing curb cut
- Located in desirable X flood zone
- 80% impervious surface ratio allowance
- Prime views overlooking Henderson Lake and Liberty Park
- Ideal for rooftop venues or penthouse concepts

This rare downtown opportunity combines flexible zoning, walkable amenities, and outstanding development potential.

Contact Rich O'Brien at 904-814-2080 for more information.

OFFERING SUMMARY

Sale Price:	\$269,000
Lot Size:	0.37 Acres

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,647	8,928	15,353
Total Population	3,323	19,414	33,715
Average HH Income	\$54,712	\$57,946	\$60,139

Rich O'Brien

Sr. Sales Associate

(904) 814-2080

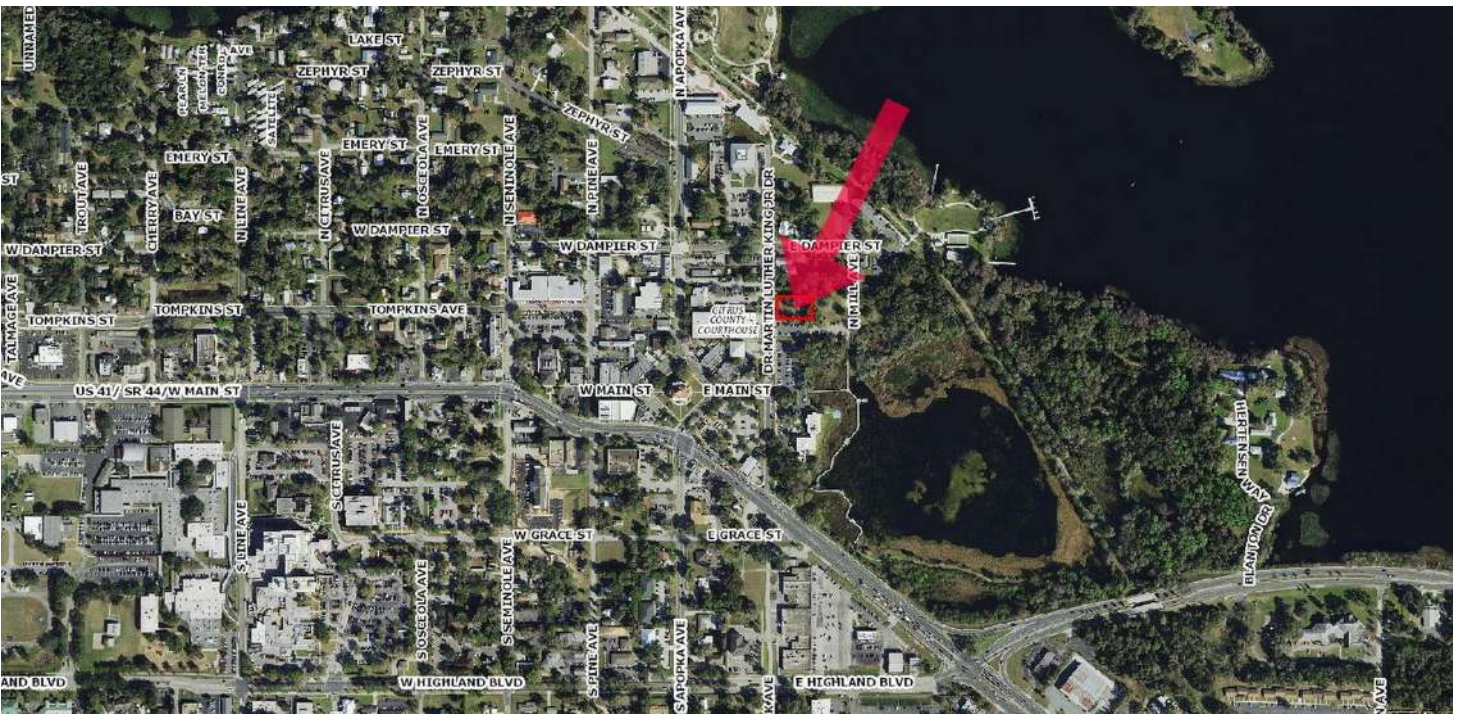
rich.obrien@thepremierproperties.com



COLDWELL BANKER
COMMERCIAL
PREMIER PROPERTIES

SALE COMMERCIAL LOT ACROSS FROM THE COURTHOUSE

116 Dr Martin Luther King Jr Ave Inverness, FL 34450



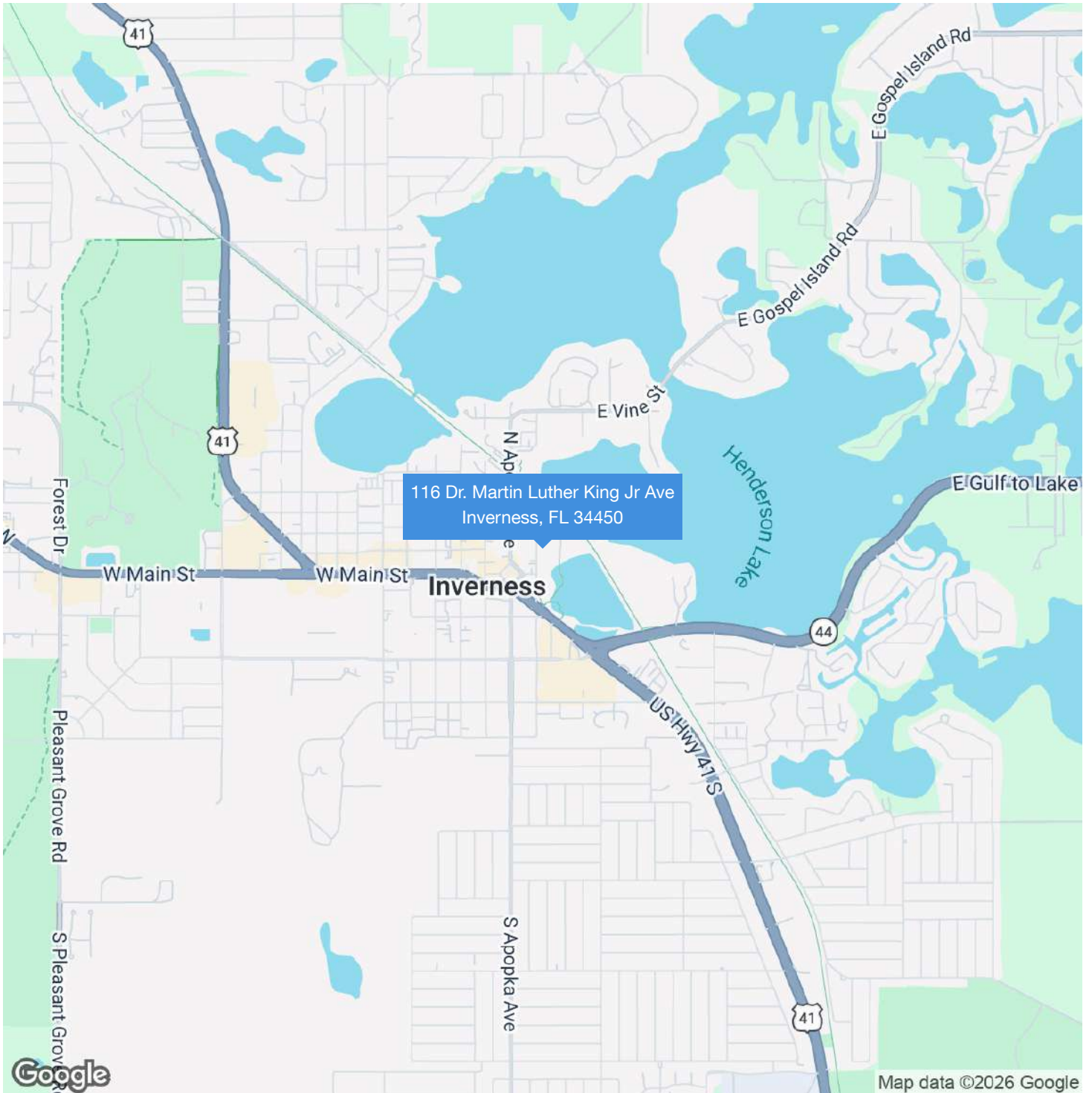
Rich O'Brien
Sr. Sales Associate
(904) 814-2080
rich.obrien@thepremierproperties.com



COLDWELL BANKER
COMMERCIAL
PREMIER PROPERTIES

SALE COMMERCIAL LOT ACROSS FROM THE COURTHOUSE

116 Dr Martin Luther King Jr Ave Inverness, FL 34450



Rich O'Brien
Sr. Sales Associate
(904) 814-2080
rich.obrien@thepremierproperties.com



COLDWELL BANKER
COMMERCIAL
PREMIER PROPERTIES

SALE COMMERCIAL LOT ACROSS FROM THE COURTHOUSE

116 Dr Martin Luther King Jr Ave Inverness, FL 34450



RICH O'BRIEN

Sr. Sales Associate

rich.obrien@thepremierproperties.com

Cell: (904) 814-2080

FL #SL609474

PROFESSIONAL BACKGROUND

Rich, a seasoned professional in residential and commercial real estate, has been a St. Augustine Beach resident for over two decades, alongside his wife Lauren and their four puppies. His approach to real estate is built on strong communication, up-to-date information, and a no-pressure style, particularly favored by buyers. Rich's expertise extends to marketing properties for sale, where he leverages his marketing skills to promote listings through unique multi-media channels, maximizing exposure and results.

Rich's background is not just limited to real estate; he boasts extensive experience in hospitality, having owned hotels and bed & breakfasts with his wife. His civic engagement is noteworthy, with active involvement in city government since 2002, including roles in planning & zoning and a significant tenure on the City Commission from 2007-2020, serving as Mayor and Vice Mayor.

For top-notch, friendly, and knowledgeable service in Florida, Rich is the go-to person. He stands out as a top commercial agent for Coldwell Banker Commercial in Florida, earning accolades like the Chairman's Circle Award, Top Sales, Top Production, and Top Lister for 2024—a testament to his dedicated clientele.

Reach out to Rich at 904-814-2080 for exceptional real estate guidance.

EDUCATION

B.S. in marketing from Ball State University, Muncie, Indiana.

Certified Hotel Administrator (CHA). Highest designation in Hotel Industry.

MEMBERSHIPS

St. Johns County Board of Realtors
St. Johns County Chamber of Commerce
St. Johns County Visitors & Convention Bureau
St. Johns Attractions Association
St Johns County Tourist Development Council
St. Augustine Beach City Commission
ICSC: International Council of Shopping Centers

Rich O'Brien

Sr. Sales Associate

(904) 814-2080

rich.obrien@thepremierproperties.com



COLDWELL BANKER
COMMERCIAL
PREMIER PROPERTIES