

# Available for Sale

# Large Land Development



**11000 S Suncoast Blvd  
Homosassa, FL 34446**

**For More Information Contact:**

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This will serve as notice regarding the use of certain material, data and information contained herein ("Evaluation Material") which we have made available to you in connection with a possible purchase of the property by you or your client. As a prerequisite to your accepting and utilizing the Evaluation Material, you hereby represent and agree as follows:

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You also represent that no broker or agent represents you or will represent you in any possible transactions involving the Property unless you disclose it in writing to John Burpee & Associates prior to the receipt of the Evaluation Material and you fully agree to compensate your broker or agent. Neither Agent nor the Owner is responsible for any compensation to be paid to your broker or agent whatsoever.

## Section 1: Executive Summary

The Land Division Brokerage Team of John Burpee & Troy Weintraub is proud to present this rare investment opportunity located directly on Suncoast Blvd in Homosassa, FL. This 42.07-acre parcel—featuring 21.46 acres of uplands and 20.59 acres of wetlands—is positioned next to Chassa Oaks RV Park and the Sweet Swing Driving Range, just 3 miles from the Chassahowitzka River and 7.3 miles from the new world-class golf destination, Cabot Citrus Farms.

The property was previously approved for 99 RV condo sites under a unique master plan and PUD—an approval no longer obtainable under current regulations. This presents a rare opportunity to develop a one-of-a-kind RV community with individual lot sales potential or strong long-term income.

The existing SWFWMD permit has expired but is eligible for a modification, not a full reapplication—making the process more streamlined. Updated engineering and TOPO surveys will be required, and the permitting modification is expected to take approximately 6–9 months. The seller has already met with SWFWMD, County Land Development, FDOT, Environmental Health, and other relevant agencies. Acting now is key, as new SWFWMD regulations taking effect in 2025 may impact usable uplands.

The seller is offering:

All existing site plans and historical applications to expedite permitting  
Openness to joint venture opportunities

Potential seller financing

Take advantage of this shovel-ready RV development in a rapidly growing Florida market.

- ☐ **Offer Price:       \$995,000**
- ☐ **Price Per Acre:   \$23,651.05**
- ☐ **Land Size: 42.07 Acres**





## Section 2: Property Details

PROPERTY ADDRESS:	11000 S SUNCOAST BLVD, HOMOSASSA, FL 34446
PARCEL ID:	17E20S360060 0030
LEGAL DESCRIPTION:	MY – PLACE OF HOMOSASSA, A CONDOMINIUM, PER DECL OF CONDO, REC IN OR BK 2340 PG 121 – 144, & RE – RECORDED IN OR BK2379 PG 1324 – 1347, WITH ALL AMENDMENTS THERETO, COMMERCIAL
PROPERTY TYPE:	LAND
LAND SIZE:	1,829,520 SF / 42.07 AC



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# Section 2: Property Details

## Real Estate Account #3479698

**Certified Roll Owner:** CITRUS RV LLC  
**Situs:** 11000 S S SUNCOAST BLVD  
HOMOSASSA 34446

[Parcel details](#)  
[Property Appraiser](#)



Get bills by email

## 2024 Annual Bill

CITRUS COUNTY TAX COLLECTOR

Notice of Ad Valorem Taxes and Non-ad Valorem Assessments

BILL	PARCEL NUMBER	ESCROW CODE	MILLAGE CODE	AMOUNT DUE	
2024 Annual Bill	17E20S360060 0030	—	0000	\$0.00	<b>PAID</b> <a href="#">Print (PDF)</a>

If paid by:	Nov 30, 2024
Please pay:	\$0.00

Combined taxes and assessments: \$322.92

PAYMENTS MUST BE MADE IN US FUNDS.

[Apply for the 2025 installment payment plan](#)

## Ad Valorem Taxes

TAXING AUTHORITY	MILLAGE	ASSESSED	EXEMPTION	TAXABLE	TAX
General County	6.9898	\$21,500.00	\$0.00	\$21,500.00	\$150.28
Transportation Trust	0.9860	\$21,500.00	\$0.00	\$21,500.00	\$21.20
Health Department	0.0564	\$21,500.00	\$0.00	\$21,500.00	\$1.21
Library	0.3147	\$21,500.00	\$0.00	\$21,500.00	\$6.77
Fire District	0.0000	\$21,500.00	\$0.00	\$21,500.00	\$0.00
Stormwater	0.0000	\$21,500.00	\$0.00	\$21,500.00	\$0.00
Fire Rescue EMS	0.5780	\$21,500.00	\$0.00	\$21,500.00	\$12.43
Law Enforcement	0.0000	\$21,500.00	\$0.00	\$21,500.00	\$0.00
Schools Local Req'd Effort	3.0960	\$21,500.00	\$0.00	\$21,500.00	\$66.56
Schools Capital Outlay	1.5000	\$21,500.00	\$0.00	\$21,500.00	\$32.25
Schools Discretionary	0.7480	\$21,500.00	\$0.00	\$21,500.00	\$16.08
SWFWMD General	0.1909	\$21,500.00	\$0.00	\$21,500.00	\$4.10
Mosquito Control	0.3708	\$21,500.00	\$0.00	\$21,500.00	\$7.97
<b>Total Ad Valorem Taxes</b>	<b>14.8306</b>				<b>\$318.85</b>

## Non-Ad Valorem Assessments

LEVYING AUTHORITY	RATE	AMOUNT
Fire Services		\$4.07
<b>Total Non-Ad Valorem Assessments</b>		<b>\$4.07</b>

## Parcel Details

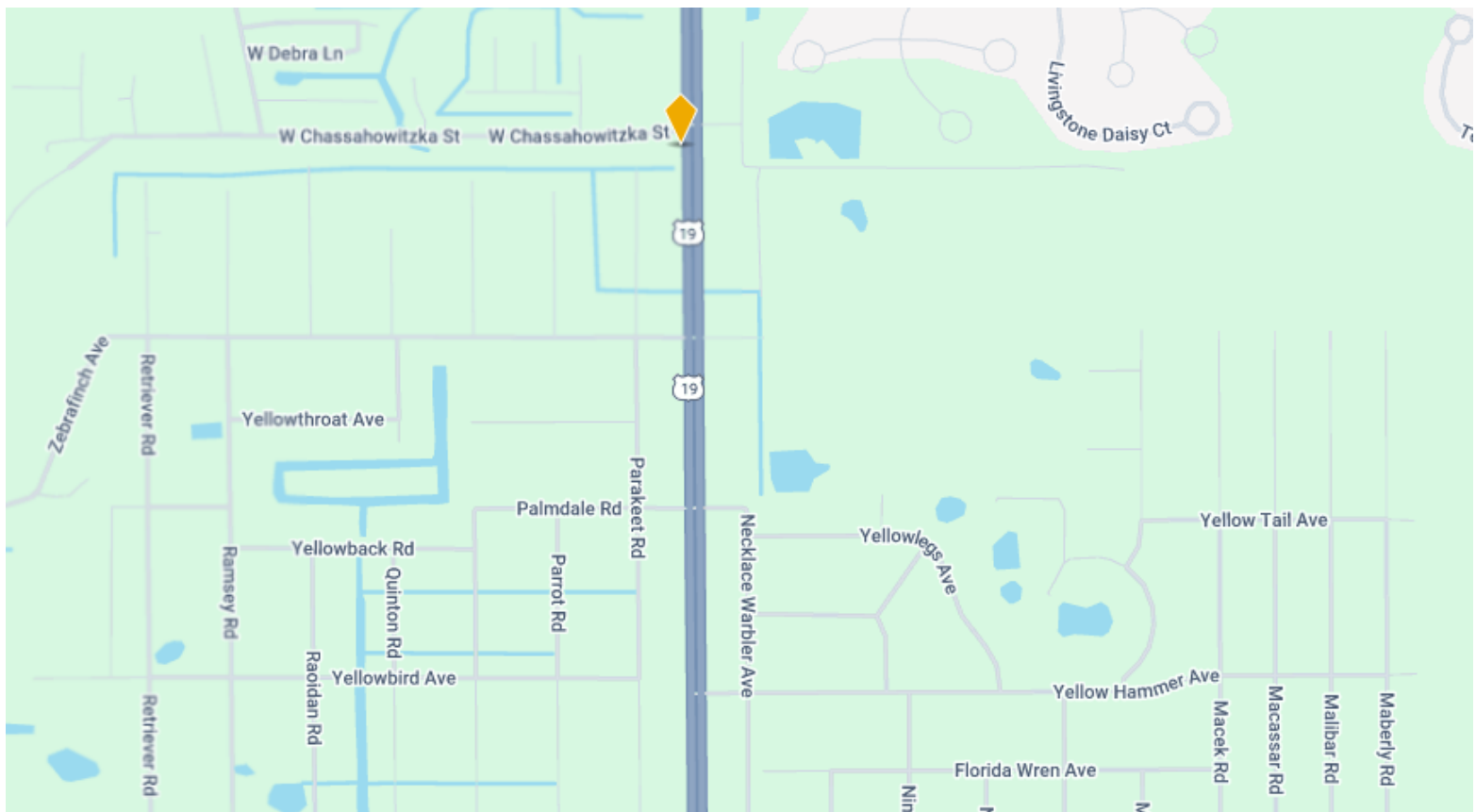
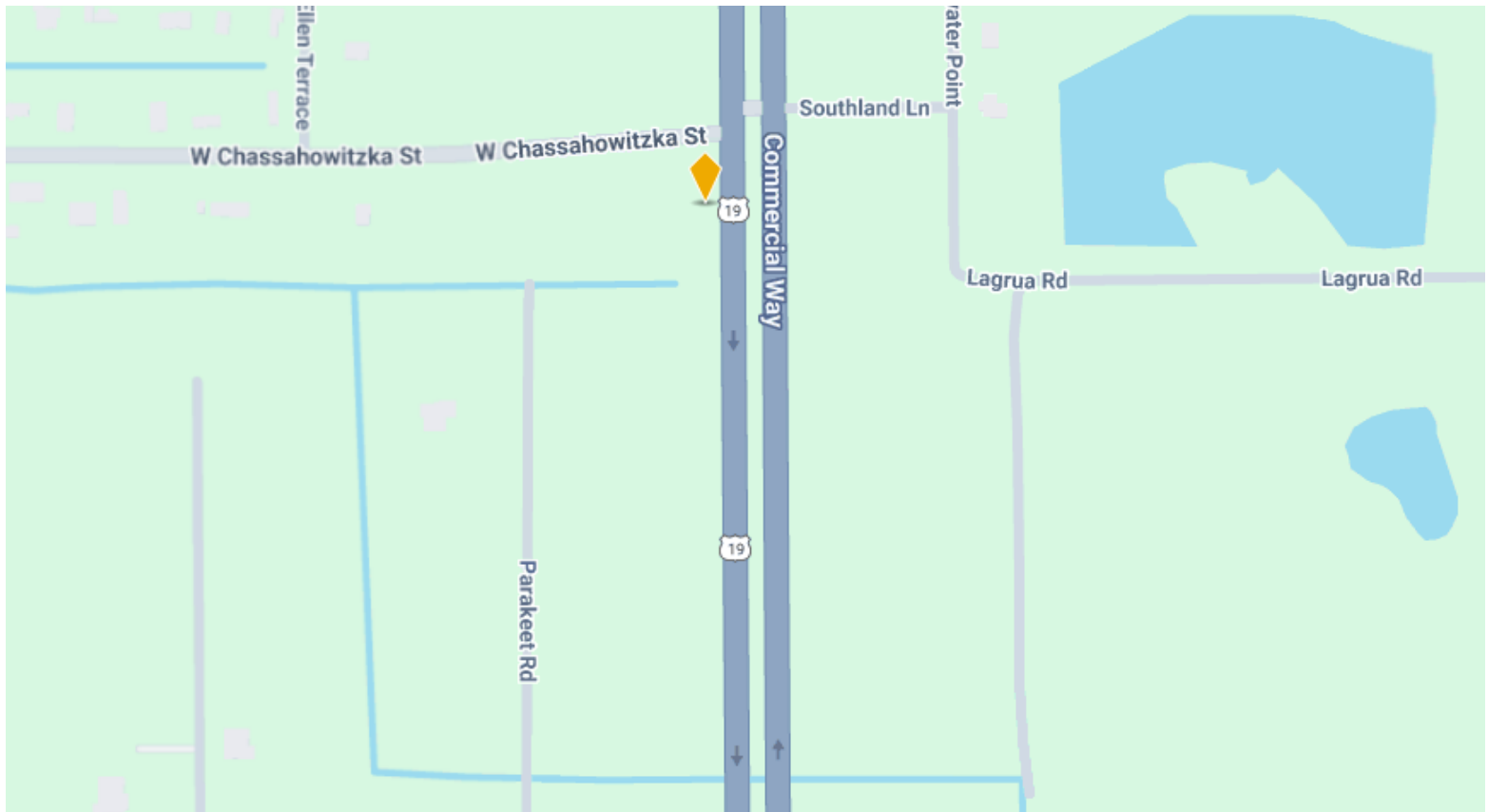
<b>Certified Roll Owner:</b> CITRUS RV LLC	<b>Account</b> 3479698	<b>Assessed value:</b> \$21,500
<b>Certified Roll Owner Address:</b> 12037 GRANADA PL WEEKI WACHEE, FL 34614	<b>Parcel Number</b> 17E20S360060 0030	<b>School assessed value:</b> \$21,500
<b>Situs:</b> 11000 S S SUNCOAST BLVD HOMOSASSA 34446	<b>Millage code</b> 0000	
	<b>Millage rate</b> 14.8306	
<b>2024 TAX AMOUNTS</b>	<b>LEGAL DESCRIPTION</b>	<b>LOCATION</b>
<b>Ad valorem:</b> \$318.85	MY - PLACE OF HOMOSASSA, A CONDOMINIUM, PER DECL OF CONDO, REC IN OR BK 2340 PG 121 - 144, & RE - RECORDED IN OR BK 2379 PG 1324 - 1347, WITH ALL AMENDMENTS THERETO, COMMERCIAL CONDO UNIT 3. --- TOGETHER WITH --- UNDIVIDED INTEREST IN & TO COMMON ELEMENTS APPURTENANT THERETO. --- AND TOGETHER WITH --- NON EXCLUSIVE PERM ACCESS EASE, MORE PART DESC OR BK 3430 PG 725.	<b>Book, page, item:</b> 3314 1516
<b>Non-ad valorem:</b> \$4.07		<b>Section:</b> 17
<b>Total Discountable:</b> \$322.92		<b>Township:</b> 20
<b>Total tax:</b> \$322.92		<b>Range:</b> 36
		<b>Use code:</b> 0000



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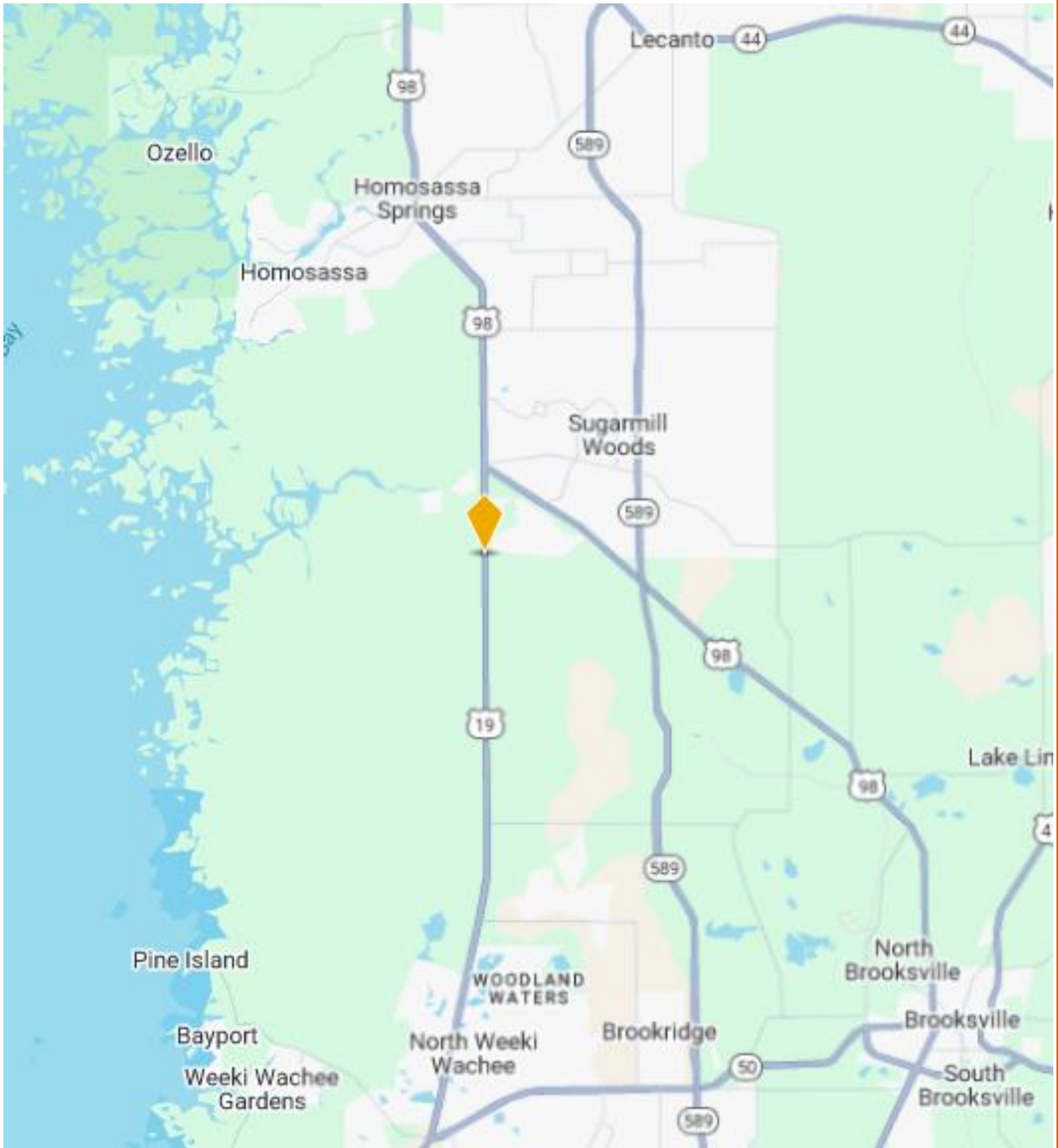


### Section 3: Location Overview



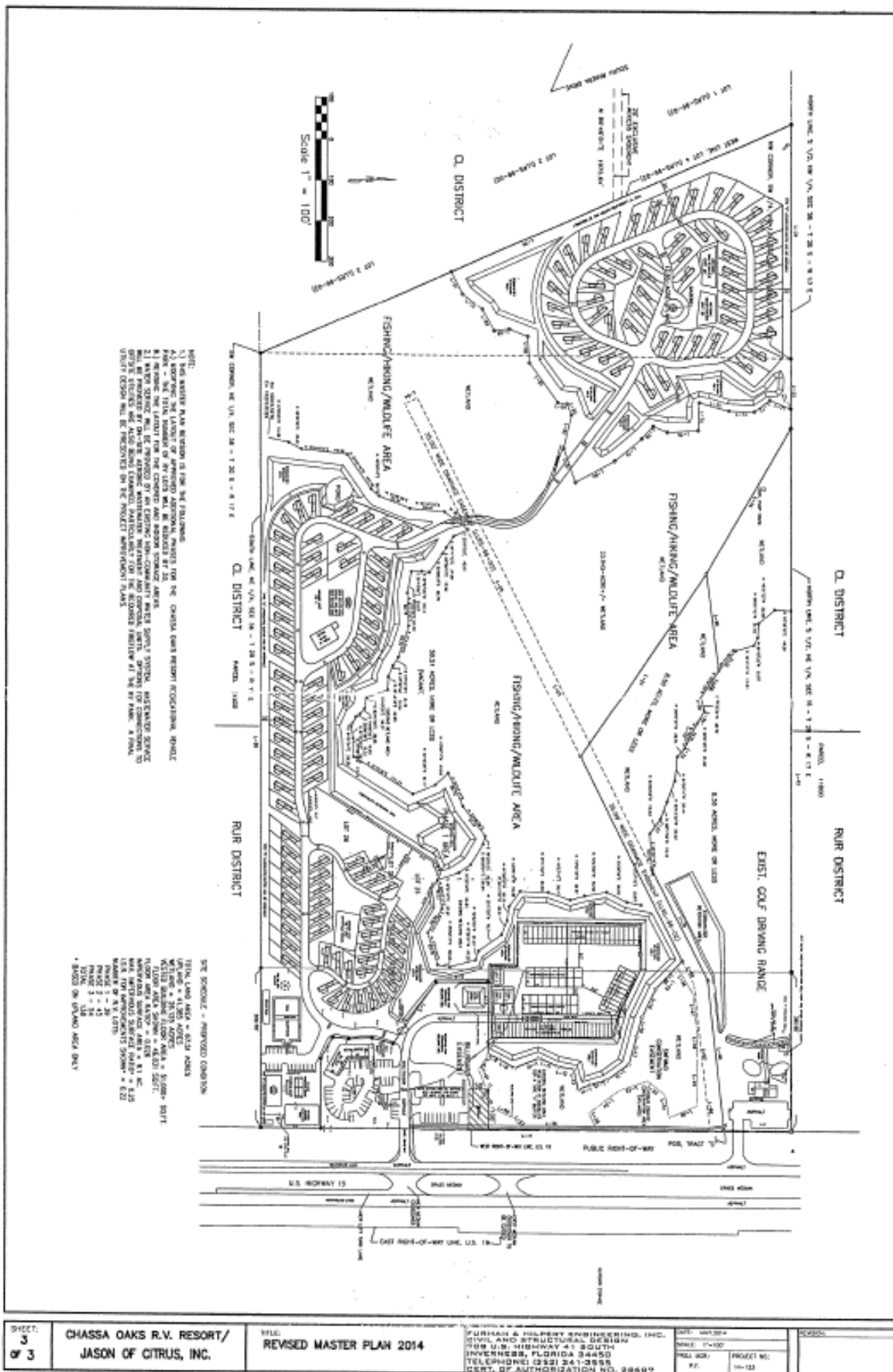
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### Section 3: Location Overview



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## Section 4: Property Photos





## Section 5: Property Comps

### Sale Comps Map & List Report



#### Sale Comparables Summary Statistics

Sale Attributes	Low	Average	Median	High
Sale Price	\$140,000	\$382,000	\$435,000	\$640,000
Sale Price Per SF	\$1	\$2	\$2	\$3
Cap Rate	4.0%	4.0%	4.0%	4.0%
Sale Price Per AC	\$46,729	\$68,779	\$77,957	\$112,113
Property Attributes	Low	Average	Median	High
Land Area AC	0.75 AC	5.87 AC	3.91 AC	14.49 AC
Land Area SF	32,670 SF	255,697 SF	170,537 SF	631,184 SF
Star Rating	☆☆☆☆ 0	☆☆☆☆ 1.3	☆☆☆☆ 2	☆☆☆☆ 2

Summary Statistics exclude For Sale and Under Contract listings

#### Sale Comps List

	Property Name Address	Type	Built/Renovated	Size (% Leased)	Sale Date	Price	Cap Rate
1	Sweetwater Plaza S Suncoast Blvd Homosassa, FL 34446	Land ☆☆☆☆	-	0.75 AC	12/30/2024	Not Disclosed	-
2	5621 S Suncoast Blvd Homosassa, FL 34446	Land ☆☆☆☆	-	1.64 AC	11/26/2024	\$140,000 (\$85,366.33/AC)	-
3	Vacant Commercial Land Opport... 3101 S Suncoast Blvd Homosassa, FL 34448	Land ☆☆☆☆	-	3.95 AC	7/31/2024	Not Disclosed	-
4	10325 S Suncoast Pky Homosassa, FL 34446	Land ☆☆☆☆	-	11.77 AC	6/21/2024	\$550,000 (\$46,728.99/AC)	-
5	226 S Suncoast Blvd, Crystal Riv... 208 S Suncoast Blvd Crystal River, FL 34429	Land	-	8.64 AC	3/21/2024	\$640,000 (\$74,074.07/AC)	4.00% Actual
6	US Highway 19 Homosassa, FL 34446	Land	-	3.88 AC	12/31/2023	\$435,000 (\$112,113.27/AC)	-
7	3314 S Suncoast Blvd Homosassa, FL 34448	Land ☆☆☆☆	-	14.49 AC	11/3/2023	Not Disclosed	-
8	5826 S Suncoast Blvd 5826 S Suncoast Blvd Homosassa, FL 34446	Land	-	1.86 AC	6/13/2023	\$145,000 (\$77,956.60/AC)	-

Sold	Land Comps	AC	Asking	Sold Price	Price Per AC	Zoning	Cleared land	Use
Jun-24	3101 S Suncoast Blvd Homosassa FL	3.95	\$439,000.00	\$415,000.00	\$105,063.29	GNC	No	
Nov-24	5621 S Suncoast Blvd Homosassa FL	1.64	\$150,000.00	\$140,000.00	\$85,365.85	MDR	No	Apartment Units, Car Wash, Commercial, Convenience Store, Day Care Center, MultiFamily, Retail
Mar-24	208 S Suncoast Blvd Homosassa	8.64	\$750,000.00	\$640,000.00	\$74,074.07	GNC	Yes	RV Storage Already paved
Nov-23	3314 S Suncoast Blvd Homosassa FL	14.49	\$850,000.00	\$575,000.00	\$39,682.54	CG	No	Industrial, Medical, Mixed Use, Office, Retail
Jun-23	5826 S Suncoast Blvd Homosassa FL	1.86	\$145,000.00	\$145,000.00	\$77,956.99	GNC,MDR	No	
Dec-23	9544 S Suncoast Blvd Homosassa FL	3.88	\$495,000.00	\$435,000.00	\$112,113.40	CG	No	RV Storage directly next to McDonalds
Dec-24	7781 S Suncoast Blvd Homosassa FL	0.75	\$350,000.00	\$350,000.00	\$466,666.67		Yes	Mixed Use, Office, Restaurant, Retail

Office (uses listed below)			
Government Facility	P	Dispatch/Communication Office	P

<sup>2</sup> Regional facilities not allowed within the Coastal High Hazard Area. See LDC Atlas for CHHA delineation  
 \*Wellfields greater than 100,000 gpd are subject to approval by the BCC.

Area Requirements:

Maximum Lot Coverage – 70%

Floor Area Ratio (non-residential uses only) – 1.0

**2418. RECREATION DISTRICT (REC)**

This category designates those areas, public and private, where outdoor recreation is the intended use. Recreational Vehicle Parks designed in conjunction with a recognized valid recreational land use are permissible.

**NOTE:** The uses noted may have additional requirements as outlined in this LDC.

<b><u>REC District</u></b>		<b><u>Key – Level of Review</u></b>	
		P = Permitted	
		C = Conditional Use	
		PUD = Planned Unit Development (Master Plan)	
Uses			
Residential (uses listed below)			
Single Family (subject to limitations)	P	Bed & Breakfast	C
Recreational (uses listed below)			
Passive Recreation	P	Campground	P
Golf Course	P	Hunting/Fishing Camp/Lodge	P
Playgrounds	P	Stables	P
Ballfields/Ball Courts	P	Shooting Range	C
Swimming Pools/Bathing Areas	P	Recreational Resort	P
Fishing Docks/Piers	P	Marina Facilities (subject to standards in Comprehensive Plan – Manatee Protection Element)	C
Boat Ramps (Excluding marina Facilities – subject to standards in Comprehensive Plan – Manatee Protection Element)	P		
Agricultural (uses listed below)			
Silviculture	P	Viticulture	P
Aquaculture	P		





## Section 6: Land Use

<b>Public Service/Utilities (uses listed below)</b>			
Communication/Transmission Towers	P	Wellfields (Greater than 100,000 gpd) <sup>2</sup>	C*
Utility Facilities (Waste & Wastewater) <sup>2</sup>	P	Wellfields (Less than or equal to 100,000 gpd) <sup>2</sup>	P
Maintenance Facilities	P		
<b>Office (uses listed below)</b>			
Government Facility	P		
<b>Neighborhood Commercial (uses listed below)</b>			
Health Club/Spa/Gym	P	Tackle/Bait Shop	P
Art Gallery/Museum	P	House of Worship	P
<b>Commercial (uses listed below)</b>			
Recreational Vehicle Park (limitations apply)	PUD	Golf Driving Range/Miniature Golf	P
Event Venue (with lodging)	PUD		

<sup>2</sup> Regional facilities not allowed within the Coastal High Hazard Area. See LDC Atlas for CHHA delineation.

\*Wellfields greater than 100,000 gpd are subject to approval by the BCC.

### Area Requirements:

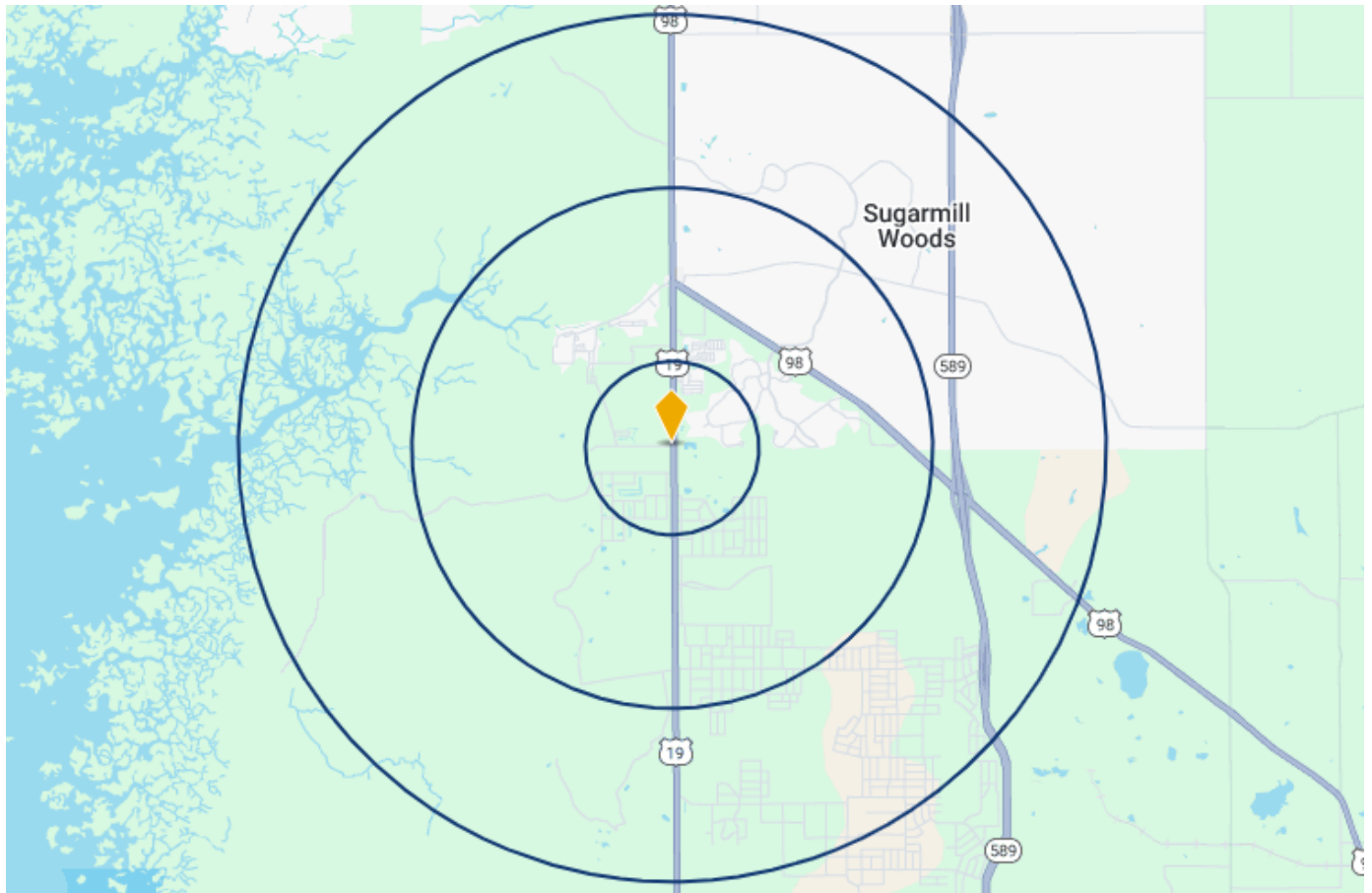
Maximum Lot Coverage – 25%

Floor Area Ratio (non-residential uses only) – 0.2



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## Section 7: Demographics



<b>Population</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
TOTAL POPULATION	1,385	9,236	18,496
MEDIAN AGE	66.3	64.2	61.1
<b>Households &amp; Income</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
TOTAL HOUSEHOLDS	685	4,301	8,371
# OF PERSONS/HH	2	2.1	2.2
AVERAGE HH INCOME	\$66,883	\$72,812	\$75,887
AVERAGE HOUSE VALUE	\$205,398	\$243,932	\$241,629

