



Colliers

24.95± Acres for Sale 2-Parcel Assemblage

785 & 935 N Independence Hwy
Inverness, FL 34453

\$1,200,000

Contact

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Accelerating success.

24.95± Acres | For Sale

Property Overview

Colliers is pleased to offer for sale a two-parcel assemblage totaling 24.95 ± Acres on US41 in Inverness, FL. This site situated in the path of growth for future development has excellent visibility boasting approximately 1,920 'of frontage along US HWY 41 (N Florida Ave). A majority of the parcel has a future land use of GNC (General Neighborhood Commercial) with the southern portion having LDR (Low Density Residential). The Seller will allow a reasonable time to entitle the site for a Buyers intended use. The area surrounding the subject parcel has a significant amount of permitting activity planned with an array of development types including commercial, industrial, and residential as illustrated by the future development map on the next page.

- Strong permitting activity in the immediate area
- Great visibility and access potential
- Nearly 2,000 feet of frontage on US Hwy 41

Address: 785 & 935 N Independence Hwy | Inverness, FL 34453

County: Citrus County

Site Area: 24.95± Acres

Curring Zoning: Parcel A | SF Res

Parcel B | Vacant Commercial

Future Land-Use: Parcel A | GNC - General Neighborhood Commercial

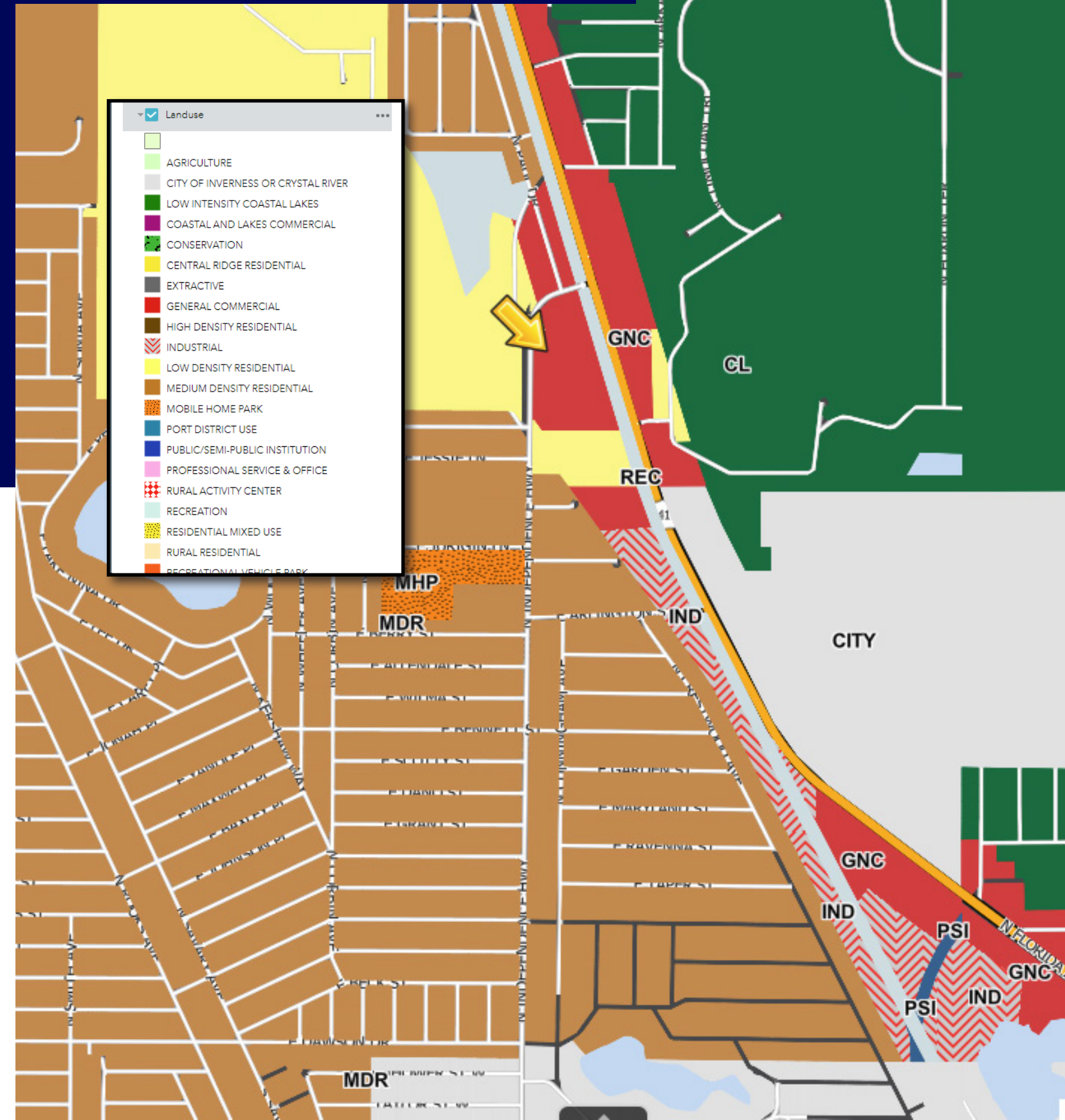
Parcel B | LDR - Low Density Residential

Parcel ID: Parcel A | 19E-18S-36-32300

Parcel B | 19E-18S-01-14330

























Asking Price: \$1,200,000

Future Land Use



Current Permitting

Current Permitting Activity

-  Subject Property
-  Independence Mini Storage
-  Solid Rock Christian Academy
-  Affordable Secure Storage West
-  Hernando Elementary School
-  US41 Bridge to Sportsman Point (Widening to 4-Lanes)
-  Inverness Natural Lagoon LLC -Early Permitting Stages
-  Wylde Palms Subdivision -Garden Street Communities - SF Development
-  Fitzgerald Tract - Mostly Likely SFD
-  HCA Florida Citrus Hospital
-  Inverness Primary School
-  Citrus High School
-  Heritage Veterinarian Clinc
-  Hampton Hills - Commercial Development
-  Hampton Hills - 41 Single Family Lots
-  Bayfront Health ER Expansion
-  Hernando Self Storage Facility - 24,750 BSF
-  Hernando Self Storage RV Site
-  Citrus Hills Storage, LLC
-  Affordable Secure Storage Citrus Hills (86K Sq Ft + 58K Sq Ft of covered parking)
-  Backyard RV & Self Storage
-  Davis Reserve - 100+ Single Family Lots
-  Davis Reserve Future Amenities - Pool + Restaurant
-  Forest Ridge Elementary School

