

**1449 North Lecanto Highway (CR 491)  
Citrus County, FL 34461**

**Parcel Reference: AK 3526672**

# **Ground Lease Opportunity**

**15 GNC Acres, Frontage: 1,013'**

**OUTPARCELS AVAILABLE**

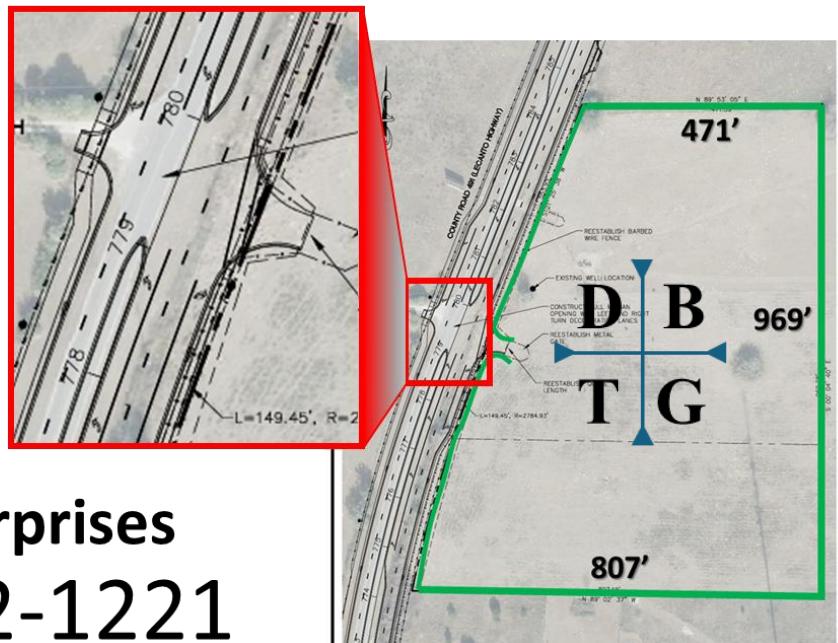
COMING SOON...

Approved/Designed

**Median Cut  
& Turn Lanes**

w/CR 491 Widening

*Includes Sidewalks  
and Utilities*



**DBTG Enterprises  
(352) 422-1221**

**PLEASE NOTE:** The information contained herein is for marketing, illustrative and discussion purposes only. All information has been obtained from public and private sources that DBTG believes to be reliable but whose accuracy and completeness have not been verified. All potential buyers should take appropriate measures to verify any pertinent information set forth herein.

The CR 491/CR 486 corridor is experiencing rapid retail development. Many stores are already opened and many other will open by the end of 2025. Traffic at the site is over 20,000 vehicles per day and increasing.



## DAILY TRAFFIC CONDITIONS

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

## PROPERTY HIGHLIGHTS

- 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



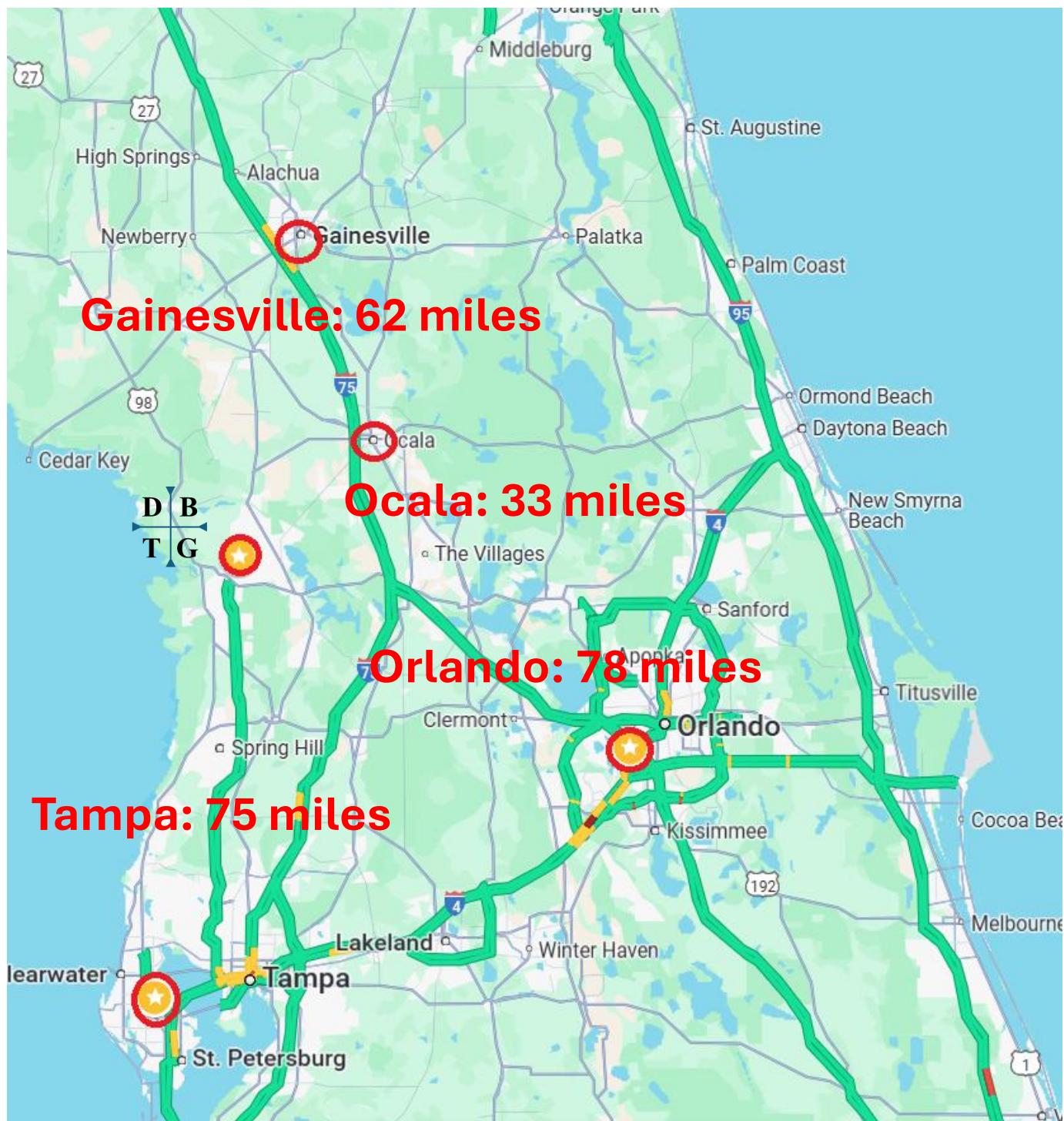
Conveniently located near several large and midsize markets:

**Tampa to Lecanto is 75 miles**

**Gainesville to Lecanto is 62 miles**

**Orlando to Lecanto is 78 miles**

**Ocala to Lecanto is 33 miles**



## SUNCOAST PARKWAY 2 (SR 589) (Turnpike System Facility)



January 7, 2022  
Information is preliminary and subject to change

Phase 3B, CR 495 to US 19  
Under Design

Phase 3A, CR 486 to CR 495  
Under Design  
Construction is funded in FY 2026

Phase 2, SR 44 to CR 486  
Under Design  
Construction is funded in FY 2023  
Planned Opening in FY 2026

Phase 1, US 98 to SR 44  
Under Construction  
Estimated completion in 2022 (first quarter)

**COMPLETED**

Notes:

- 1) State environmental impact report approved on 2/6/1998
- 2) Environmental Feasibility (reevaluation) 1/25/2013
- 3) Exhibit and dates are based on FDOT's tentative Five Year Work Program (FY 2023 - FY 2027)

PD&E STUDY APPROVED  
(1998)

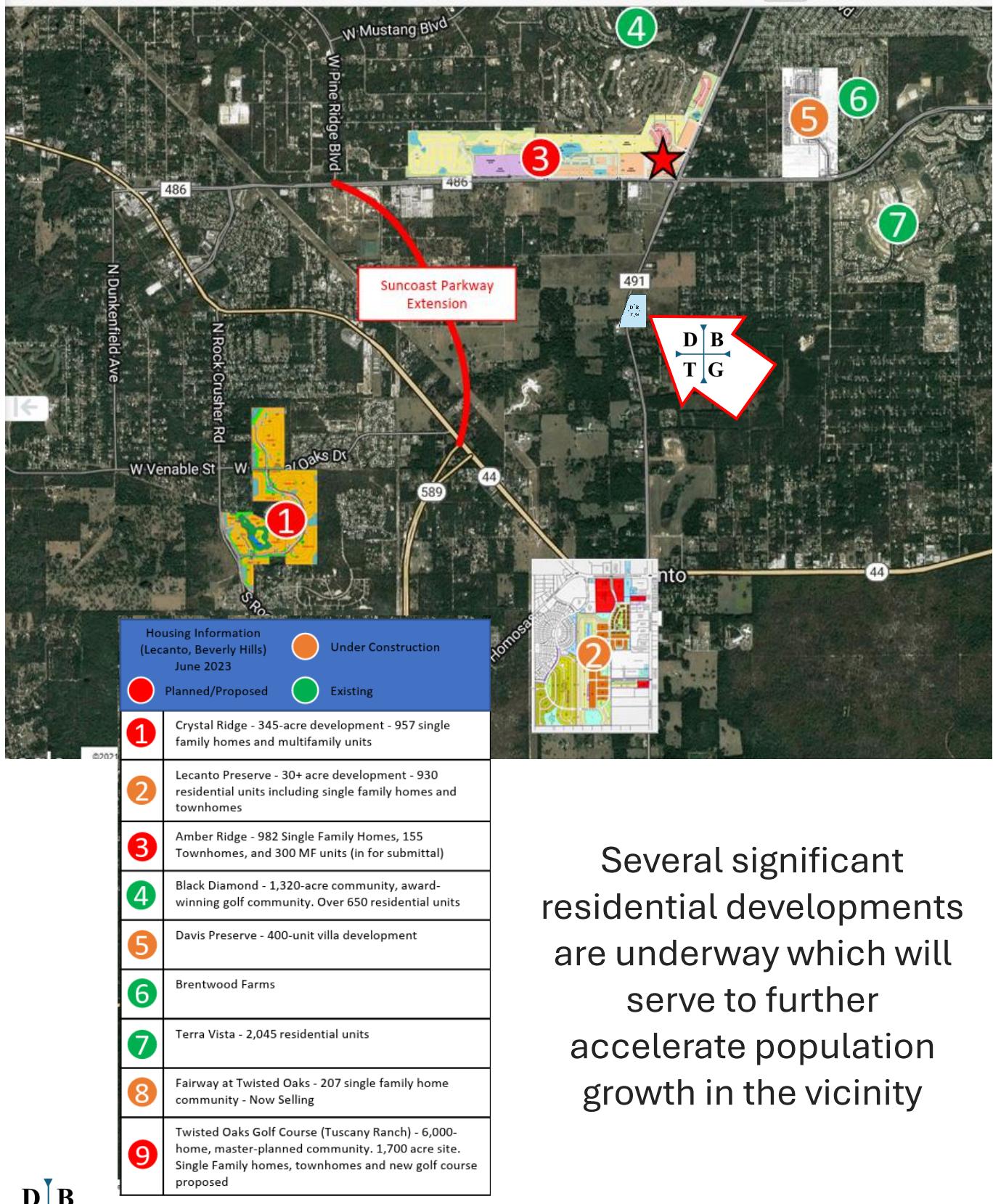
Citrus County is located on the northwest central coast of Florida. As of the 2020 census, the population was 153,843. It is part of the Homosassa Springs, Florida Metropolitan Statistical Area.

With the completion of Phase 1 of the Suncoast Parkway to SR 44 in 2022, Citrus County has experienced significant retail and residential growth. The CR 486/CR 491 corridor has rapidly developed in the last two years. The expected completion of Phase 2 of the Suncoast Parkway to CR 486 in 2026 will increase the attractiveness of this area to commuters. It is conveniently positioned on the Gulf Coast of Florida, 75 miles north of Tampa and 78 miles west of Orlando.



# Active Residential Developments Nearby

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# Population Demographics

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POPULATION	1 Mile	3 Miles	5 Miles	7 Miles	10 Miles
<b>2028 Projection</b>					
Total Population	1,059	21,616	47,253	73,506	113,157
<b>2023 Estimate</b>					
Total Population	1,008	20,371	44,684	69,251	107,055
<b>2020 Census</b>					
Total Population	1,013	20,378	44,474	68,668	106,078
<b>2010 Census</b>					
Total Population	896	17,316	38,812	61,077	96,263
<b>Daytime Population</b>					
2023 Estimate	1,134	16,180	38,553	67,653	104,901
HOUSEHOLDS	1 Mile	3 Miles	5 Miles	7 Miles	10 Miles
<b>2028 Projection</b>					
Total Households	422	10,069	21,764	33,468	51,321
<b>2023 Estimate</b>					
Total Households	401	9,415	20,460	31,394	48,369
Average (Mean) Household Size	2.2	2.0	2.1	2.1	2.2
<b>2010 Census</b>					
Total Households	388	9,056	19,723	30,198	46,684
<b>2010 Census</b>					
Total Households	361	7,973	17,354	26,952	42,287
<b>Occupied Units</b>					
2028 Projection	459	11,167	24,211	37,897	59,324
2023 Estimate	438	10,540	22,939	35,822	56,367
HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles	7 Miles	10 Miles
<b>2023 Estimate</b>					
\$150,000 or More	10.2%	7.2%	7.5%	6.8%	6.0%
\$100,000-\$149,999	15.3%	11.8%	12.1%	11.3%	10.3%
\$75,000-\$99,999	13.8%	10.0%	11.0%	10.9%	10.8%
\$50,000-\$74,999	19.1%	17.8%	18.5%	18.3%	18.0%
\$35,000-\$49,999	13.3%	13.6%	13.7%	13.6%	13.6%
Under \$35,000	28.4%	39.7%	37.1%	39.0%	41.2%
Average Household Income	\$83,503	\$69,663	\$71,803	\$68,210	\$64,397
Median Household Income	\$60,533	\$45,076	\$48,710	\$46,175	\$43,576
Per Capita Income	\$33,522	\$32,846	\$33,311	\$31,281	\$29,435

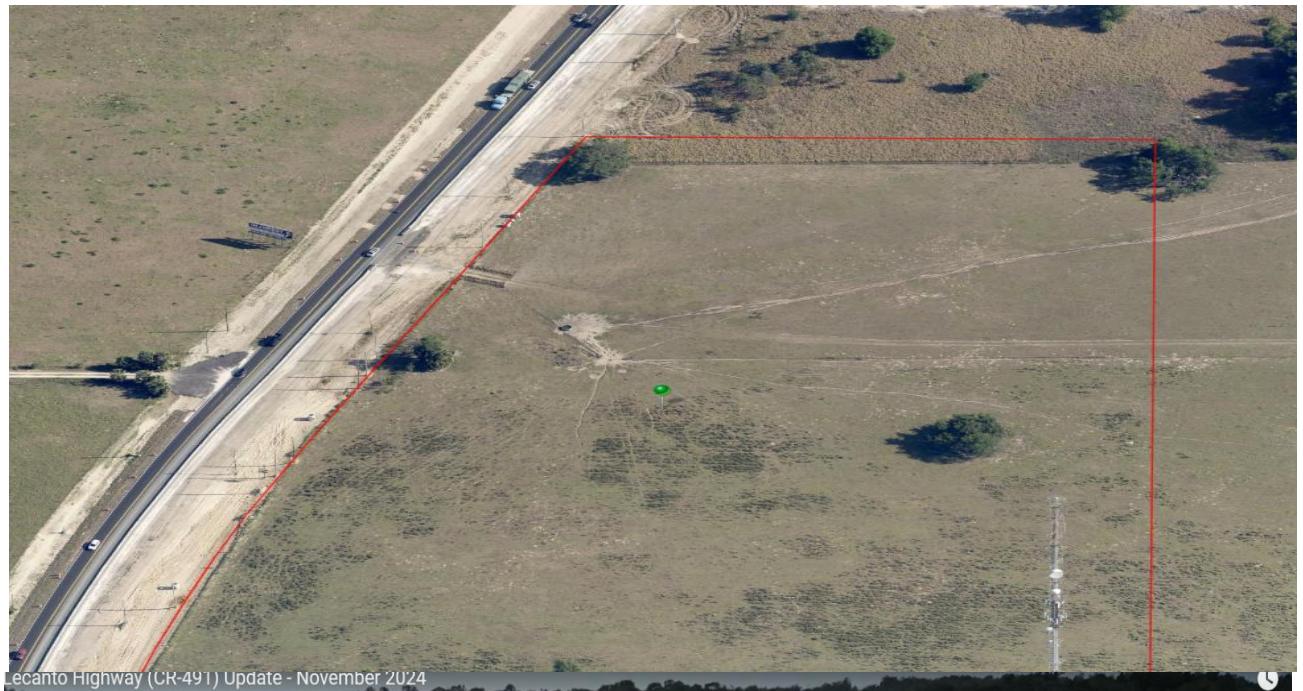
**2024 Update:** “Growth Stronger Than Previously Projected”

## 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

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The road widening and median cut are progressing with an anticipated completion date of late 2025. The DBTG parcel is currently clear and remains accessible for development.



Lecanto Highway (CR-491) Update - November 2024



A preview of the four lanes for CR 491. There will be a traffic signal at the intersection in the foreground and a median cut at the DBTG parcel in the background where the billboard on the right side can be seen.

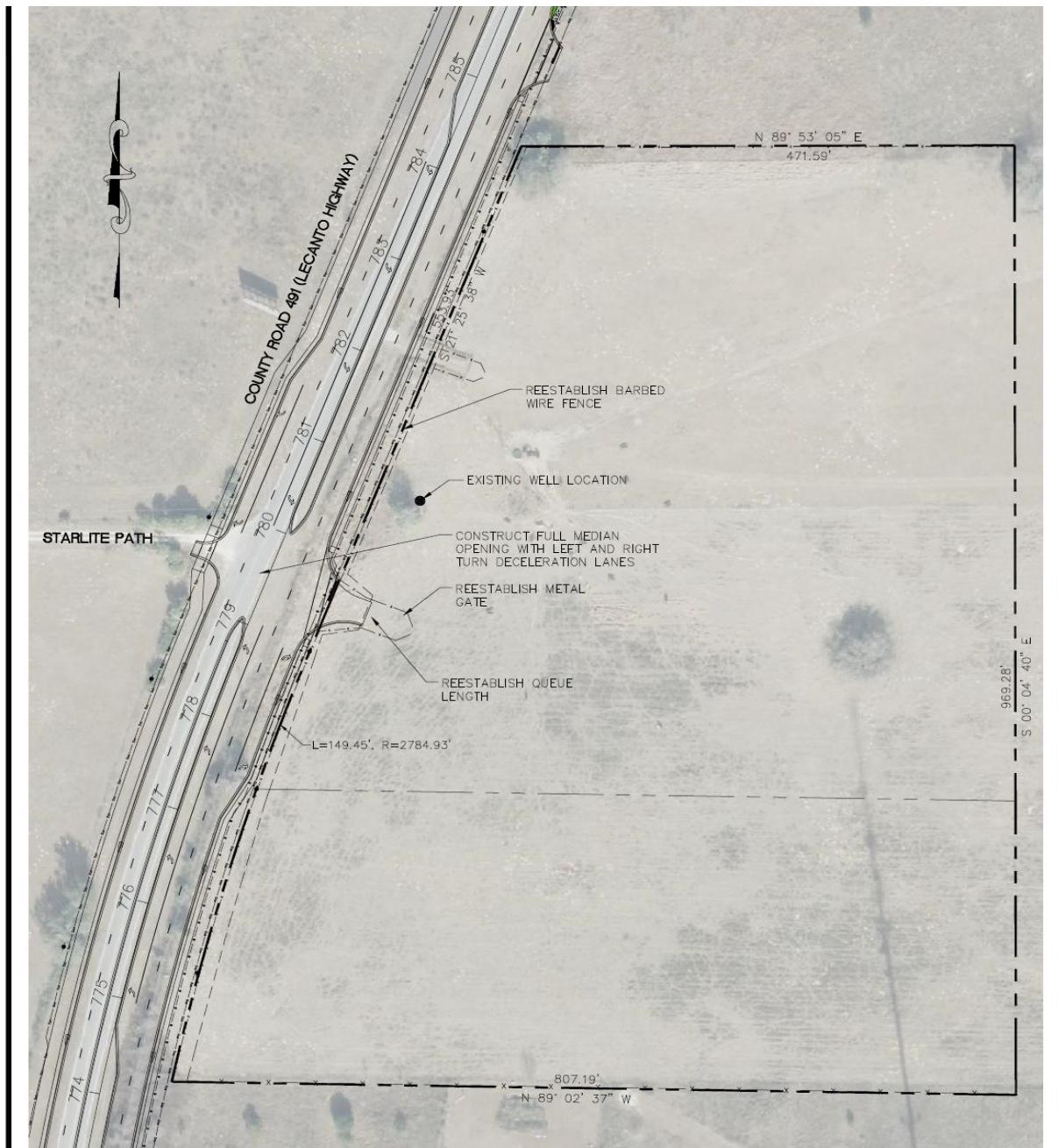




# Preliminary Design of The Median Cut At Starlite Path

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There are dedicated right and left hand turn lanes at the median. The intersection is eligible for a traffic signal when the cross- traffic volume warrants it. There is 1,013 feet of 5' wide sidewalk along the entire front of the parcel.

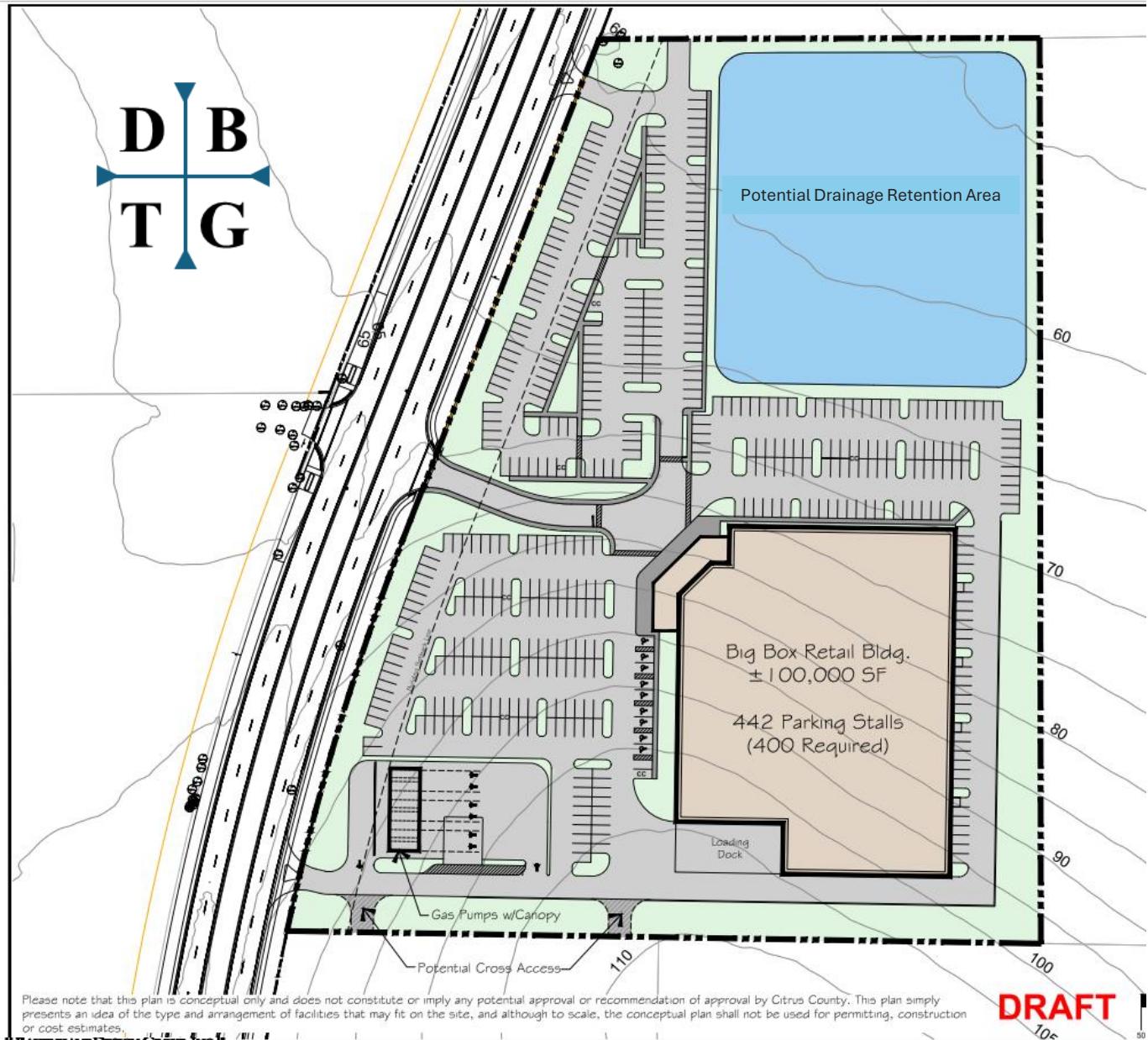


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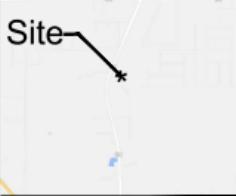
# Sample Site Rendering

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Illustrative “Big Box” Retail Layout, Alternative w/ “Out Lots” Available



RAEHNKAMP DESIGN GROUP, INC.  
Development Services • Civil Engineering  
Landscape Architecture • Land Use Planning  
(continued)  
2015 S. MacDill Avenue  
Tampa, Florida 33609  
Phone (813) 635-4022 • [www.rdginc.com](http://www.rdginc.com)



## DBTG Enterprises

1449 North Lecanto Highway (CR 491), Citrus County, Florida  
Parcel Nos.: 3002 & 3004

Client:

Mr. W. Campbell McLean  
Gray, Robinson, P.A.  
401 E. Jackson Street, Suite 2700  
Tampa, Florida 33602

Mr. Kent Hipp  
Gray, Robinson, P.A.  
301 East Pine Street, Suite 1400  
Orlando, Florida 32801

Future Conditions Concept w/o Median Opening

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