

## 10458 us Hwy 41 Dunnellon, FL

10458 Florida, Dunnellon, FL 34434



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# 10458 us Hwy 41 Dunnellon, FL

\$199,000

1.78 acres of prime development on U.S. 41 in Citrus Springs, FL. Poised to benefit from the already underway lane expansion of U.S. Hwy. 41 in the near future, this choice Commercial/PSO parcel is only a block north of the main intersection/entrance to Citrus Springs. Adjacent to the fully leased medical plaza and two doors down from a larger medical center owned by HCA-Citrus Hospital + a bank. Located across...

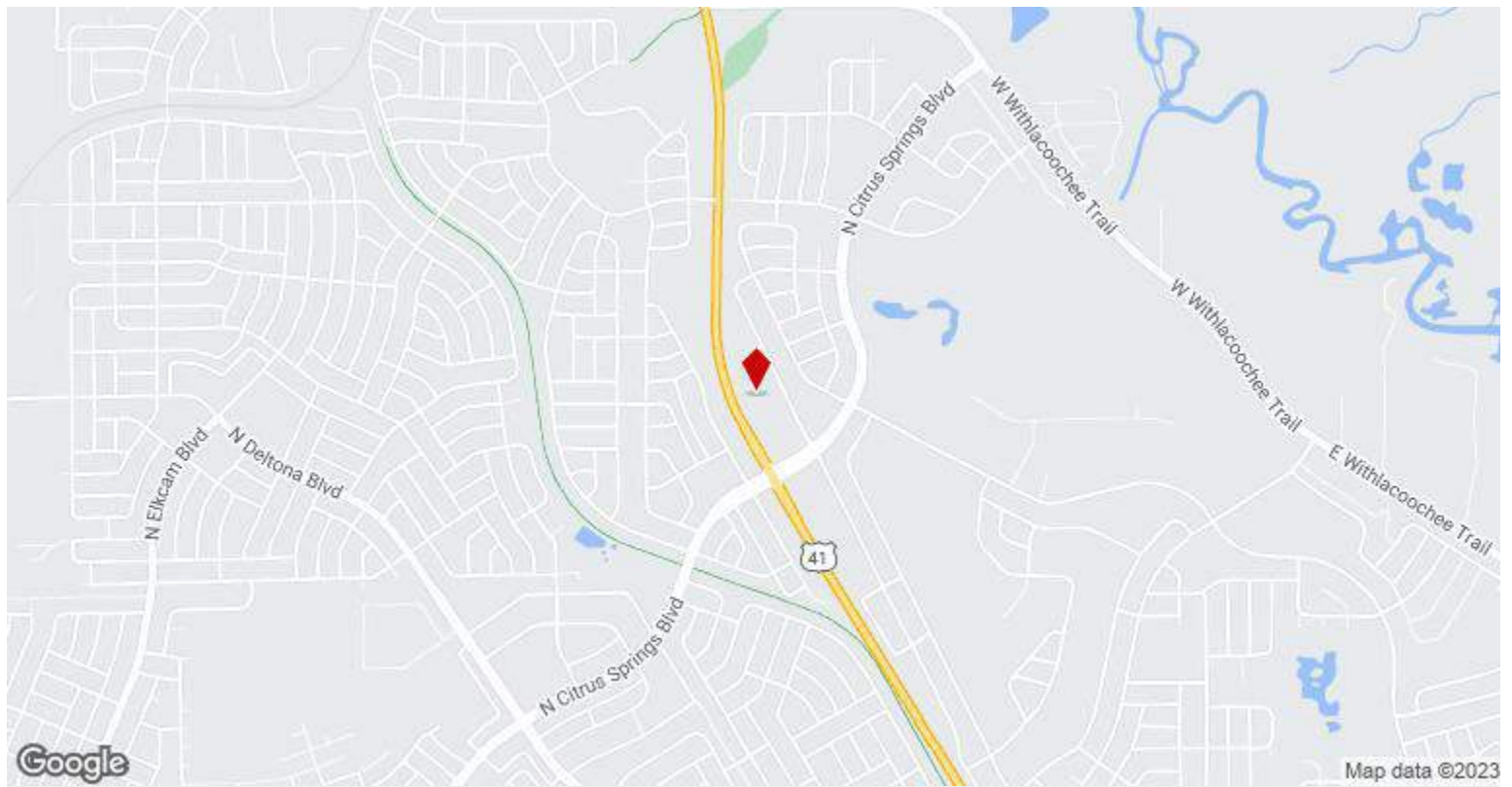
Prime Development Opportunity! 1.78 acre commercial/professional parcel on major State Hwy. connecting Citrus County to Ocala.. 32,000 lot mega-community of Citrus Springs is directly across Hwy & slated for 4-lane expansion in near future!...

- Location, Location, Location! So easy to get to Ocala OR any part of Citrus County! Levy county is close by, as well!



Price:	\$199,000
Property Type:	Land
Property Subtype:	Commercial
Proposed Use:	Commercial
Sale Type:	Investment or Owner User
Total Lot Size:	1.78 AC
No. Lots:	1
Zoning Description:	Commercial/PSO
APN / Parcel ID:	18E17S100270 13150 007





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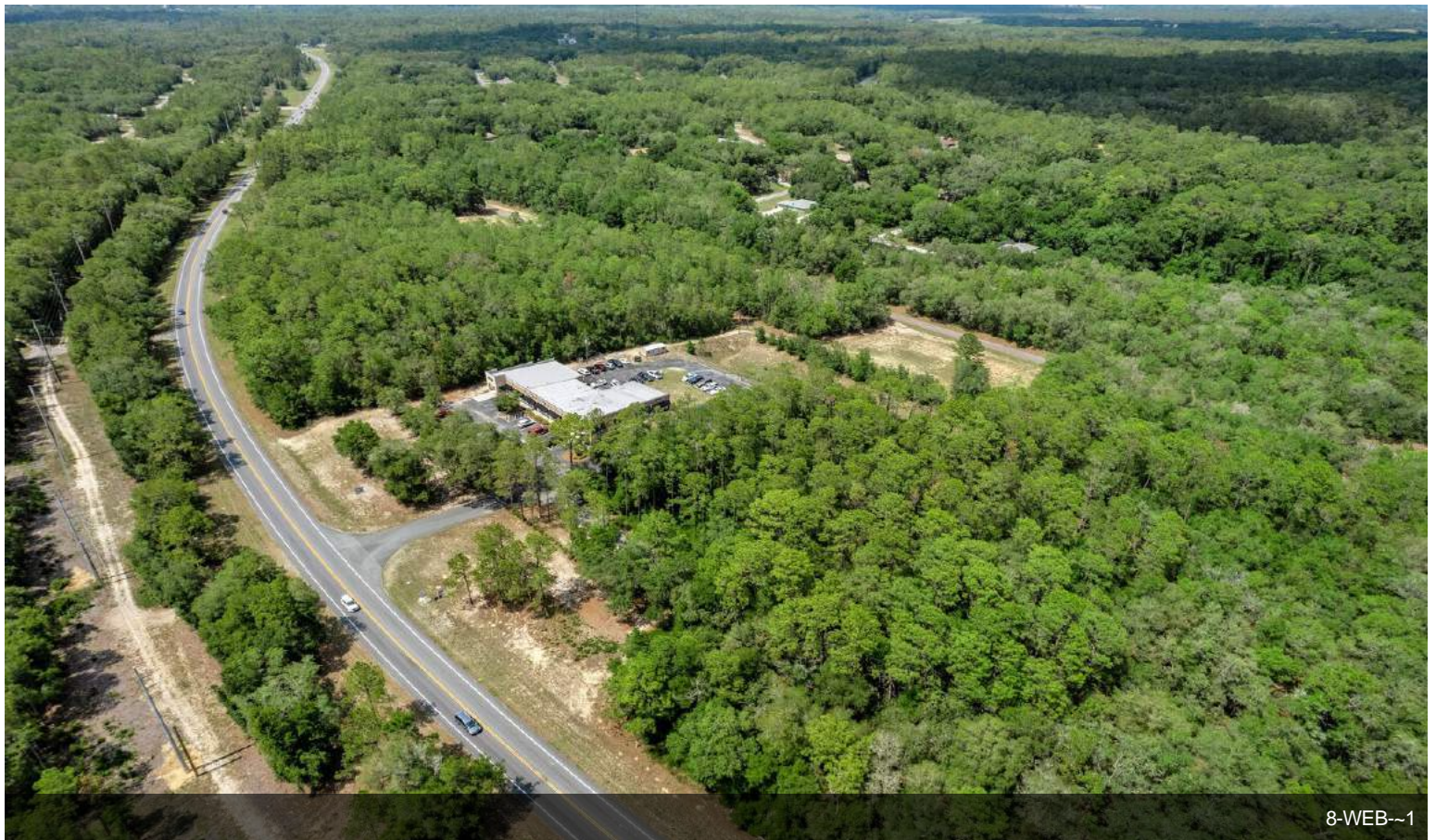


## Property Photos



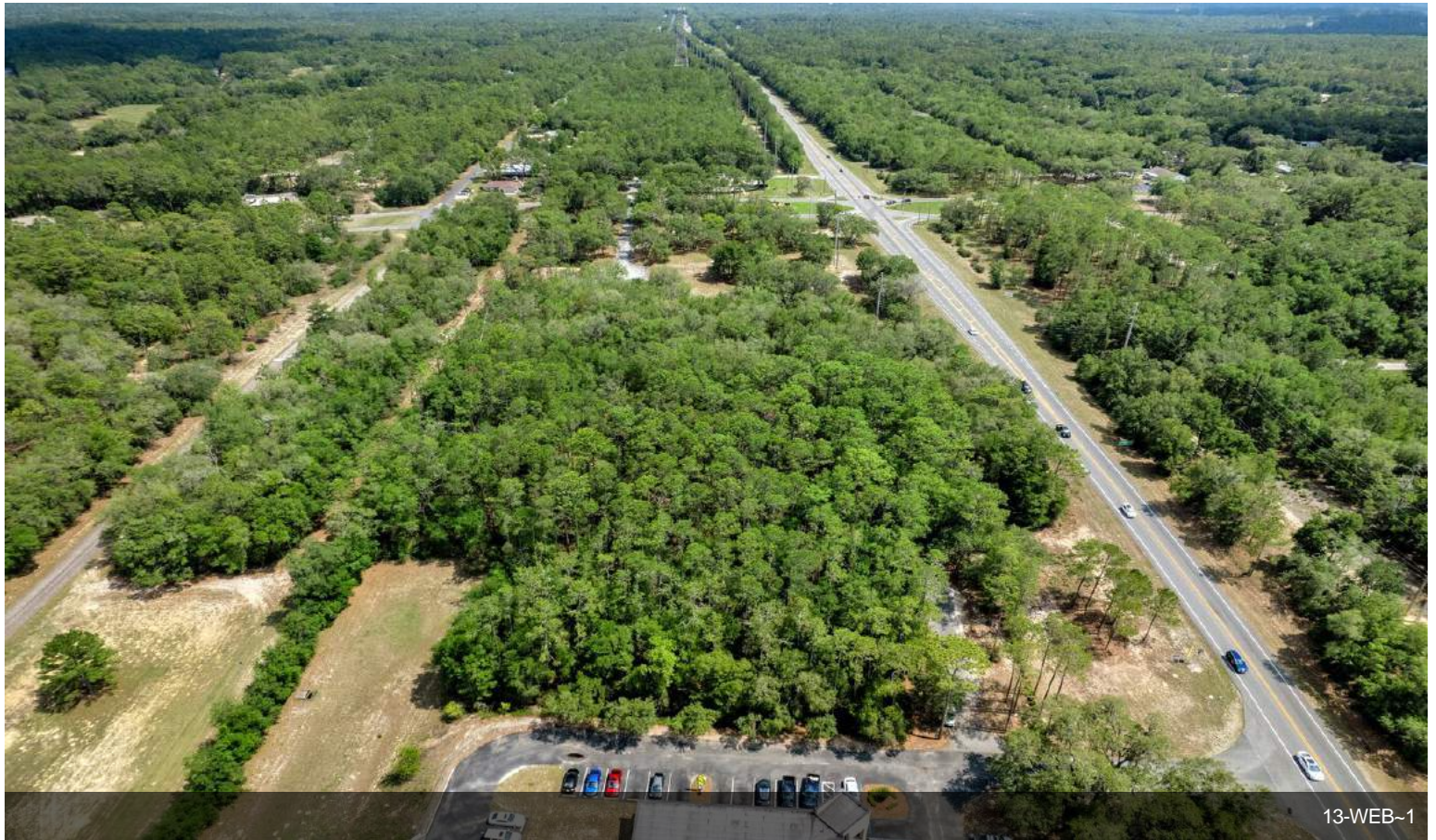
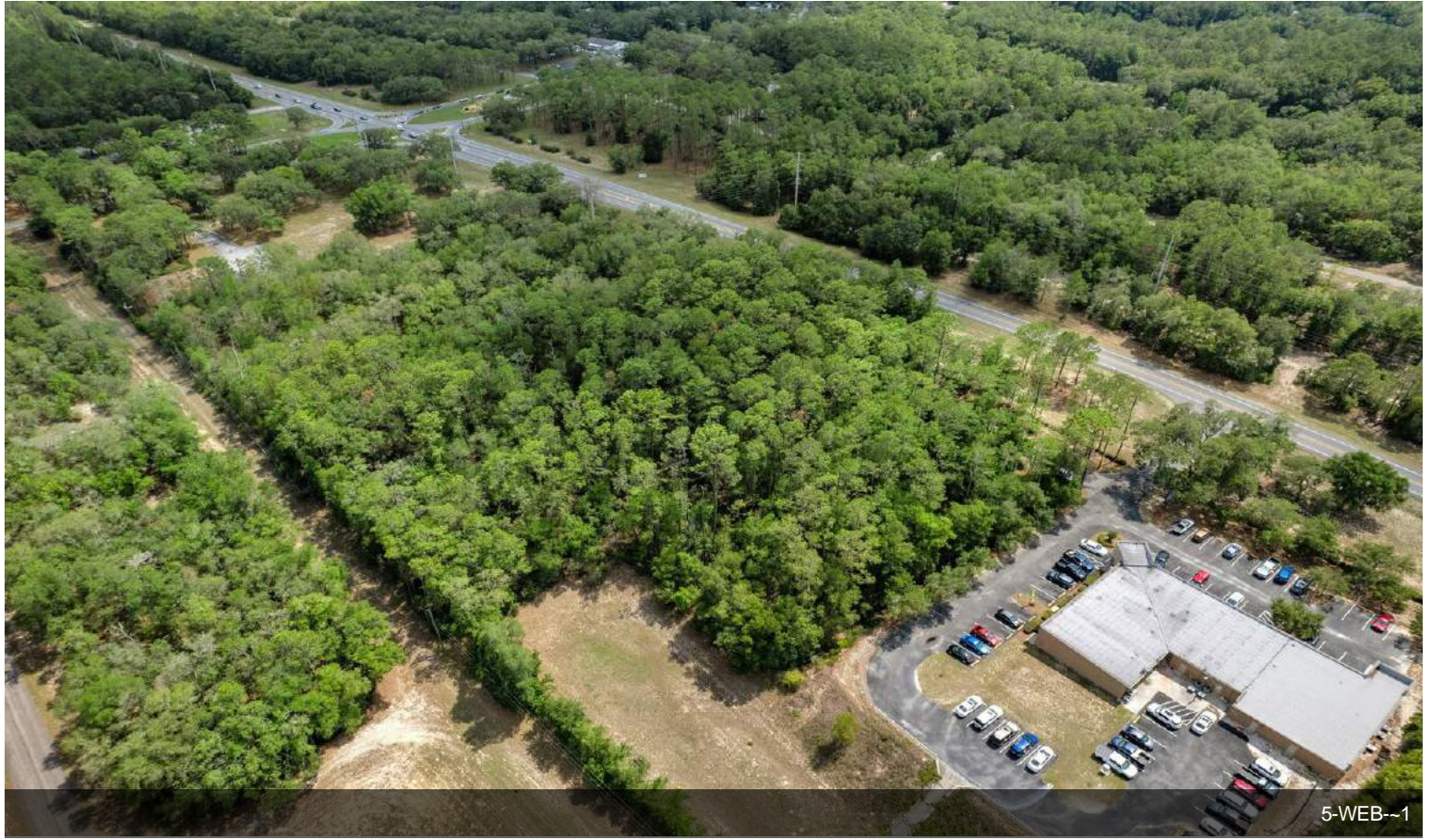


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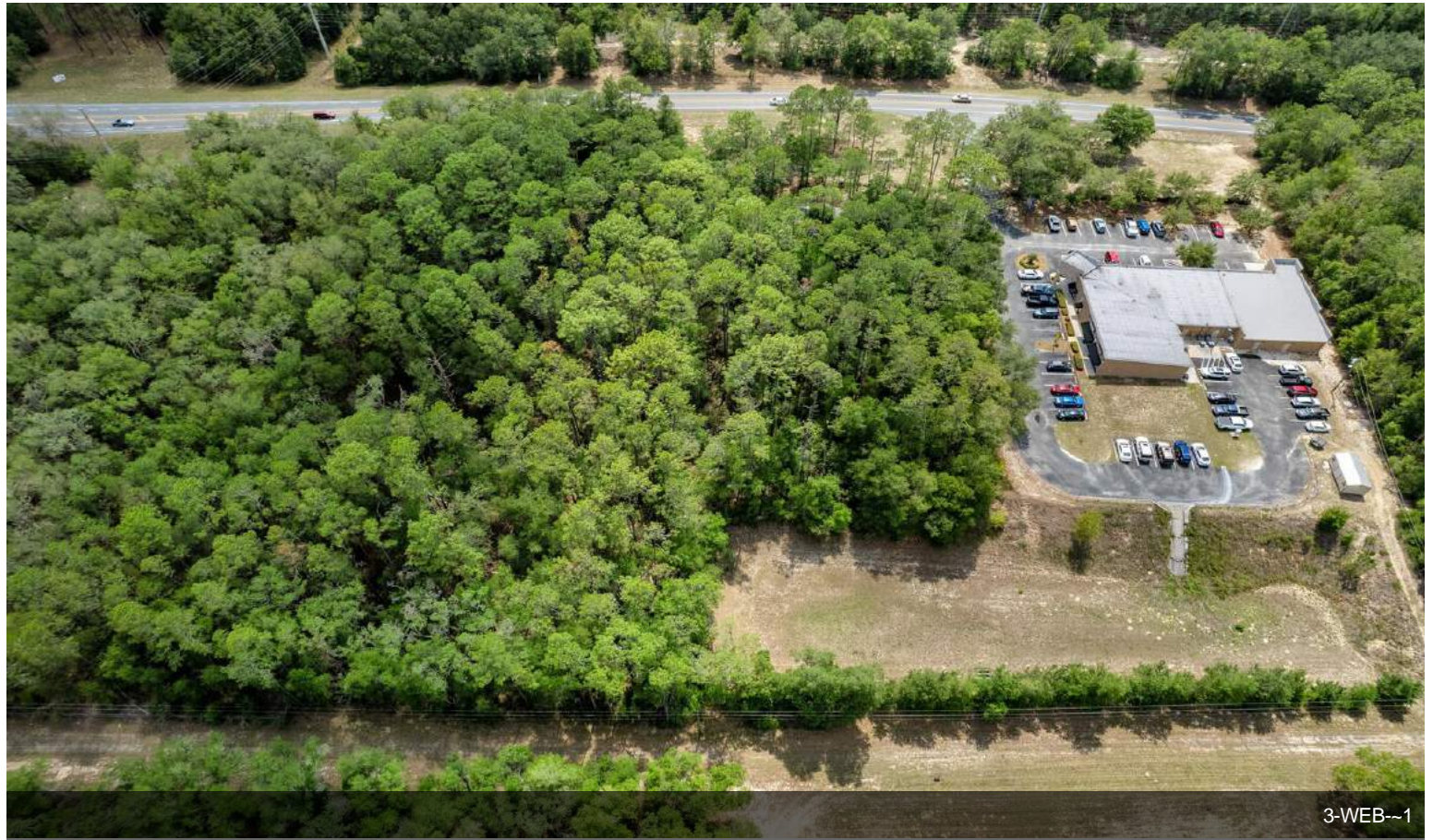


## Property Photos





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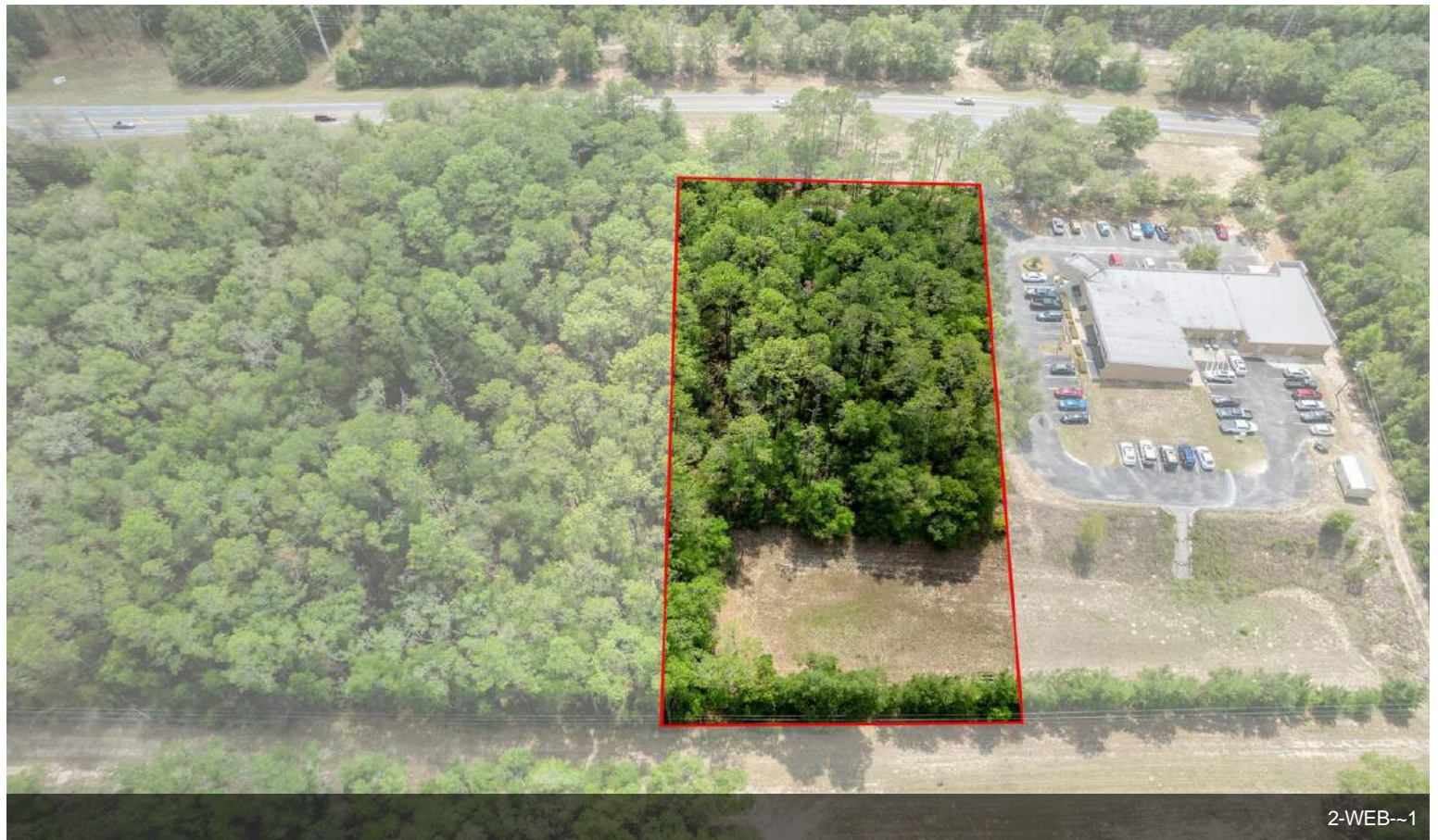
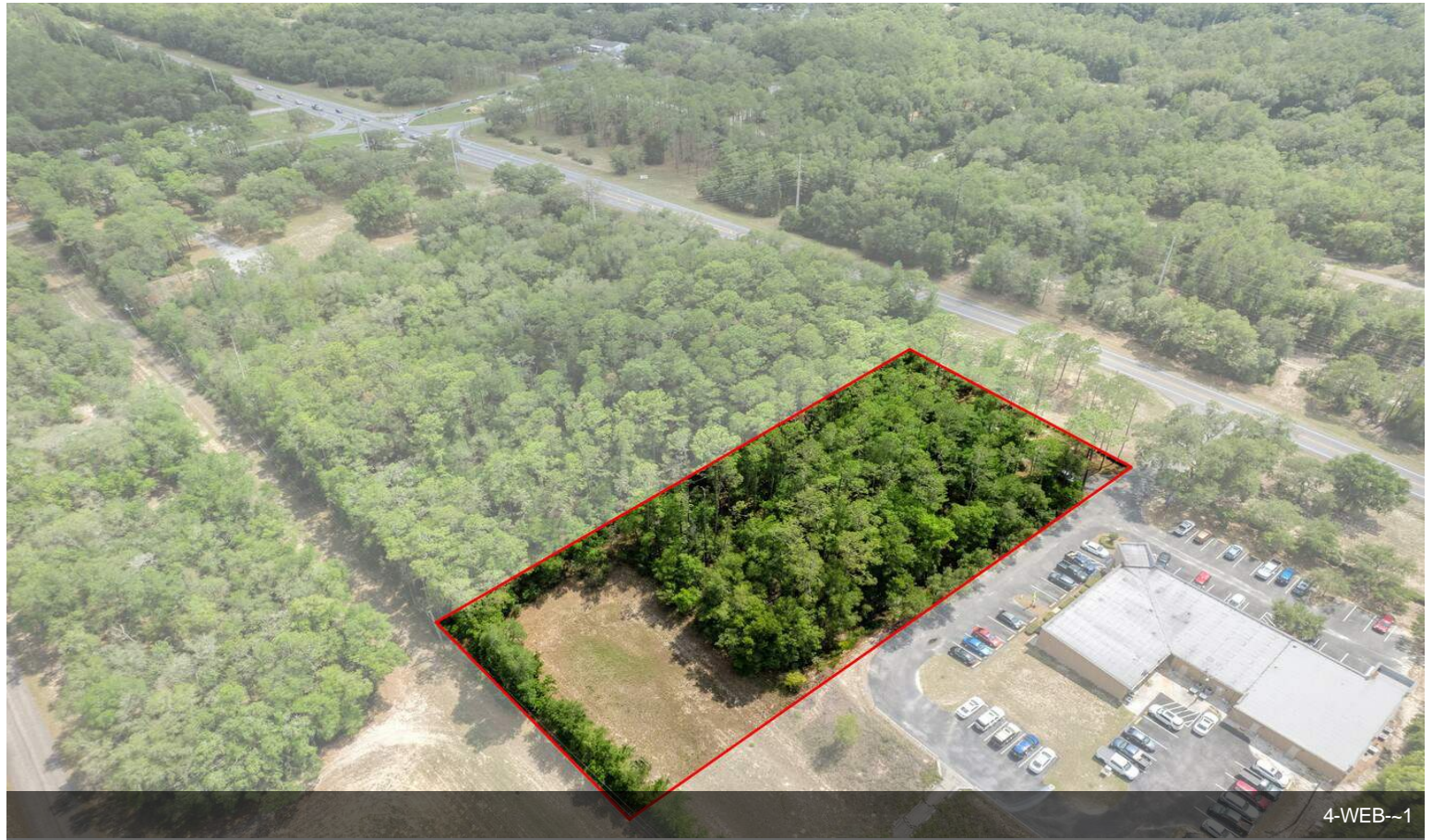
3-WEB--1



Citrus Springs Entrance directly across..



## Property Photos





## Property Photos



Citrus Springs Golf & CC is a Public Golf Course



Citrus Springs Golf



## Property Photos



Golf YEAR-ROUND!



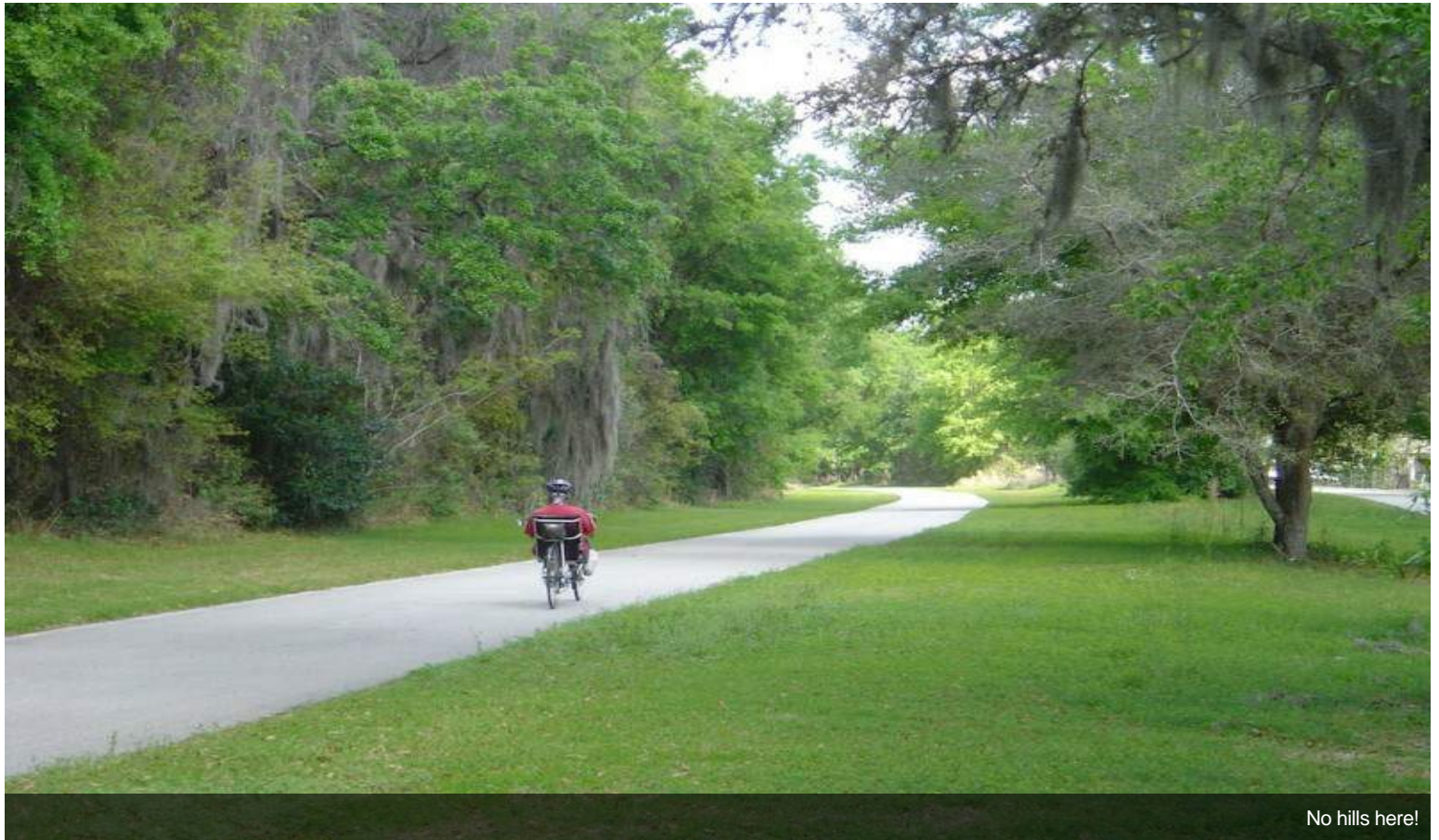
Citrus Springs Second Entrance 2



## Property Photos



The scenic Withlacoochee State Trail



No hills here!



## Property Photos



Withlacoochee State Trail Entry Point: one of many!



Walk the Withlacoochee Trail...



## Property Photos

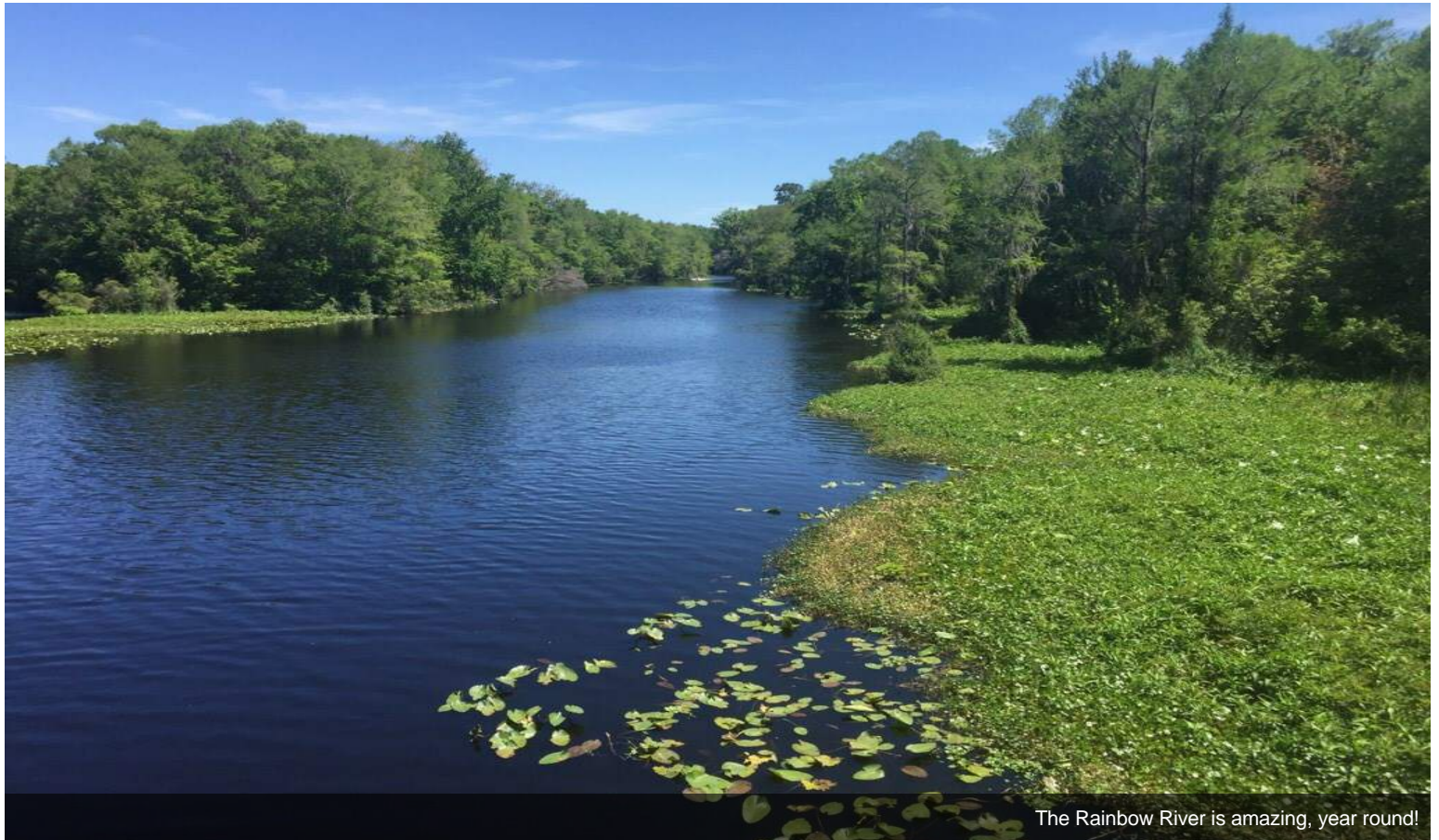




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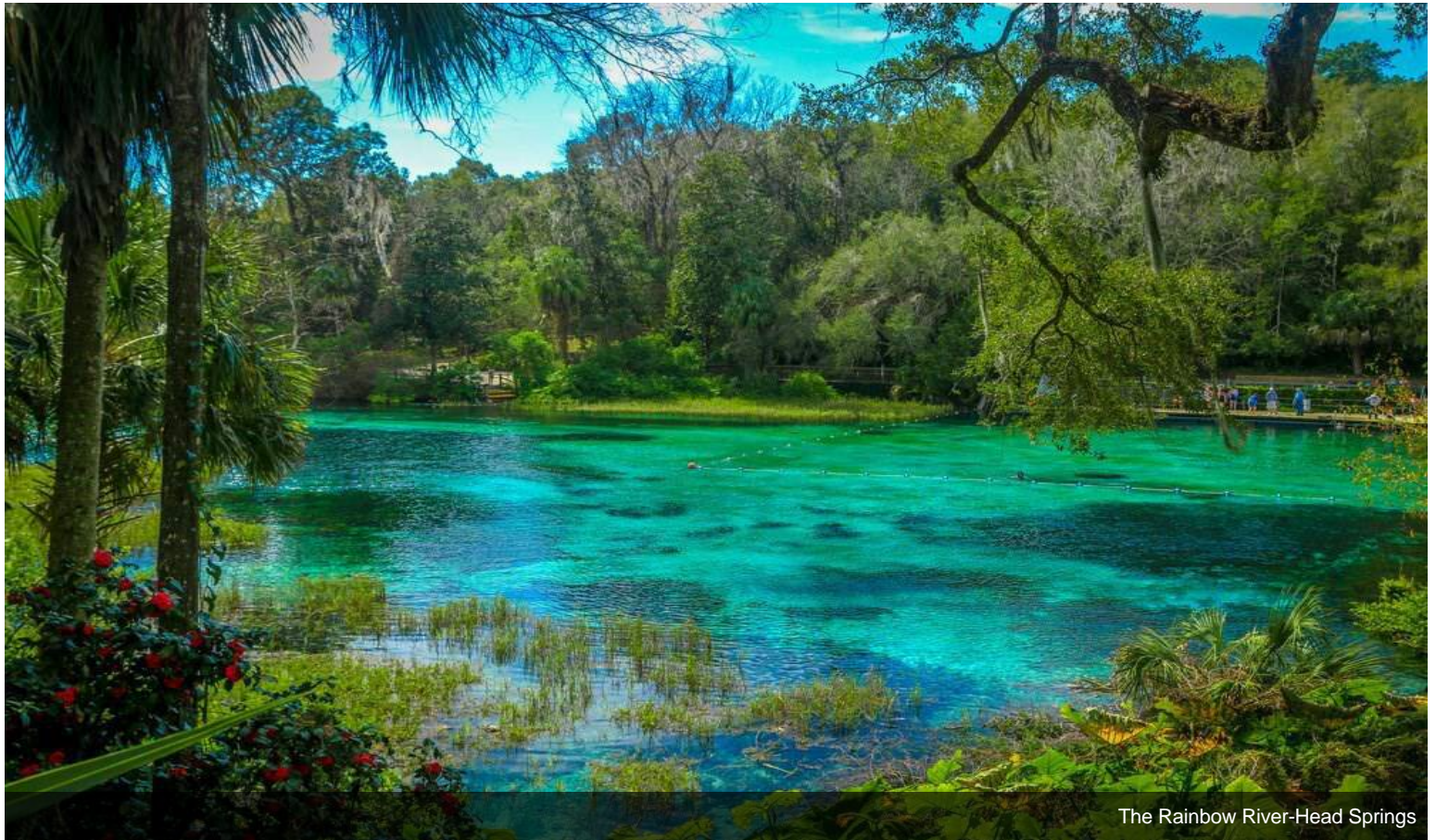
Kayaking on the Withlacoochie River: it flows into the Rainbow River.. or vice-versa?



The Rainbow River is amazing, year round!



## Property Photos





## Property Photos



Cool- Glass-bottomed Kayak



KP Hole Launch & Swim Site on the Rainbow River



## Property Photos



Hiistoric Downtown Dunnellon - Antique & Art heaven!



The famous Ocala Horse Sculptures- Downtown Ocala



## Property Photos



World Equestrian Center, NW Ocala: 17 min.!



SW Ocala: Big-Box Stores-Dining,Malls-Theater: 20 min.



## Property Photos



Paddock Mall- thriving in SW Ocala



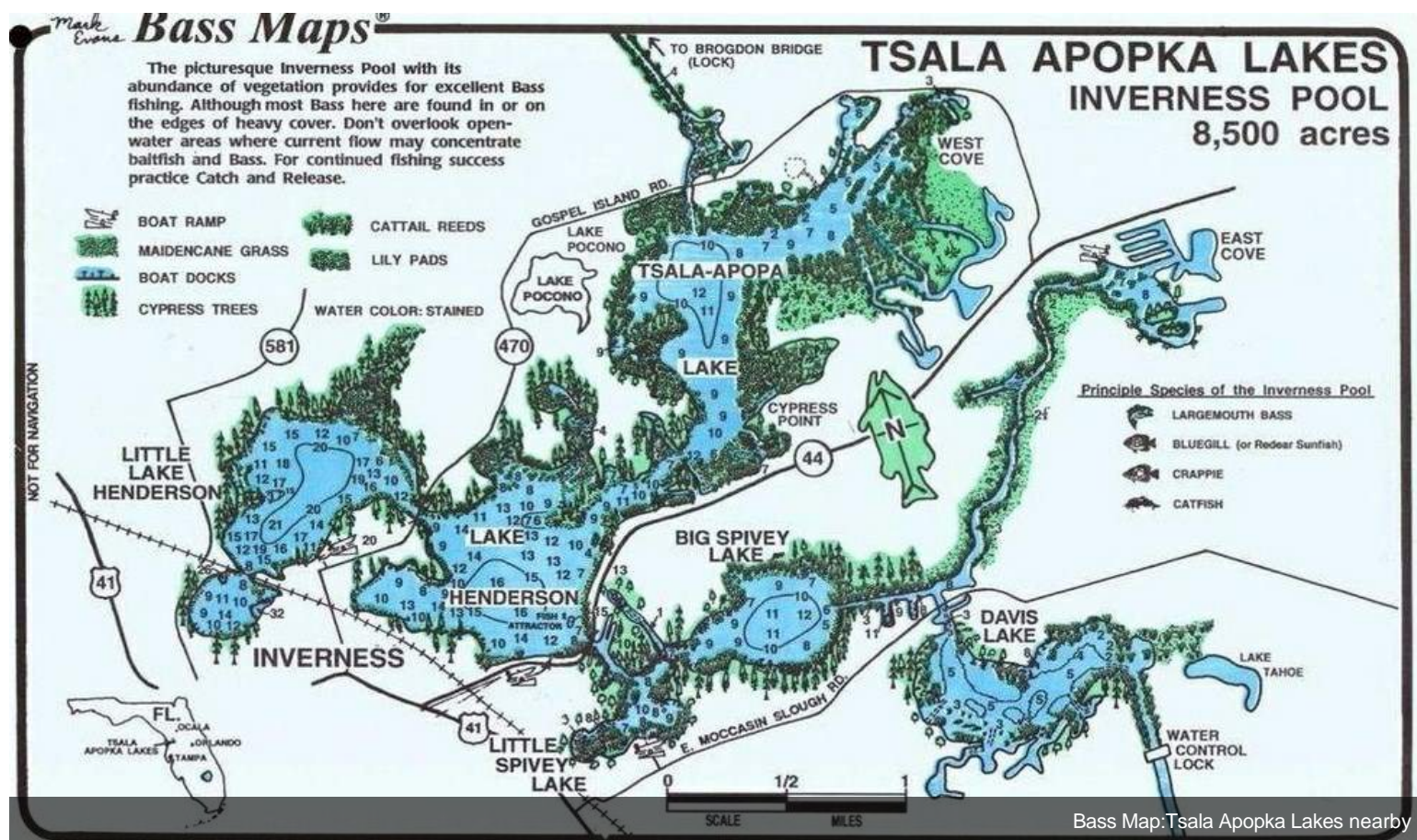
Downtown Inverness: Citrus County Govt.Seat:1 5 min.



## Property Photos



Bustling downtown Inverness





## Property Photos



Hernando Lake-Great Bass Fishing!



Kings Bay, Crystal River: only 20 min.!