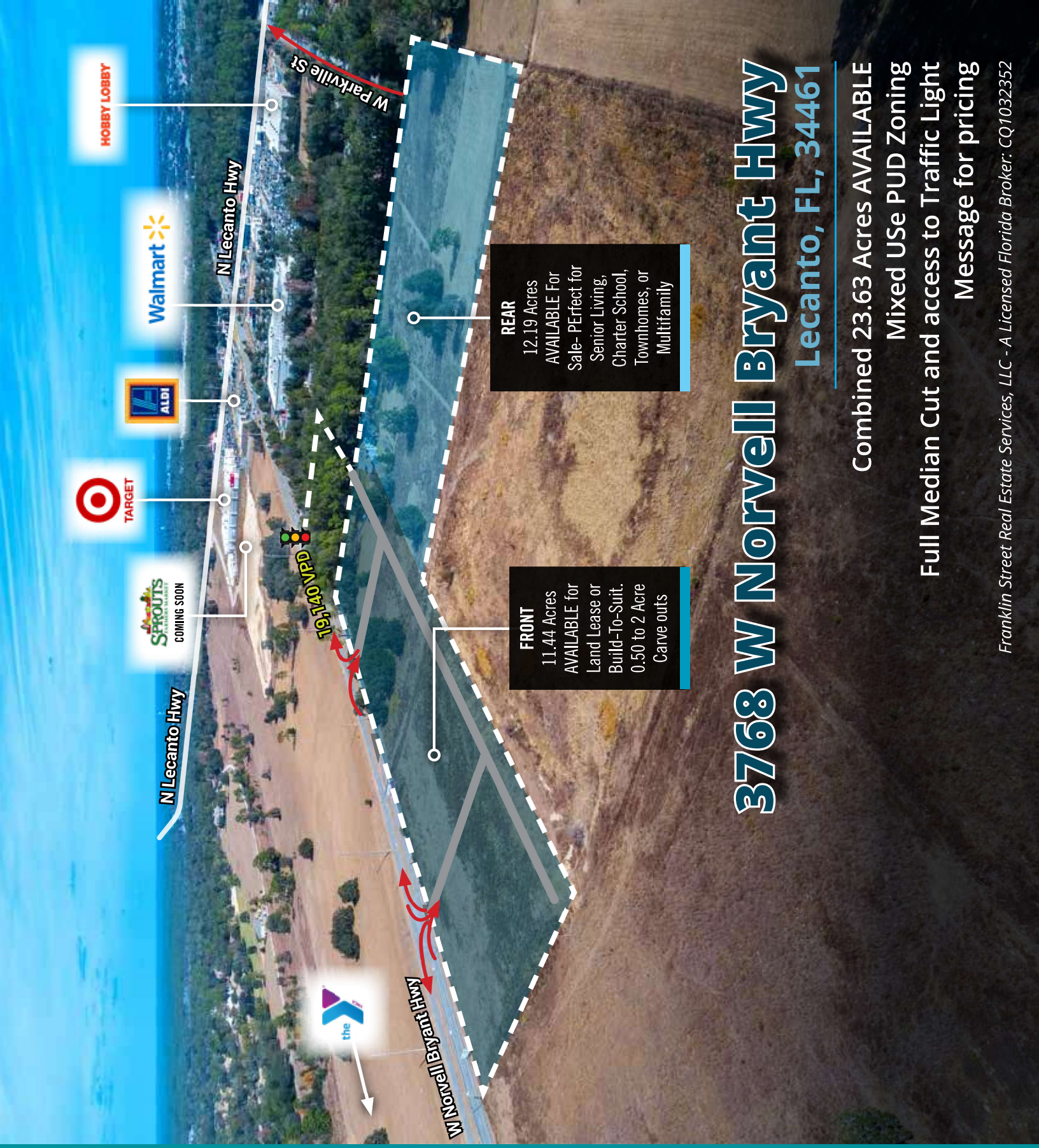




3768 W Norvell Bryant Hwy

Lecanto, FL, 34461

Combined 23.63 Acres AVAILABLE
Mixed Use PUD Zoning
Full Median Cut and access to Traffic Light
Message for pricing

REAR

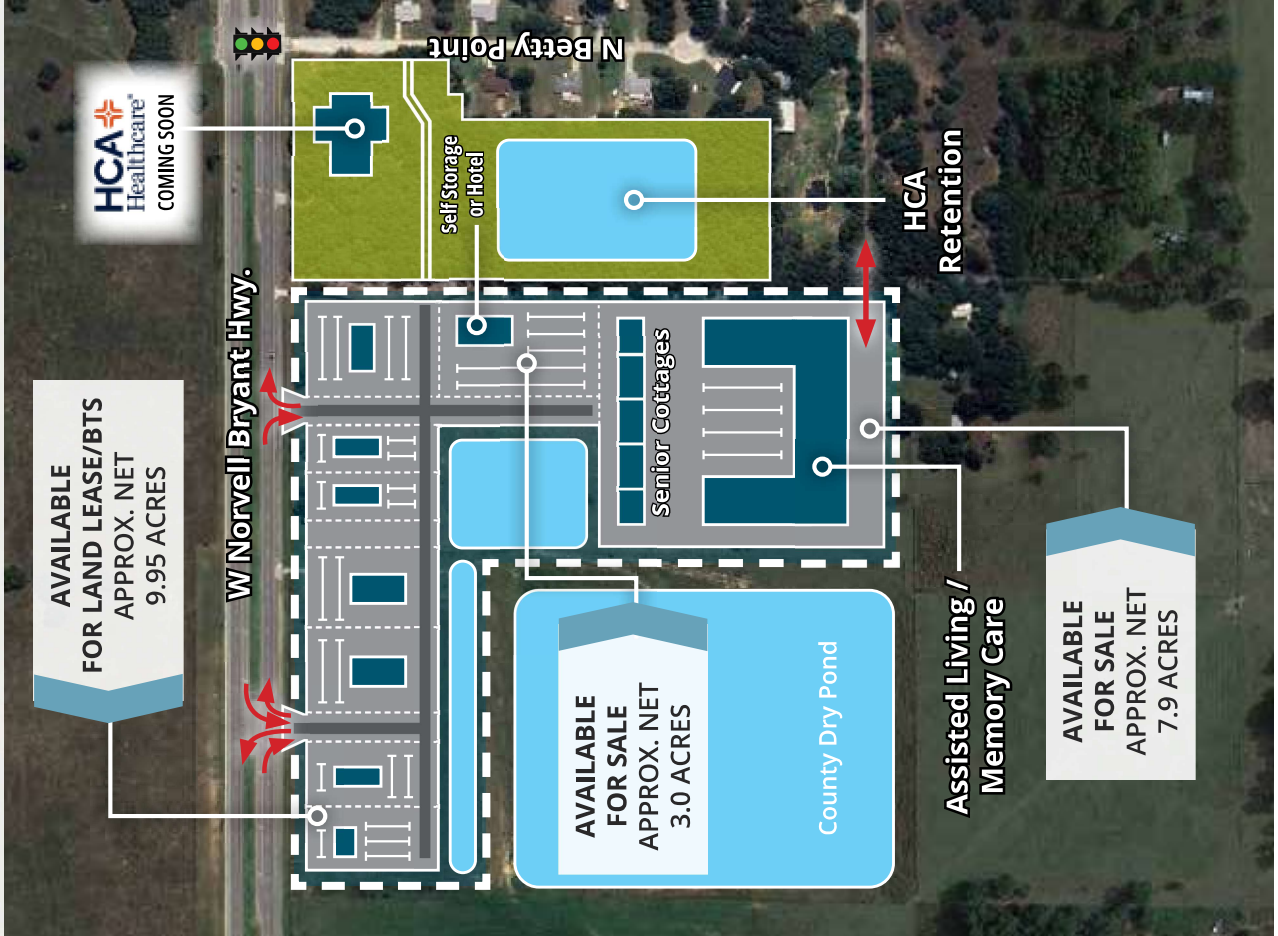
12.19 Acres
AVAILABLE For
Sale- Perfect for
Senior Living,
Charter School,
Townhomes, or
Multifamily

FRONT

11.44 Acres
AVAILABLE for
Land Lease or
Build-To-Suit.
0.50 to 2 Acre
Carve outs

SITE PLAN CONCEPTS

CONCEPT 1



CONCEPT 2



PROPERTY AERIAL



RETAIL AERIAL



ADDITIONAL RETAIL AERIAL



Citrus County was created in 1887 and was formerly part of Hernando County. It was named for the county's citrus trees. The rich historical culture and variety of shops, water recreation, golfing, and dining experiences, make Citrus County one of the most enjoyable places on the west coast. According to Comparative Price Index Reports, Citrus County ranks among some of the most affordable places to live in the entire state of Florida. This translates to a higher quality of life and a lower cost of living for its residents.

Cities within Citrus County offer many convenient advantages and amenities. Citrus Hills is centrally located between two International Airports, Tampa, and Orlando. The Withlacoochee State Trail is only blocks from the heart of downtown Inverness Florida. The City has made their town a walkable, bicycle friendly community, adding benefits for all who visit.

MIDDLE/NORTH - CITRUS COUNTY

3-MILE RADIUS FROM SITE

(Including Cities- Lecanto, Citrus Hills, Black Diamond, Pine Ridge, Beverly Hills)

29,444

2024 TRENDING
POPULATION

\$3330K

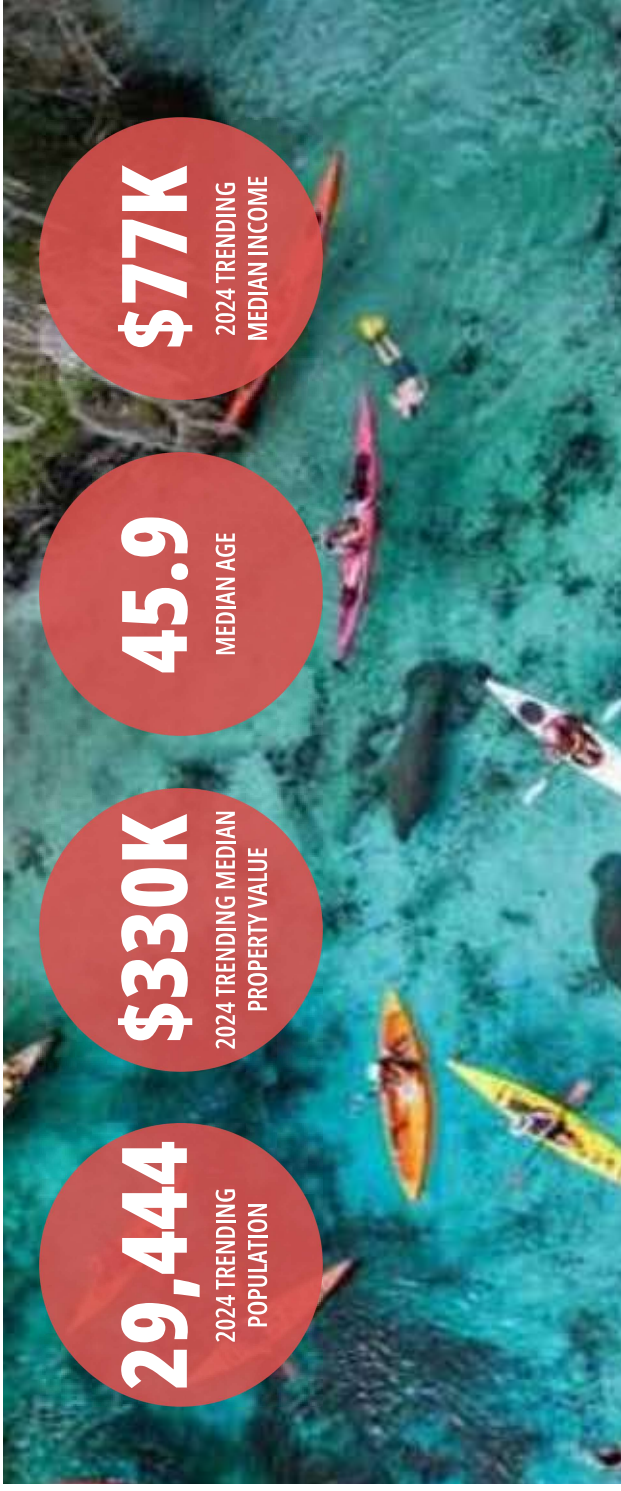
2024 TRENDING MEDIAN
PROPERTY VALUE

45.9

MEDIAN AGE

\$77K

2024 TRENDING
MEDIAN INCOME



SUNCOAST PARKWAY EXTENSION

Tampa Bay motorists will have an easier ride north with Monday's opening of the latest stretch of the Suncoast Parkway.

The toll road had ended at U.S. 98 since the last piece of the road through Hernando County was completed in 2001. Now the four-lane highway continues north into Citrus County and ends at State Road 44 in Crystal River. The latest stretch of what has been known as Suncoast 2 came with a price tag of \$135 million.

The new stretch includes an interchange at Cardinal Street in Homosassa and a partial interchange at the roadway's end in Crystal River.

Work began on the Citrus stretch of road in February 2018 and the completion comes several months earlier than originally projected. The funding for the project has come from tolls and concessions revenue, according to the Florida Turnpike Enterprise project page.

The next phase of the Suncoast Parkway will go north from State Road 44 to County Road 486. That stretch is currently under design and funding is expected next year. That leg has a projected opening in 2026. After that, the current plan for the parkway takes it to U.S. 19 north of Crystal River at Red Level.



In addition to the highway, a parallel trail runs alongside the Suncoast Parkway, offering a unique experience for outdoor enthusiasts. This trail provides an opportunity for pedestrians, cyclists, and nature lovers to explore the scenic surroundings while enjoying a safe and well-maintained pathway. The parallel trail adds a recreational dimension to the project, promoting a healthy and active lifestyle for the community.



3768 W Norvell Bryant Hwy Lecanto, FL, 34461

- Combined 23.63 Acres AVAILABLE
- Mixed Use PUD Zoning
- Full Median Cut and access to Traffic Light
- Message for pricing

SHAUN MAYBERRY (LEAD)

Senior Director

904.219.9035

shaun.mayberry@franklinst.com

GIOVANNY CASTANO

Senior Associate

904.364.2091

giovanny.castano@franklinst.com

KEITH WOOD

Senior Associate

904.364.0952

keith.wood@franklinst.com

COOPER FOLDS

Associate

229.947.3436

cooper.folds@franklinst.com

