



SELLER FINANCING | 6.58-ACRE / 8,180 SF ON US-19 | SALE OR LEASE

8635 West Goodman Lane, Homosassa, FL 34448

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$5,000,000
Lot Size:	6.58 Acres
Year Built:	1990
Building Size:	8,180 SF
Renovated:	2025
Zoning:	GNC / LDR
Market:	Tampa Bay MSA
Submarket:	Homosassa / Crystal River
Buyer Transaction Fee	\$395

PROPERTY OVERVIEW

Seller financing available. Available for lease at \$10.90/SF NNN or for purchase at \$5,000,000, this Homosassa commercial property spans four parcels totaling approximately 6.58 acres with 8,180 SF of existing improvements and direct US Highway 19 / S. Suncoast Blvd frontage.

The property includes a newly renovated 4,720 SF finished warehouse with drywall, lighting, two restrooms, up to 25-foot ceiling height, and 16-foot-tall bay doors, plus renovated residential/office-conversion space, cleared land, and ample parking. GNC zoning supports a wide range of commercial uses, including retail, office, medical, restaurant, convenience store, gas/service, automotive, car wash, hotel/motel, veterinary, contractor, and service-related uses. Ownership is open to tenant improvements and potential new construction for the right long-term tenant.

Justin Worthington

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PROPERTY DESCRIPTION

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SELLER FINANCING AVAILABLE!

Located on US Highway 19 / S. Suncoast Blvd between Homosassa and Crystal River, this four-parcel commercial offering is available for lease at \$10.90/SF NNN or for purchase at \$5,000,000. The property totals approximately 6.58 acres and includes approximately 8,180 SF of existing improvements, consisting of approximately 4,720 SF of newly renovated finished warehouse space, approximately 2,380 SF of attached residential/office space, and a separate approximately 1,080 SF renovated residence with a two-car garage.

The property offers direct US-19 frontage, excellent visibility, ample parking, and significant buildable land for expansion or redevelopment. For qualified long-term tenants, ownership may consider a tenant improvement allowance, new construction, or build-to-suit improvements depending on the proposed use, lease terms, and overall deal structure.

The finished warehouse includes drywall, lighting, two restrooms, up to 25-foot ceiling height, and 16-foot bay doors. The attached 2,380 SF residential/office area includes two separate bedrooms/offices, a living room, restroom, and kitchen, offering flexibility for office, live/work, or support space.

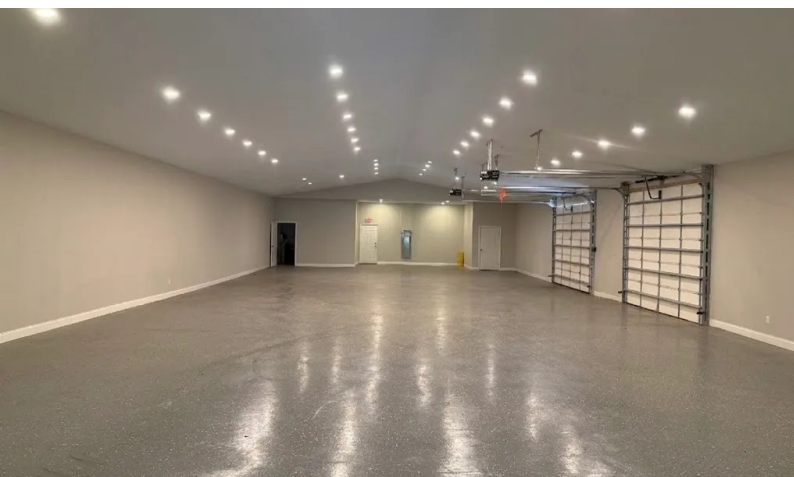
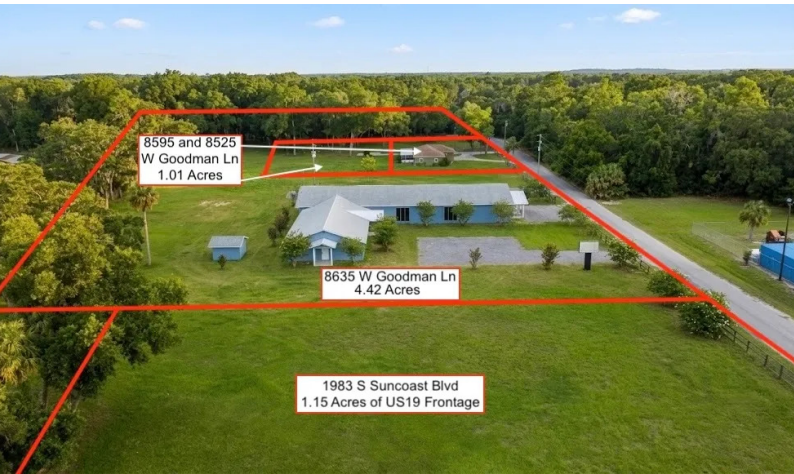
The separate 1,080 SF renovated residence includes a two-car garage and may be rented as a residence, used as residential rental income if purchased, or converted to office and garage space, subject to zoning.

Additional parcels include 1983 S Suncoast Blvd, approximately 1.15 acres of cleared US-19 frontage for future expansion or redevelopment, and 8525 Unnamed Rd, approximately 0.51 acres of cleared land. The former church use provides substantial parking, a storage shed, and additional buildable land on the 4.42-acre 8635 W Goodman Ln parcel.

GNC zoning supports a wide range of commercial uses, including retail, office, medical, restaurant, convenience, automotive, hotel/motel, veterinary, grooming/kennel, contractor, lawn care, and service uses. Mini-warehouses, distribution, light manufacturing, and building trade assembly may be available by conditional use. Citrus County lists GNC zoning with maximum lot coverage of 70% and nonresidential FAR of 1.0.

Located between Love Honda / Village Toyota and Love Motorsports / Jenkins Nissan, the property sits within an established commercial corridor with nearby traffic counts of approximately 29,000 vehicles per day. Proximity to natural springs, tourism destinations, and the Homosassa / Crystal River trade areas supports a wide range of commercial, industrial, office, storage, automotive, service, residential-income, redevelopment, or mixed-use opportunities.

Realtor.com previously ranked Homosassa Springs, FL as the No. 3 U.S. market for fastest-growing home prices, citing a 22.1% one-year increase in median list price.



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COMPLETE HIGHLIGHTS

SALE HIGHLIGHTS

- SELLER FINANCING AVAILABLE!
- Available for lease at \$10.90/SF NNN or for purchase at \$5,000,000
- Four-parcel offering totaling approximately 6.58 acres with 8,180 SF of existing improvements
- Direct US Highway 19 / S. Suncoast Blvd frontage with excellent visibility and access
- Approximately 4,720 SF of newly renovated finished warehouse space with restrooms, up to 25-foot ceiling height, and 16-foot bay doors
- Attached renovated residence convertible to office space, plus additional renovated residence for income-producing or office use
- Significant cleared/buildable land for expansion, redevelopment, or new construction
- Former church use provides ample existing parking
- Ownership open to tenant improvement allowance or potential new construction for qualified long-term tenants
- GNC zoning supports a wide range of commercial uses including retail, office, medical, restaurant, automotive, veterinary, contractor, and service uses
- Mini-warehouses, distribution, light manufacturing, and building trade assembly may be available by conditional use
- GNC zoning allows up to 70% lot coverage and 1.0 FAR for nonresidential development
- Located between Love Honda / Village Toyota and Love Motorsports / Jenkins Nissan of Homosassa
- Nearby traffic counts of approximately 29,000 vehicles per day
- Positioned within the growing Homosassa / Crystal River trade area



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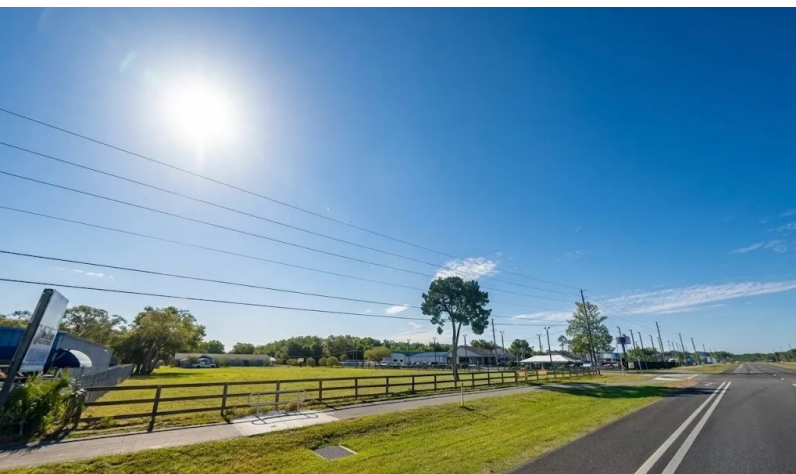
PROPERTY DESCRIPTION

LOCATION DESCRIPTION

Located directly on US Highway 19 / S Suncoast Blvd, the property offers excellent highway frontage, strong visibility, and direct exposure within one of Homosassa's primary commercial corridors. The site totals approximately 6.58 acres across four contiguous parcels and is positioned between several major automotive and destination retailers, with Love Honda and Village Toyota of Homosassa directly to the south and Love Motorsports and Jenkins Nissan of Homosassa directly to the north.

The surrounding Homosassa / Homosassa Springs area also benefits from strong lifestyle and demographic appeal. Realtor.com has recognized Homosassa Springs as a leading retirement destination, including a No. 3 ranking in its coverage of the Best Places to Retire and prior recognition among notable U.S. retirement towns. This reinforces the area's appeal to retirees, seasonal residents, and lifestyle-driven buyers seeking Gulf Coast access, natural springs, outdoor recreation, and a quieter Central Florida setting.

Combined with its highway frontage, established nearby auto and retail uses, and location within a recognized retirement market, the property is well positioned for commercial, service, medical, retail, automotive, or mixed-use development serving both the local resident base and growing retiree population.



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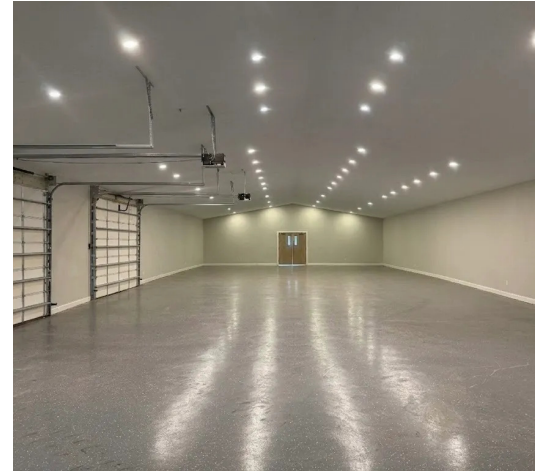
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ADDITIONAL PHOTOS



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PROPERTY DETAILS

Sale Price	\$5,000,000
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Lease Rate	\$10.90 SF/YR
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PROPERTY INFORMATION

Property Type Industrial

Property Subtype Manufacturing

Zoning GNC / LDR

Lot Size 6.58 Acres

APN # 17E19S10 32333; 17E19S10 32320; 17E19S10 32100 0010; 17E19S10 32100 0015

LOCATION INFORMATION

Building Name Seller Financing | 6.58-Acre / 8,180 SF on US-19 | Sale or Lease

Street Address 8635 West Goodman Lane

City, State, Zip Homosassa, FL 34448

County Citrus

Market Tampa Bay MSA

Sub-market Homosassa / Crystal River

Cross-Streets US Highway 19 / S Suncoast Blvd & W Goodman Ln

BUILDING INFORMATION

Building Size 8,180 SF

Number of Grade Level Doors 2

Number of Drive in Bays 2

Ceiling Height 25 ft

Office Space 3,460 SF

Number of Floors 1

Year Last Renovated 2025

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LOCATION MAP



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ADVISOR BIO & CONTACT 1

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PROFESSIONAL BACKGROUND

Justin Worthington is a proud native of the Tampa Bay Area, where he has spent his entire life immersed in the community, including his time as a graduate of the University of South Florida. Prior to joining Grimaldi Commercial Realty, Justin gained over a decade of invaluable experience serving the public as a dedicated Law enforcement detective, Team Leader and Supervisor/Trainer. Justin brings a unique perspective and unwavering commitment to his role in commercial real estate. As a Team Leader and Supervisor, Justin has honed his leadership skills and developed a keen understanding of teamwork and accountability. His ability to effectively manage high-pressure situations and guide others through challenging circumstances speaks volumes about his character and professionalism.

Justin's transition into the commercial real estate arena was driven by his passion for real estate and for helping others, and his desire to continue serving the community. His background has instilled in him a strong sense of integrity, empathy, and professionalism, traits that he brings to every client interaction. As a member of the esteemed Grimaldi Commercial Realty team, Justin leverages his extensive network within the Tampa Bay Area to facilitate successful transactions and foster positive relationships. His dedication to client satisfaction and his deep understanding of the local market dynamics position him as a trusted advisor and advocate for his clients' real estate needs.

Areas of Focus:

Commercial Sales & Leasing Office Sales & Leasing
Medical Office Sales & Leasing Industrial Sales & Leasing Retail Sales & Leasing
Land Sales
Seller Financing and Creative Financing

EDUCATION

University of South Florida

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FULL DISCLOSURE

CONFIDENTIALITY & DISCLAIMER

The information contained in the following Sales Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Grimaldi Commercial Realty Corp. and it should not be made available to any other person or entity without the written consent of Grimaldi Commercial Realty Corp.

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence.

The recipient further agrees that recipient will not photocopy or duplicate any part of the Sales Brochure. If you have no interest in the subject property, please promptly return this Sales Brochure to Grimaldi Commercial Realty Corp.

This Sales Brochure has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation.

Grimaldi Commercial Realty Corp. has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, compliance with local, state and federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

Rents, rent rolls, and lease terms are subject to change during the marketing period. Certain tenants may be on month-to-month tenancies or have leases that expire or renew during the listing period, which may result in changes to rental rates, executed rent increases, renewals, or other lease modifications that differ from the rent roll or income figures stated herein.

The information contained in this Sales Brochure has been obtained from sources we believe reliable; however, Grimaldi Commercial Realty Corp. has not verified, and will not verify, any of the information contained herein, nor has Grimaldi Commercial Realty Corp. conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided.

Grimaldi Commercial Realty Corp. does not collect rents, has not collected rents for the subject property, and has not verified the actual receipt or collection of rental income. Verification of rent payments, tenant performance, and income collections is the sole responsibility of the purchaser as part of its independent due diligence.

All potential buyers must take appropriate measures to verify all of the information set forth herein.

Prospective buyers are responsible for all costs and expenses related to their investigation of the property. Buyers should consult with their CPA or tax advisor regarding potential tax benefits, including depreciation and qualification for bonus depreciation opportunities associated with this investment.

Please do not go on-site without an appointment, and do not speak to any tenants about the sale of this property. If you would like to schedule a site visit, please contact Grimaldi Commercial Realty Corp.

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