

PRIME 9,200 SF WAREHOUSE FOR LEASE

6331 & 6275 S Tex Point, Homosassa, FL 34448, Homosassa, FL 34448



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2

Property Info & Disclaimer

3

Property Description

7

Property Photos

12

Demographic Analysis

23

Aerial & Location Report

TABLE OF CONTENTS

PRIME 9,200 SF WAREHOUSE FOR LEASE



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PROPERTY INFORMATION

Call for Rate

PROPERTY ADDRESS
6331 & 6275 S Tex Point, Homosassa, FL 34448, Homosassa, FL 34448

YEAR BUILT
1987

RENTABLE AREA
9,200 Sq. Ft.

6331 & 6275 S Tex Point, Homosassa, FL 34448
Homosassa, FL 34448

Company Disclaimer

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited..

PROPERTY OVERVIEW

Discover a premier industrial leasing opportunity at PRIME 9,200 SF WAREHOUSE FOR LEASE, strategically located in the burgeoning area of Homosassa, FL. This expansive 9,200 square foot facility is ideal for businesses seeking a robust logistical hub with excellent access to major transportation routes.

The property's flexible layout and high ceilings accommodate a variety of industrial uses, from manufacturing to storage. Situated in a region experiencing significant growth, this warehouse offers investors a chance to capitalize on increasing demand for industrial space. With its prime location, ample parking, and modern amenities, this property is perfectly poised for businesses aiming to expand their operations in a thriving market.



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PROPERTY DETAILS

PRIME 9,200 SF WAREHOUSE SPACE FOR LEASE, CITRUS COUNTY, Tampa MSA

6331 and 6275 S Tex Pt, Homosassa, Florida 34448

9200 SF Warehouse

50 Parking Spaces

2.10 Acres Zoned IND Heavy Industrial

Prime free-standing Warehouse FOR LEASE. This facility Ready for immediate occupancy totaling 9,200 SF, located at 6331 S Tex Pt, Homosassa, FL 34448, positioned within the established Rooks Brothers Industrial Park. The site sits on an ± 2.10 -acre parcel, offering a functional layout and a well-supported industrial setting for storage, flex, or warehouse operations. The improvements include an air-conditioned warehouse component, currently configured as 70 mini-storage units ($\pm 8,400$ SF), supported by an ± 800 SF office/residential-style building area, totaling 9,200 SF of usable building area and providing operational flexibility for an owner-user or investor seeking durable industrial product in a supply-constrained market.

The property features a one-story configuration, originally built in 1987, with supporting site enhancements including a fully fenced and contained 1.05-acre laydown and equipment storage lot, with an estimated 50 parking spaces. The parcel is designated as highest intensity IND zoning within the Heavy Industrial District, allowing for a wide range of potential uses such as manufacturing (hazardous material facilities may require conditional use permits), storage, distribution, crematorium, automotive/heavy truck repair and service, warehousing, shooting range, and more.

Citrus County is experiencing one of the fastest growth trajectories in Florida, with a current population of approximately 153,600 residents projected to exceed 350,000 by 2030, according to the County's Land Development Code. As part of the Tampa–St. Petersburg–Clearwater MSA—the 18th largest metropolitan area in the United States—the region is rapidly evolving into a major population, service, and employment center, driving sustained demand for retail, medical, and commercial services.

The broader market continues to benefit from significant public and private investment. Inverness, Homosassa, and surrounding communities have undergone substantial revitalization, including improvements to Liberty Park, the Depot District, and other catalytic civic assets. Additionally, the \$135 million Suncoast Parkway expansion and the planned Phase 3 northern extension, located just north of the subject property, will provide direct one-hour access to Tampa International Airport and major employment hubs. These infrastructure investments are expected to materially enhance regional connectivity, tourism activity, and commercial demand—positioning the property along a rapidly strengthening economic corridor.

PROPERTY DETAILS

Logistic Details:

County Road 486 runs entirely along West Norvell Bryant Highway. It runs West to East from SR 44 east of Crystal River into US-41 in Hernando, just south of the southern terminus of SR 200. The route was once the former SR 486. County Road 486 spans 4 lanes, is almost entirely a divided highway, and is flanked by a parallel bicycle path on the south side.

County Road 491 is Lecanto Highway, a bi-county South to North road that begins at the Hernando-Citrus County Line in Oak Grove near the Withlacoochee State Forest and ends at SR 200 in Stoke's Ferry, just south of the intersection with the northern segment of CR 39. It was formerly designated as SR 491.

County Road 44 (often marked as County Road 44W) exists as the western tip of old Florida State Road 44, south of "Downtown" Crystal River. The suffix "W" was most likely added to not confuse this section with State Road 44, to the north, and to show its location by being west of US 19 and US 98(SR 55). As with the majority of these types of 'coastal spur' routes, in West Central Florida, it is county-maintained.

U.S. Route 19 (US-19) runs 264 miles (425 km) along Florida's West Coast from an interchange with U.S. Route 41 in Memphis, Florida, south of Tampa, and continues to the Georgia border north of Monticello, Florida. Newly 6 lane Highway was constructed from the Hernando County line to Fort Island Trail and US 19 in Crystal River, Florida.

Suncoast Parkway:

The Suncoast Parkway recently opened was a \$135 Million Dollar expansion that extends 13 miles north from US-98 to SR 44 which features 15 new bridges, electronic tolling gantries, and the extension of The Suncoast Trail part of the Florida's Statewide Greenways and Trail System. The Suncoast Parkway is just 68 Miles 1 hour and 15 mins from Tampa making it a great commuting Highway for the workforce seeking to be outside of the Tampa traffic. The Veterans Expressway and Suncoast Parkway is a north-south toll road near the Florida Gulf Coast. Maintained and operated by Florida's Turnpike Enterprise, this 68-mile transportation corridor extends from State Road 60 in Tampa, north to State Road 44 near Lecanto.

Citrus County Growth:

Citrus County, Florida's estimated population is 155,582 with a growth rate of 1.29% in the past year according to the most recent United States census data. Citrus County, Florida is the 34th largest county in Florida. The 2010 Population was 141,173 and has seen a growth of 10.21% since this time. Citrus County's current LDC allows for approximately a population of 350k residencies. Given the expansion of the Suncoast Parkway and the 6-lane expansion of US 19, we are in the path of tremendous growth. Currently, Citrus County has 60,000 vacant parcels of land prime for development. The County and incorporated Cities have plans for extensive utility expansion throughout the county including the expansion of the Crystal River Airport Runway 5000 feet to allow for larger aircraft to land and take off including a newly funded 75 acres industrial complex granted by the state to expand utilities, road reconstruction to support eighteen wheelers and to include environmentally friendly and energy conservation features.

PROPERTY DETAILS

Community Development:

- 957 single-family residential homes on a 354-acre site in Lecanto.
- 500-lot subdivision, located in Citrus Springs by Habitat for Humanity of Citrus County.
- Green Mills Group 2020 built a 106-unit apartment campus offering affordable housing on Colonnade Street in Inverness.
- County commissioners approved a planned unit development (PUD) for Preservation Point RV Resort, a 234-acre property.
- Jaymelday Holdings LLC calls for up to 600 RV sites, along with amenities such as a pool, golf cart rentals, bar and grill, basketball court, and walking trails in Crystal River.
- 207 Home subdivision by DR Horton in Beverly Hills, Florida Citrus Ridge Area.
- 930 Unit Subdivision in Planning with a national builder in Lecanto just off the Suncoast Parkway extension on SR 44.

PROPERTY PHOTOS



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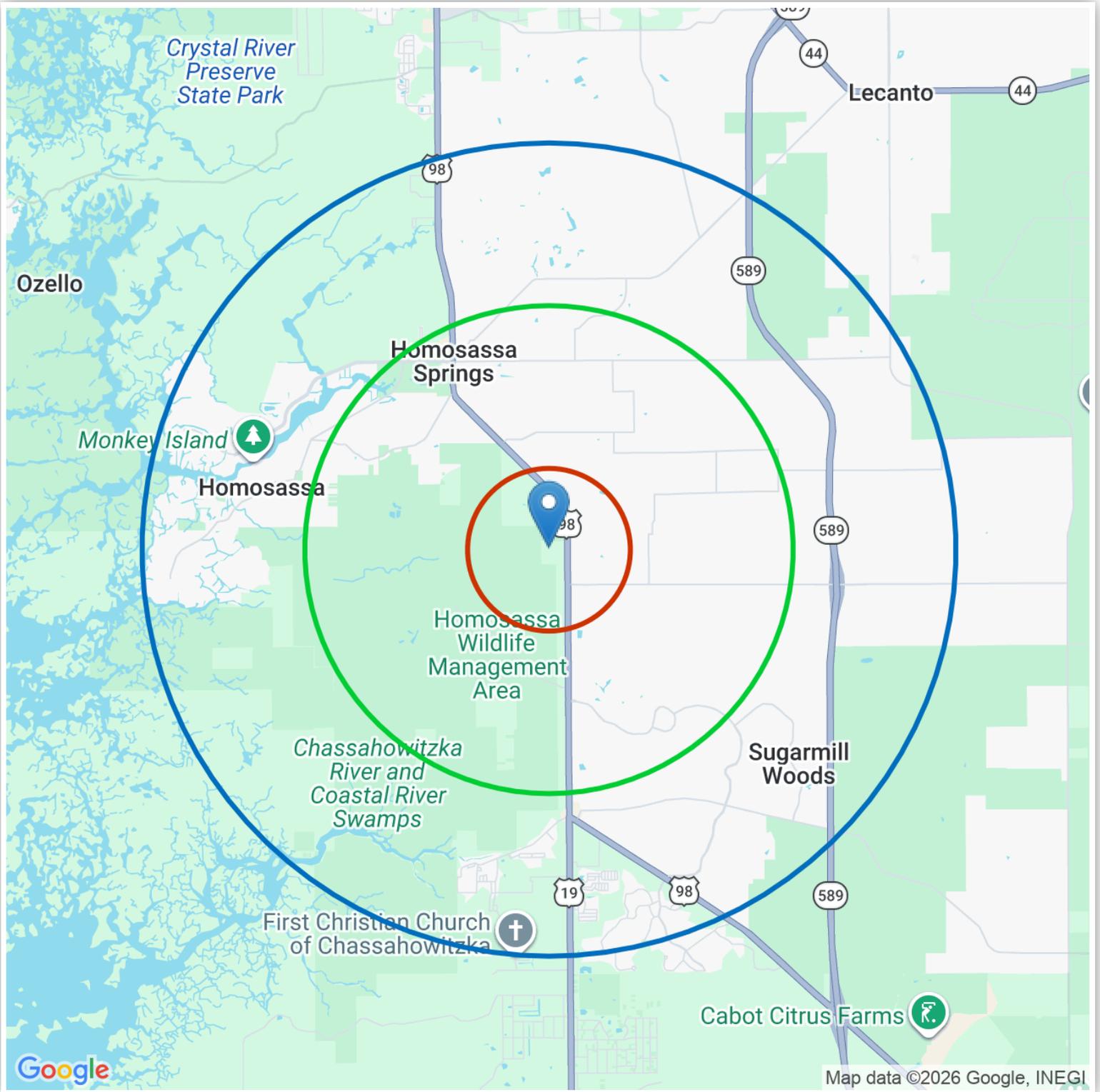
PROPERTY PHOTOS



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LOCATION/STUDY AREA MAP (RINGS: 1, 3, 5 MILE RADIUS)



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INFOGRAPHIC: KEY FACTS (RING: 1 MILE RADIUS)

KEY FACTS

1,081
Population

53.6 Median Age

2.21
Average Household Size

457
Total Households

EDUCATION

12.09%
No High School Diploma

1.42%
High School Graduate

16.35%
Some College

4.62%
Bachelor's/ Grad

BUSINESS

115
Total Businesses

678
Total Employees

EMPLOYMENT

33
Manufacturing Employees

268
Retail Trade Employees

65
Eating & Drinking Employees

16
Finance/Ins/Real Estate Emp

16.4% Unemployment Rate

INCOME

\$42,205
Median Household Income

\$28,408
Per Capita Income

\$152,723
Median Net Worth

Households by Income

The largest group : \$15,000 - \$24,999 (18.37%) ■
The smallest group : \$200,000+ (1.63%) ■

Indicator	Value(%)	
< \$15,000	14.69	■
\$15,000 - \$24,999	18.37	■
\$25,000 - \$34,999	11.43	■
\$35,000 - \$49,999	10.2	■
\$50,000 - \$74,999	14.9	■
\$75,000 - \$99,999	9.18	■
\$100,000 - \$149,999	14.29	■
\$150,000 - \$199,999	5.51	■
\$200,000+	1.63	■



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INFOGRAPHIC: KEY FACTS (RING: 3 MILE RADIUS)

KEY FACTS

13,543
Population

58.2 Median Age

2.16
Average Household Size

5,830
Total Households

EDUCATION

7.44%
No High School Diploma

6.3%
High School Graduate

19.02%
Some College

9.65%
Bachelor's/ Grad

BUSINESS

496
Total Businesses

3,175
Total Employees

EMPLOYMENT

1,224
Retail Trade Employees

87
Manufacturing Employees

164
Finance/Ins/Real Estate Emp

278
Eating & Drinking Employees

8.5% Unemployment Rate

INCOME

\$53,797
Median Household Income

\$33,576
Per Capita Income

\$250,398
Median Net Worth

Households by Income

The largest group : \$100,000 - \$149,999 (17.79%) ■

The smallest group : \$200,000+ (2.6%) ■

Indicator	Value(%)	
< \$15,000	11.44	■
\$15,000 - \$24,999	11.56	■
\$25,000 - \$34,999	10.47	■
\$35,000 - \$49,999	12.87	■
\$50,000 - \$74,999	17.45	■
\$75,000 - \$99,999	10.8	■
\$100,000 - \$149,999	17.79	■
\$150,000 - \$199,999	5.05	■
\$200,000+	2.6	■



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INFOGRAPHIC: KEY FACTS (RING: 5 MILE RADIUS)

KEY FACTS

29,964
Population

61.8 Median Age

2.11
Average Household Size

13,067
Total Households

EDUCATION

6.74%
No High School Diploma

7.75%
High School Graduate

20.75%
Some College

11.77%
Bachelor's/Grad

BUSINESS

849
Total Businesses

5,699
Total Employees

EMPLOYMENT

2,189
Retail Trade Employees

114
Manufacturing Employees

577
Eating & Drinking Employees

219
Finance/Ins/Real Estate Emp

7.7% Unemployment Rate

INCOME

\$55,869
Median Household Income

\$36,356
Per Capita Income

\$292,574
Median Net Worth

Households by Income

The largest group : \$50,000 - \$74,999 (18.83%) ■

The smallest group : \$200,000+ (3.95%) ■

Indicator	Value(%)	
< \$15,000	9.81	■
\$15,000 - \$24,999	10.35	■
\$25,000 - \$34,999	9.28	■
\$35,000 - \$49,999	14.61	■
\$50,000 - \$74,999	18.83	■
\$75,000 - \$99,999	14.24	■
\$100,000 - \$149,999	14.56	■
\$150,000 - \$199,999	4.36	■
\$200,000+	3.95	■



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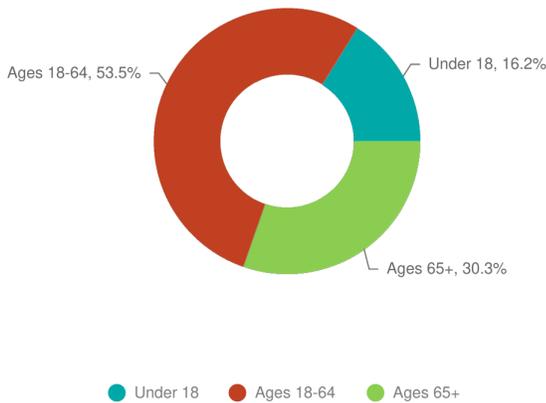
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INFOGRAPHIC: POPULATION TRENDS (RING: 1 MILE RADIUS)

POPULATION TRENDS AND KEY INDICATORS 1 Miles Ring

1,081 Population	490 Households	53.6 Median Age
2.21 Avg Size Household	\$42,205 Median Household Income	\$142,105 Median Home Value
51 Wealth Index	120 Housing Affordability	26 Diversity Index

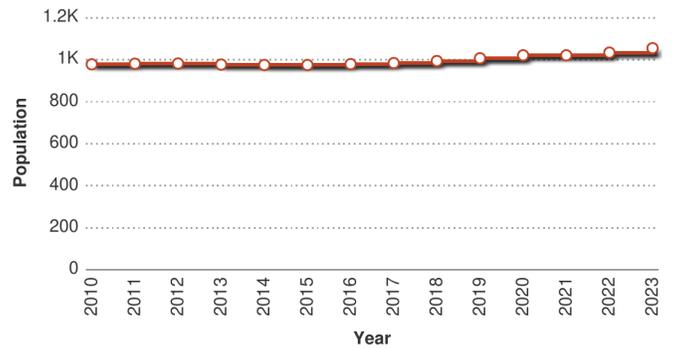
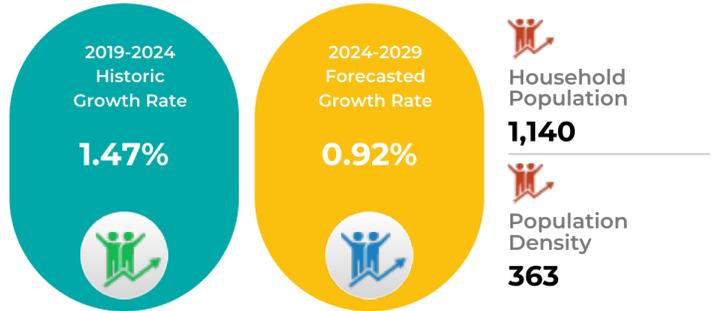
POPULATION BY AGE



POPULATION BY GENERATION

7.77% Greatest Gen: Born 1945/Earlier	32.01% Baby Boomer: Born 1946 to 1964	19.7% Generation X: Born 1965 to 1980
17.76% Millennial: Born 1981 to 1998	16.1% Generation Z: Born 1999 to 2016	6.66% Alpha: Born 2017 to Present

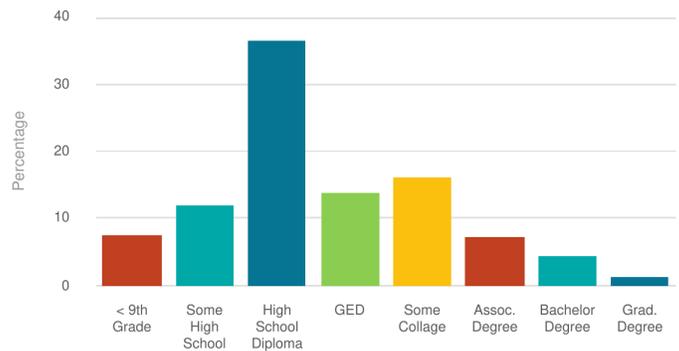
HISTORICAL & FORECAST POPULATION



DAYTIME POPULATION



POPULATION BY EDUCATION



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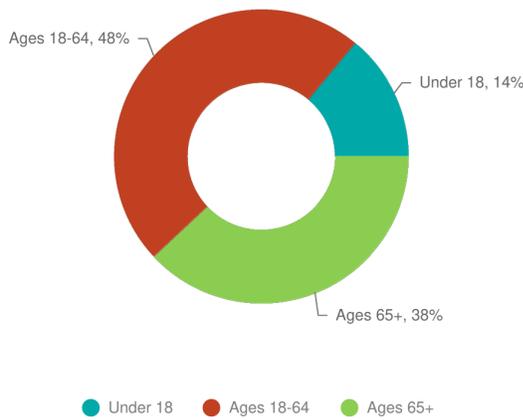


INFOGRAPHIC: POPULATION TRENDS (RING: 3 MILE RADIUS)

POPULATION TRENDS AND KEY INDICATORS 3 Miles Ring

13,543 Population	6,239 Households	58.2 Median Age
2.16 Avg Size Household	\$53,797 Median Household Income	\$183,750 Median Home Value
69 Wealth Index	118 Housing Affordability	27.6 Diversity Index

POPULATION BY AGE



POPULATION BY GENERATION

10.95% Greatest Gen: Born 1945/Earlier	36.53% Baby Boomer: Born 1946 to 1964	17.87% Generation X: Born 1965 to 1980
14.97% Millennial: Born 1981 to 1998	14.14% Generation Z: Born 1999 to 2016	5.55% Alpha: Born 2017 to Present

HISTORICAL & FORECAST POPULATION

2019-2024
Historic
Growth Rate

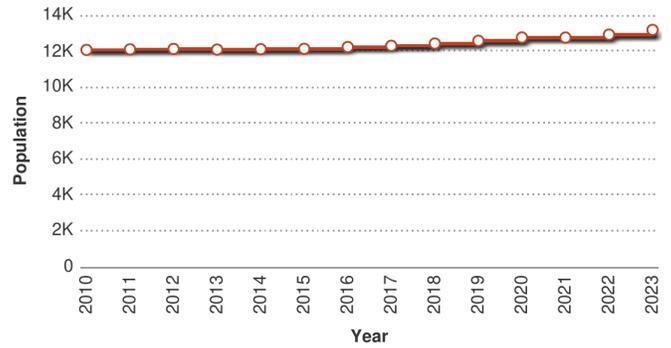
1.47%

2024-2029
Forecasted
Growth Rate

0.92%

14,195
Household
Population

504
Population
Density



DAYTIME POPULATION

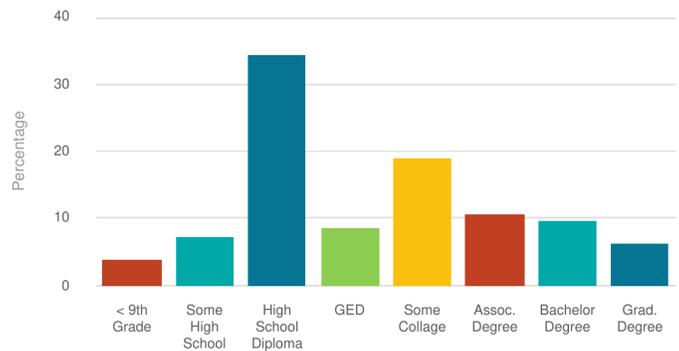
13,387
2024 Total Daytime Population

10,026
2024 Daytime Pop: Residents

3,361
2024 Daytime Pop: Workers

474
2024 Daytime Pop Density

POPULATION BY EDUCATION



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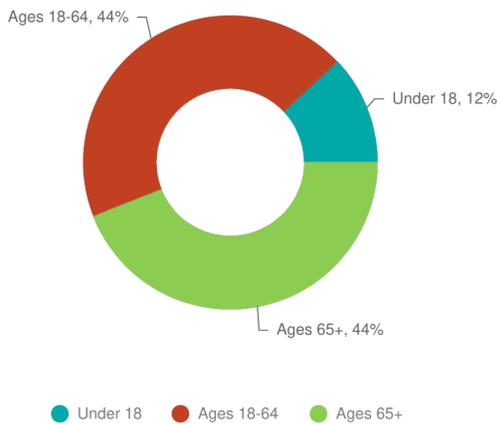
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INFOGRAPHIC: POPULATION TRENDS (RING: 5 MILE RADIUS)

POPULATION TRENDS AND KEY INDICATORS 5 Miles Ring

29,964 Population	14,090 Households	61.8 Median Age
2.11 Avg Size Household	\$55,869 Median Household Income	\$252,488 Median Home Value
82 Wealth Index	90 Housing Affordability	27.2 Diversity Index

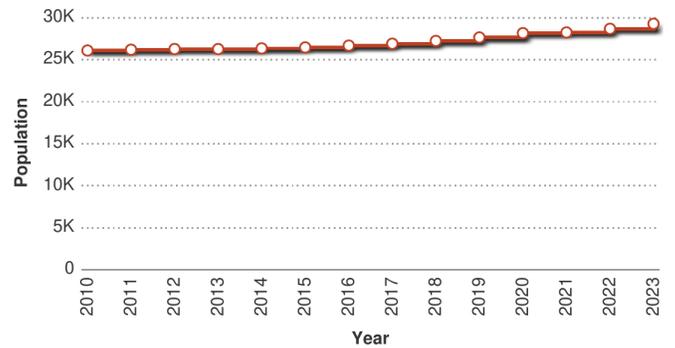
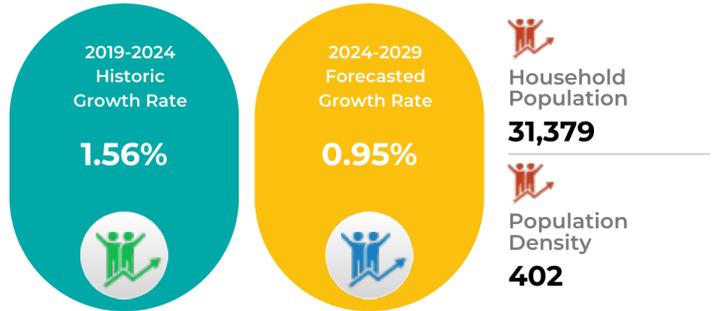
POPULATION BY AGE



POPULATION BY GENERATION

12.17% Greatest Gen: Born 1945/Earlier	41.2% Baby Boomer: Born 1946 to 1964	16.95% Generation X: Born 1965 to 1980
12.53% Millennial: Born 1981 to 1998	12.27% Generation Z: Born 1999 to 2016	4.87% Alpha: Born 2017 to Present

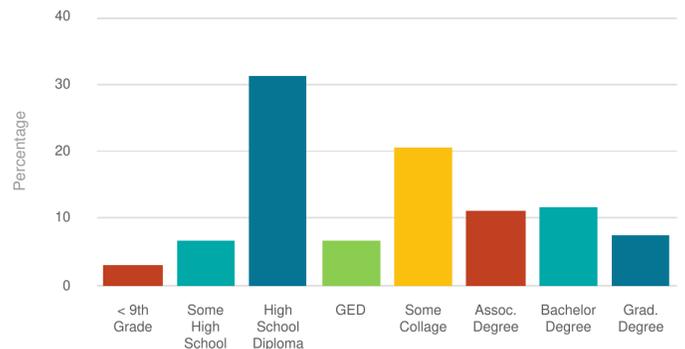
HISTORICAL & FORECAST POPULATION



DAYTIME POPULATION



POPULATION BY EDUCATION



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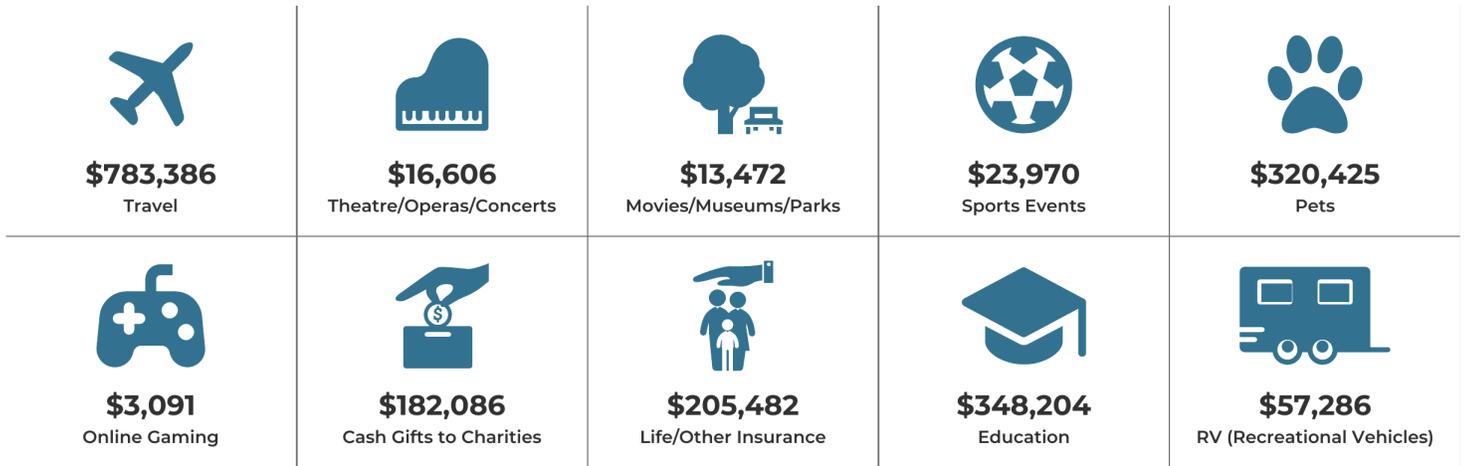
INFOGRAPHIC: LIFESTYLE / TAPESTRY (RING: 1 MILE RADIUS)

Lifestyle and Tapestry Segmentation Infographic

LIFESTYLE SPENDING



ANNUAL LIFESTYLE SPENDING



TAPESTRY SEGMENTS



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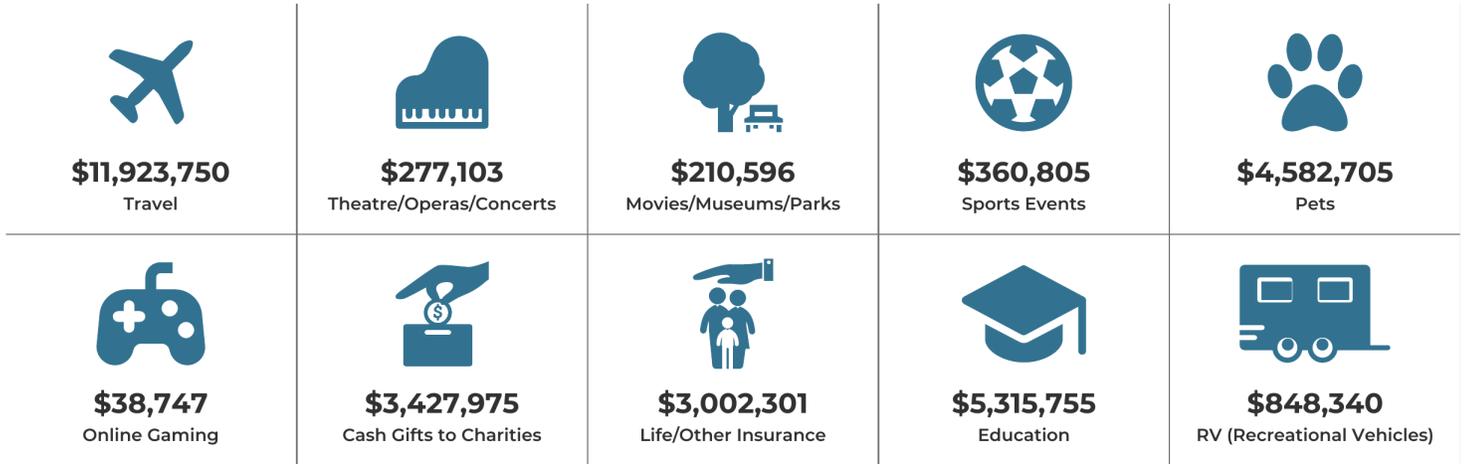
INFOGRAPHIC: LIFESTYLE / TAPESTRY (RING: 3 MILE RADIUS)

Lifestyle and Tapestry Segmentation Infographic

LIFESTYLE SPENDING



ANNUAL LIFESTYLE SPENDING



TAPESTRY SEGMENTS



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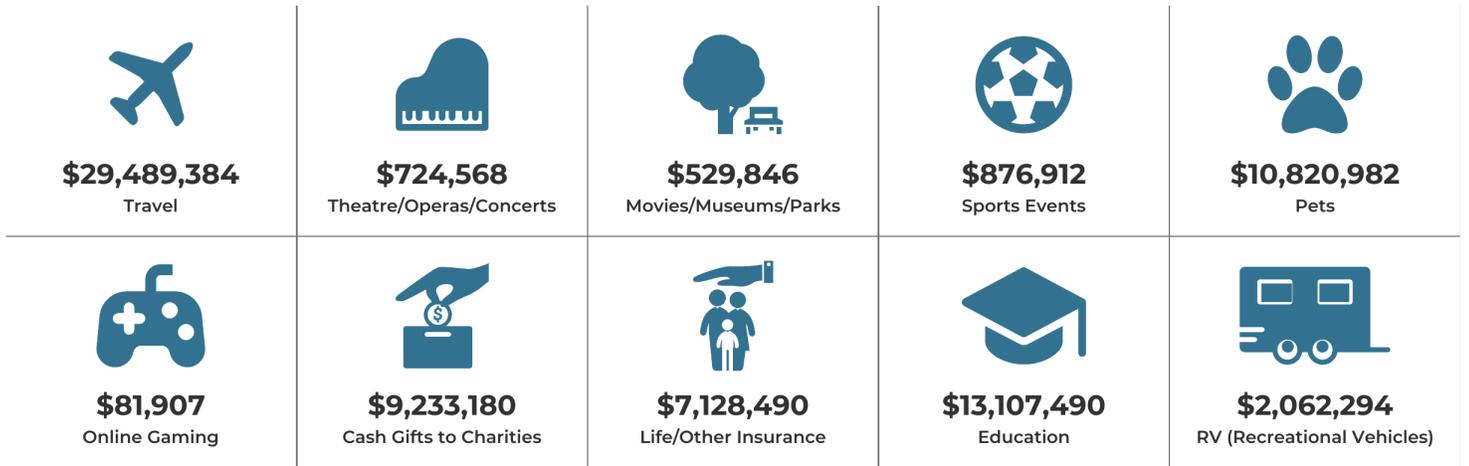
INFOGRAPHIC: LIFESTYLE / TAPESTRY (RING: 5 MILE RADIUS)

Lifestyle and Tapestry Segmentation Infographic

LIFESTYLE SPENDING



ANNUAL LIFESTYLE SPENDING



TAPESTRY SEGMENTS



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INFOGRAPHIC: LIFESTYLE / TAPESTRY

Esri Tapestry Segmentation

Tapestry Segmentation represents the latest generation of market segmentation systems that began over 30 years ago. The 68-segment Tapestry Segmentation system classifies U.S. neighborhoods based on their socioeconomic and demographic composition. Each segment is identified by its two-digit Segment Code. Match the two-digit segment labels on the report to the list below. Click each segment below for a detailed description.

- Segment 1A (Top Tier)
- Segment 1B (Professional Pride)
- Segment 1C (Boomburbs)
- Segment 1D (Savvy Suburbanites)
- Segment 1E (Exurbanites)
- Segment 2A (Urban Chic)
- Segment 2B (Pleasantville)
- Segment 2C (Pacific Heights)
- Segment 2D (Enterprising Professionals)
- Segment 3A (Laptops and Lattes)
- Segment 3B (Metro Renters)
- Segment 3C (Trendsetters)
- Segment 4A (Soccer Moms)
- Segment 4B (Home Improvement)
- Segment 4C (Middleburg)
- Segment 5A (Comfortable Empty Nesters)
- Segment 5B (In Style)
- Segment 5C (Parks and Rec)
- Segment 5D (Rustbelt Traditions)
- Segment 5E (Midlife Constants)
- Segment 6A (Green Acres)
- Segment 6B (Salt of the Earth)
- Segment 6C (The Great Outdoors)
- Segment 6D (Prairie Living)
- Segment 6E (Rural Resort Dwellers)
- Segment 6F (Heartland Communities)
- Segment 7A (Up and Coming Families)
- Segment 7B (Urban Villages)
- Segment 7C (American Dreamers)
- Segment 7D (Barrios Urbanos)
- Segment 7E (Valley Growers)
- Segment 7F (Southwestern Families)
- Segment 8A (City Lights)
- Segment 8B (Emerald City)
- Segment 8C (Bright Young Professionals)
- Segment 8D (Downtown Melting Pot)
- Segment 8E (Front Porches)
- Segment 8F (Old and Newcomers)
- Segment 8G (Hardscrabble Road)
- Segment 9A (Silver & Gold)
- Segment 9B (Golden Years)
- Segment 9C (The Elders)
- Segment 9D (Senior Escapes)
- Segment 9E (Retirement Communities)
- Segment 9F (Social Security Set)
- Segment 10A (Southern Satellites)
- Segment 10B (Rooted Rural)
- Segment 10C (Diners & Miners)
- Segment 10D (Down the Road)
- Segment 10E (Rural Bypasses)
- Segment 11A (City Strivers)
- Segment 11B (Young and Restless)
- Segment 11C (Metro Fusion)
- Segment 11D (Set to Impress)
- Segment 11E (City Commons)
- Segment 12A (Family Foundations)
- Segment 12B (Traditional Living)
- Segment 12C (Small Town Simplicity)
- Segment 12D (Modest Income Homes)
- Segment 13A (International Marketplace)
- Segment 13B (Las Casas)
- Segment 13C (NeWest Residents)
- Segment 13D (Fresh Ambitions)
- Segment 13E (High Rise Renters)
- Segment 14A (Military Proximity)
- Segment 14B (College Towns)
- Segment 14C (Dorms to Diplomas)
- Segment 15 (Unclassified)

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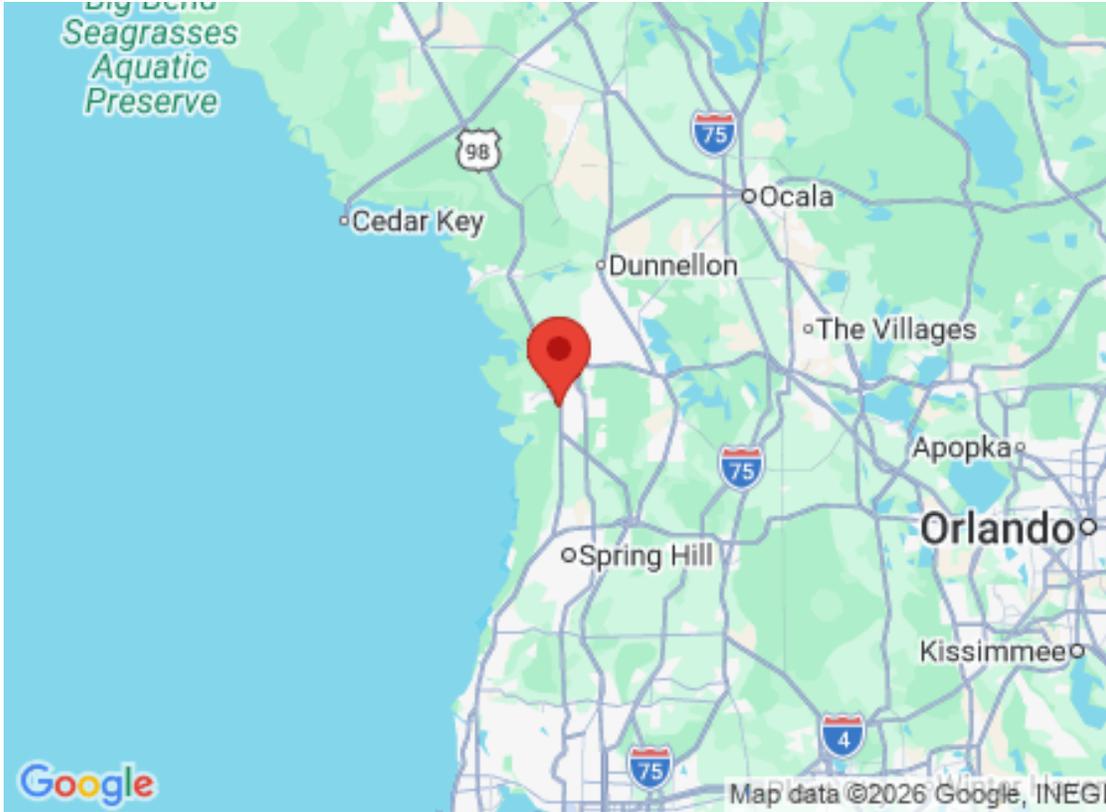
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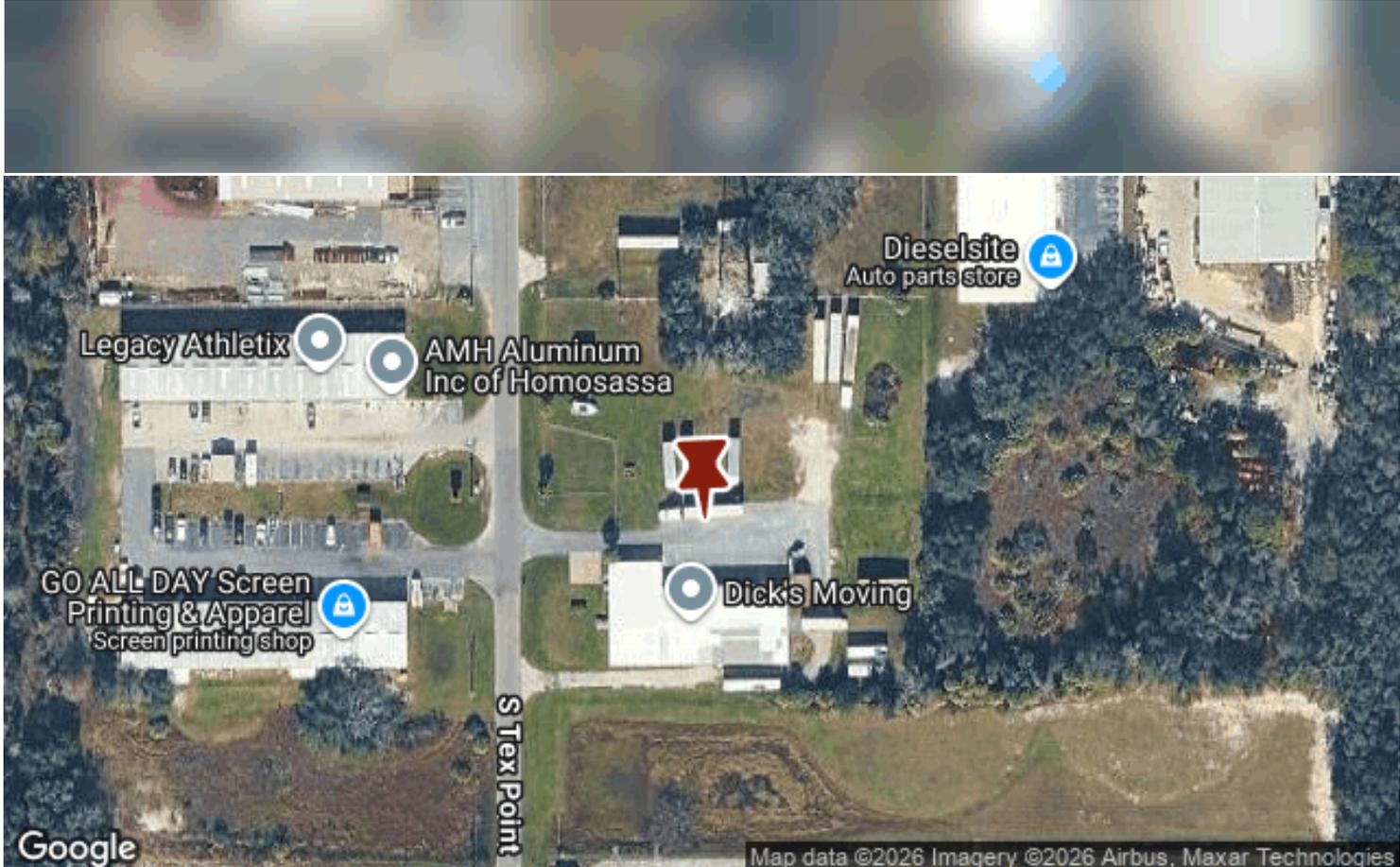
AREA LOCATION MAP



PRIME 9,200 SF WAREHOUSE FOR LEASE

6331 & 6275 S TEX POINT, HOMOSASSA, FL 34448, HOMOSASSA, FL, 34448

AERIAL ANNOTATION MAP



PRIME 9,200 SF WAREHOUSE FOR LEASE

6331 & 6275 S Tex Point, Homosassa, FL 34448, Homosassa, FL, 34448

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**PRIME 9,200
SF
WAREHOUSE
FOR LEASE**

6331 & 6275 S Tex
Point, Homosassa, FL
34448 Homosassa, FL
34448



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