

DOWNTOWN CRYSTAL RIVER

(8 min, 6.4 mi)

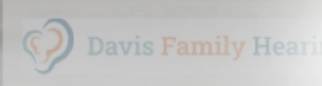
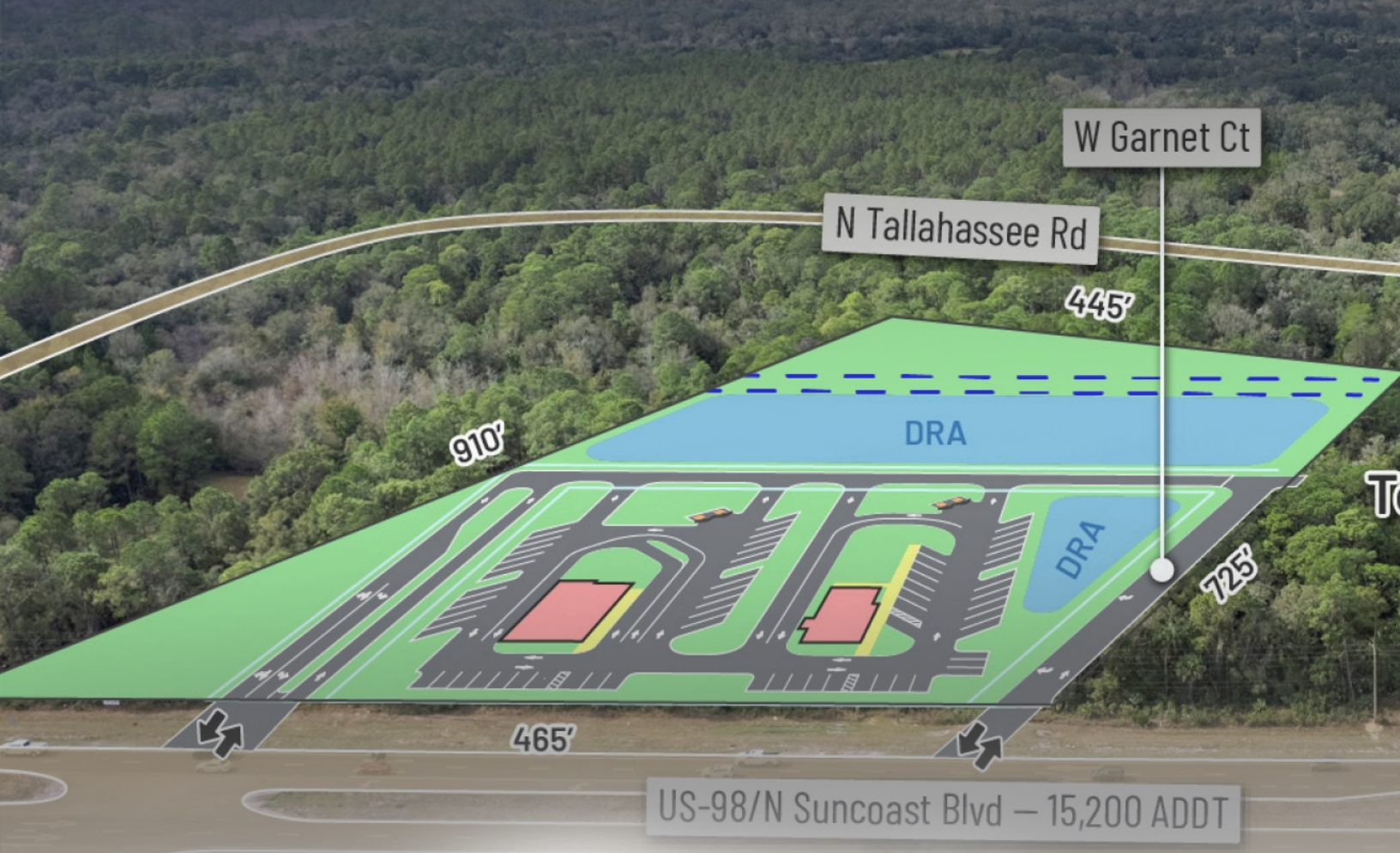
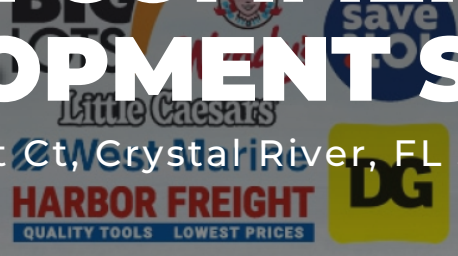
(9 min, 6.4 mi)

CRYSTAL SPRINGS

(15 min, 8.5 mi)

# PREMIUM COMMERCIAL DEVELOPMENT SITE

11570 W Garnet Ct, Crystal River, FL 34428



**C21 COMMERCIAL.**

**Elias Kirallah, ACIN, CCIM, MICP, BK**

C21 Commercial  
 352-400-2635  
 License: BK3123414  
 elias@eliasgeorge.com

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# PROPERTY INFORMATION

**PURCHASE PRICE**  
**\$1,012,000.00**

**PROPERTY ADDRESS**  
*11570 W Garnet Ct  
Crystal River, FL 34428*

**PROPERTY SIZE**  
**354,142 Sq. Ft.**

**LAND SIZE**  
**8.13 Acres**

# PREMIUM COMMERCIAL DEVELOPMENT SITE

11570 W Garnet Ct  
Crystal River, FL  
34428

### 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 investment opportunity at the heart of Crystal River, FL! This expansive 354,142 sqft Premium Commercial Development Site is primed for visionary investors seeking to capitalize on the region's robust growth. Perfectly positioned just off W Garnet Ct, the site offers unparalleled access to major highways, ensuring seamless connectivity to bustling commercial hubs and residential areas.

With its generous size, the property is ideal for a variety of high-return developments such as retail centers, office complexes, or mixed-use projects. As Crystal River continues to expand, this site promises significant appreciation and lucrative returns. Don't miss this chance to secure a strategic foothold in a thriving market!



## PREMIUM COMMERCIAL DEVELOPMENT SITE

11570 W Garnet Ct, Crystal River, FL 34428

# PROPERTY DETAILS

Presenting an exceptionally well-positioned 8.13-acre commercial development site situated along one of Crystal River's most strategic and rapidly evolving corridors. Predominantly zoned PSO (Professional Service/Office), this property features over 455 feet of high-visibility frontage on US Hwy 19 / S Suncoast Blvd (15,200 AADT)—a major north-south artery serving both local residents and regional traffic. The site offers full north- and south-bound ingress and egress through an existing deceleration lane and open median, providing seamless access and ideal positioning for high-intensity commercial development.

Located within Crystal River's fast-emerging medical corridor, the property directly benefits from Tampa General Hospital's transformational 53-acre healthcare campus expansion, currently underway just minutes from the site. This major investment introduces a new 120-bed hospital tower, a 120,000-square-foot medical office building, and expanded specialty and outpatient services. The expansion is projected to significantly increase employment, healthcare demand, and regional traffic—effectively establishing this section of US 19 as the next major healthcare hub of the Tampa MSA. The surrounding corridor is already attracting operators seeking proximity to TGH, making this an ideal site for QSR with Drive-Thru, Gas Station, Bank, Hotel, Medical Office, Outpatient Facilities, Senior Living, and Multi-Family residential concepts. Its flexible zoning and strong demographic profile provide a nearly unmatched development canvas.

Just south of Crystal River's Historic Downtown, the site is surrounded by a growing mix of local boutiques, restaurants, entertainment venues, and service-oriented businesses. The city is undergoing a surge of redevelopment, highlighted by the transformation of the former Crystal River Mall into a 400-unit residential community with integrated mixed-use retail, bringing a substantial increase in new residents and commercial activity. Additionally, the property directly abuts the rear boundary of the 85-acre Hidden Lake RV Resort, now under construction and planned to include 580 RV sites, creating immediate demand for convenience retail, hospitality, dining, medical services, and everyday goods.

Citrus County's growth trajectory is among the strongest in the state. With a current population of 153,600 residents projected to exceed 350,000 by 2030 per the County's Land Development Code, the region is rapidly transitioning into a major population and service center. Its inclusion in the Tampa-St. Petersburg-Clearwater MSA, the 18th largest in the United States, further enhances its long-term strength and desirability for business expansion, new housing supply, and healthcare delivery.

The broader region continues to benefit from substantial public and private investment. Homosassa, Inverness, and surrounding communities have undergone significant revitalization, including upgrades to Liberty Park, the Depot District, and other high-impact community assets. Meanwhile, the \$135 million expansion of the Suncoast Parkway and the planned Phase 3 northern extension—just north of the subject property—will deliver direct, one-hour access to Tampa International Airport and surrounding major employment centers. These infrastructure improvements will dramatically increase regional mobility, tourism flow, and commercial activity, positioning the property at the center of a rapidly growing economic corridor.

Within a 15-minute trade area, the site serves 46,361 residents, with a stable and affluent demographic (average age 58, median household income \$65,000). This combination of population growth, steady income levels, and increasing demand for medical and service-based uses creates a strong foundation for operators seeking a high-visibility, future-proof location.

# PROPERTY DETAILS

Taken together, this rare 8.18-acre tract represents a premium development opportunity in one of Florida's most dynamic and fast-growing coastal markets. With superior access, flexible zoning, powerful regional catalysts, and significant demographic momentum, the property is ideally suited for a wide range of commercial, medical, hospitality, and residential uses. Whether for a national operator, medical provider, mixed-use developer, or an investor seeking long-term positioning in a high-growth corridor, this site stands out as a compelling and strategically located asset with exceptional future upside.

## Location & Market Drivers

### Immediate Area Development

- Tampa General Hospital and Extension Across US Hwy 19.
- Adjacent to the new **Hidden Lake RV Resort**, an **85-acre, 580-lot project** currently under construction.
- Near the redevelopment of the **former Crystal River Mall** into a **400-unit residential and mixed-use community**.
- Surrounded by Downtown Crystal River's growing retail, restaurant, tourism, and entertainment district.

### Regional Catalysts

- Citrus County population projected to grow from **153,600 to 350,000 by 2030** (Citrus LDC).
- Part of the **Tampa–St. Petersburg–Clearwater MSA**, the **18th largest** in the United States.
- Benefiting from the **\$135 million Suncoast Parkway expansion** and the planned **Phase 3 northern extension**, which will provide one-hour access to Tampa International Airport.

### Development Potential

The property's size, access, and zoning support an exceptionally wide range of uses, including:

- **QSR with Drive-Thru**
- **Gas/Convenience**
- **Bank / Financial Services**
- **Hotel / Motel**
- **Medical Office / Outpatient / Diagnostic**
- **Senior Living**
- **Multi-Family Residential**
- **Professional Office/Retail / Mixed-Use**

The combination of highway exposure, strong ingress/egress, proximity to healthcare anchors, and growing population makes the site uniquely adaptable to both national operators and institutional-level development programs.

# PROPERTY DETAILS

## Flood Zone Classification

According to the Citrus County Web Map and FEMA Flood Zone overlay the **8.18-acre development site lies in FEMA Flood Zone X (Shaded)** — which is **not** a Special Flood Hazard Area (non-SFHA).

Zone X (Shaded) represents areas:

- Outside the 1% annual chance flood (100-year floodplain)
- Outside the 0.2% annual chance flood (500-year floodplain)
- With **minimal flood risk**
- **No mandatory flood insurance requirement** for lenders
- **No FEMA-driven elevation requirements**

This makes the property among the **least flood-burdened commercial tracts** on the US-19 corridor.

## No Flood Mitigation Fill Required

- No mandatory fill to achieve FEMA compliance.
- Site grading driven **only by FDOT, drainage, and design**, not floodplain constraints.
- Lower sitework cost and faster entitlement path.

The **8.18-acre site lies entirely within FEMA Flood Zone X (Shaded)**, meaning it is **outside the 100-year floodplain** and carries **no FEMA-driven elevation, fill, or flood insurance requirements**. The absence of AE or A flood zones within the property boundary ensures **minimal flood risk, lower sitework costs**, and a **straightforward entitlement path**, making the tract ideally suited for retail, QSR, medical, hospitality, and multifamily development.

## Estimated Fill Volume (Frontage Pads Only)

- 1.0 ft lift ~**7,000–8,500 CY**
- 2.0 ft lift ~**14,000–17,000 CY**
- 2.5 ft lift ~**18,000–21,000 CY**

*Final numbers depend on site grading, access drive placement, stormwater pond location, and pad layout.*

## Interior Tract Balancing

Interior portions of the site typically require:

- **0.5 – 1.5 ft** of balancing to create uniform building pads or roadway subgrades, depending on use (hotel, medical office, multifamily, etc.).

# PROPERTY DETAILS

## Net Fill Requirement – Planning Level Estimate

Based on the assumptions above:

### Low-Case Scenario (ideal cut-to-fill balance)

- Frontage lift: ~7,000 CY
- Interior balancing: ~5,000 CY
- Pond cut offset: –8,000 CY

**Net imported fill: ~4,000 CY**  
(Extremely efficient site)

### Mid-Case Scenario (typical for US-19 corridor)

- Frontage lift: ~14,000 CY
  - Interior balancing: ~8,000 CY
  - Pond cut offset: –7,000 CY
- Net imported fill: ~15,000 CY**

### High-Case Scenario (if pads require 2.5–3 ft lifts)

- Frontage lift: ~21,000 CY
  - Interior balancing: ~12,000 CY
  - Pond cut offset: –5,000 CY
- Net imported fill: ~28,000 CY**

## Citrus County: A Market Poised for Growth

Citrus County, currently home to 153,600 residents, is on track for exponential growth, with the population projected to reach 350,000 by 2030 under the County’s Land Development Code. As part of the Tampa–St. Petersburg–Clearwater Metropolitan Statistical Area (MSA)—the 18th largest MSA in the United States—Citrus County continues to attract both businesses and residents.

Lecanto and its surrounding areas have benefited from recent revitalization efforts, including community investments such as the Liberty Park and Depot District in Inverness. The recently completed \$135 million expansion of the Suncoast Parkway and its planned extensions will further enhance connectivity, fostering additional economic growth.

Within a 15-minute drive, the property serves a substantial customer base of 46,361 residents, with an average age of 58 and a median household income of \$65,000. This demographic ensures a solid foundation for businesses seeking to establish or expand in a thriving and dynamic market.

# 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.

# PROPERTY PHOTOS



**PREMIUM COMMERCIAL DEVELOPMENT SITE**  
11570 W Garnet Ct, Crystal River, FL 34428

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# PROPERTY PHOTOS

## PREMIUM COMMERCIAL DEVELOPMENT SITE

11570 W Garnet Ct, Crystal River, FL 34428



# PROPERTY PHOTOS



**PREMIUM COMMERCIAL DEVELOPMENT SITE**  
 11570 W Garnet Ct, Crystal River, FL 34428

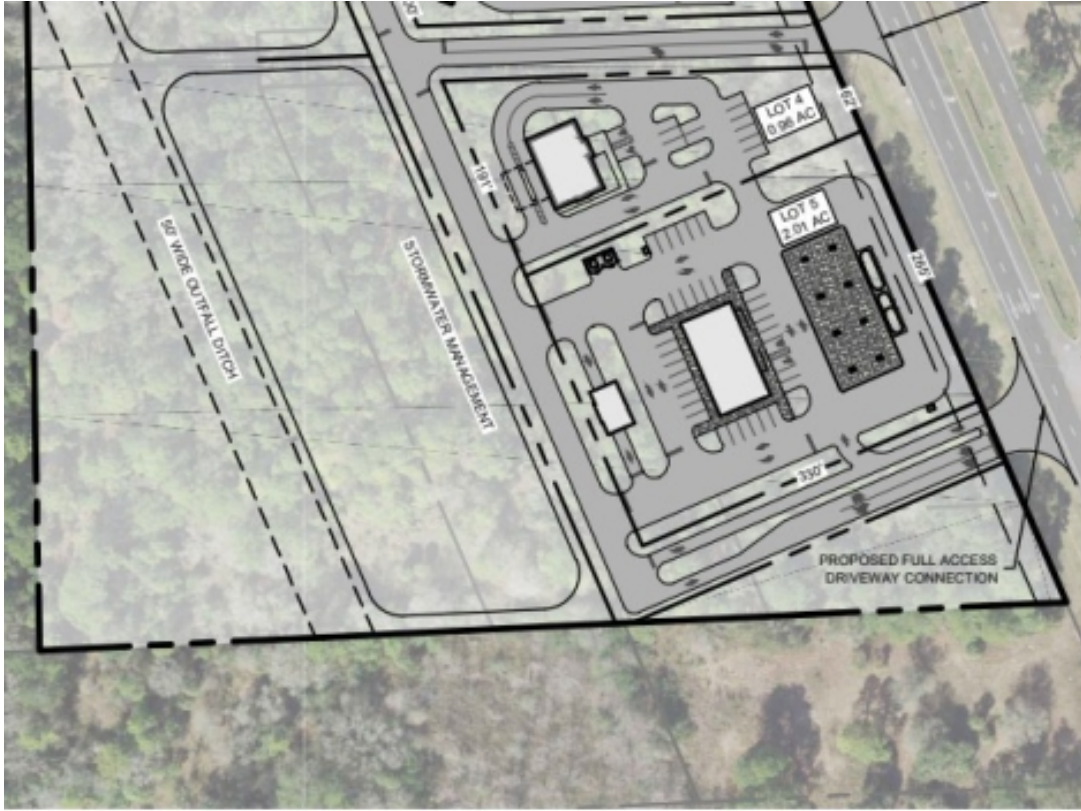
# PROPERTY PHOTOS

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11570 W Garnet Ct, Crystal River, FL 34428



# PROPERTY PHOTOS



## PREMIUM COMMERCIAL DEVELOPMENT SITE

11570 W Garnet Ct, Crystal River, FL 34428



125' BUILDING SETBACK

473'  
50' WIDE OUTFALL DITCH

400'

W TOPAZ COURT

N TALLAHASSEE ROAD

STORMWATER MANAGEMENT

50' WIDE OUTFALL DITCH

STORMWATER MANAGEMENT

228'

71'

250'

21.1'

382'

380'

330'

414'

LOT 1  
5.06 AC

LOT 2  
2.65 AC

LOT 3  
1.57 AC

LOT 4  
1.40 AC

US 19  
N SUNCOAST BOULEVARD  
ADT 1,000 (2024)

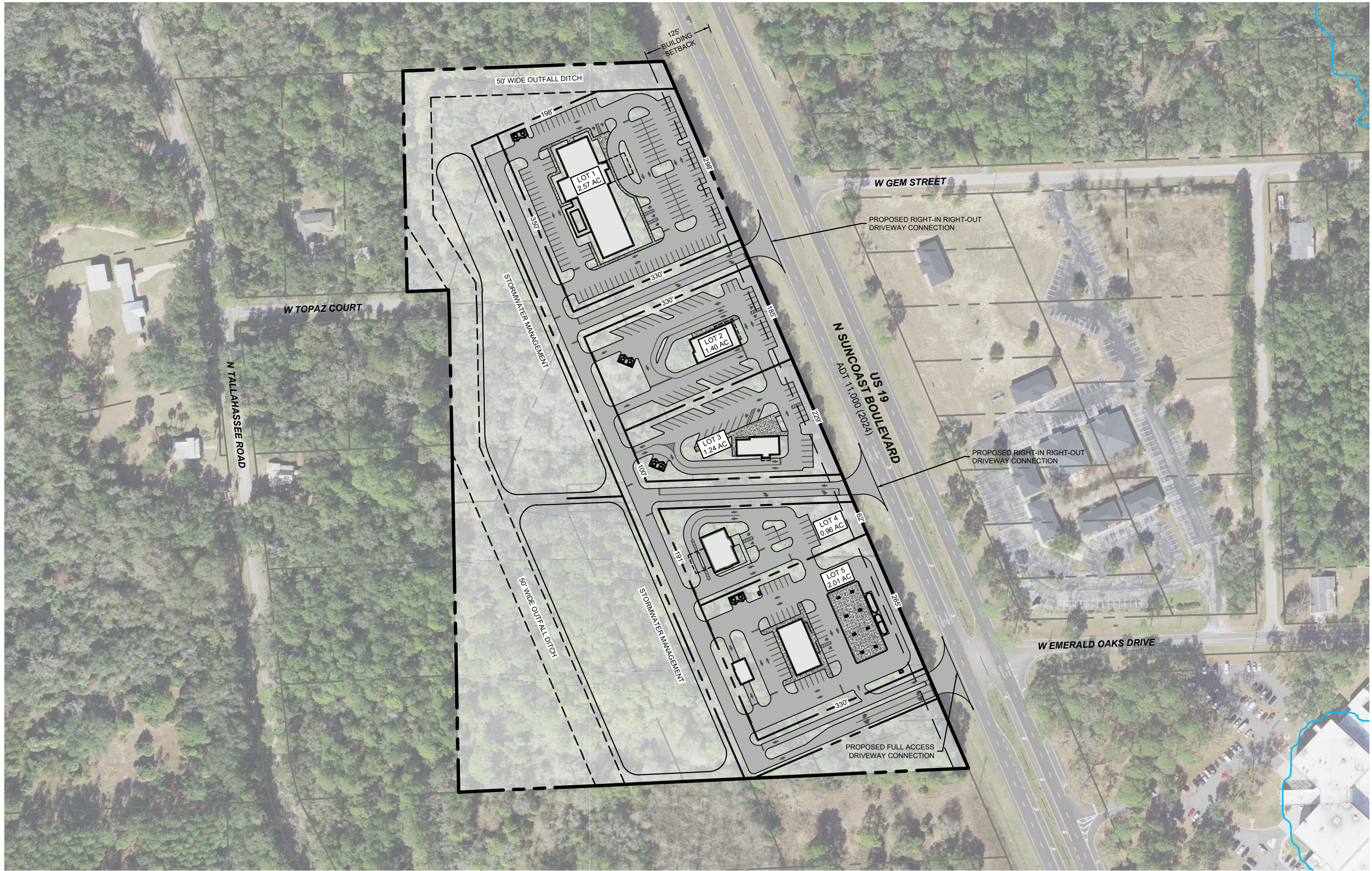
W GEM STREET

PROPOSED RIGHT-IN RIGHT-OUT  
DRIVEWAY CONNECTION

W EMERALD OAKS DRIVE

PROPOSED FULL ACCESS  
DRIVEWAY CONNECTION

PROPOSED RIGHT-IN RIGHT-OUT  
DRIVEWAY CONNECTION



125' BUILDING SETBACK

50' WIDE OUTFALL DITCH

LOT 1  
2.57 AC

LOT 2  
1.40 AC

LOT 3  
1.24 AC

LOT 4  
0.96 AC

LOT 5  
2.01 AC

W GEM STREET

US 19  
N SUNCOAST BOULEVARD  
ADT 1,000 (2024)

W EMERALD OAKS DRIVE

W TOPAZ COURT

N TALLHASSEE ROAD

STORMWATER MANAGEMENT

STORMWATER MANAGEMENT

50' WIDE OUTFALL DITCH

PROPOSED RIGHT-IN RIGHT-OUT DRIVEWAY CONNECTION

PROPOSED RIGHT-IN RIGHT-OUT DRIVEWAY CONNECTION

PROPOSED FULL ACCESS DRIVEWAY CONNECTION

198'

268'

330'

330'

185'

225'

100'

191'

62'

265'

330'



125' BUILDING SETBACK

50' WIDE OUTFALL DITCH

LOT 1  
5.06 AC

LOT 2  
1.40 AC

LOT 3  
1.24 AC

LOT 4  
0.96 AC

LOT 5  
2.01 AC

W GEM STREET

W TOPAZ COURT

N TALLAHASSEE ROAD

US 19  
N SUNCOAST BOULEVARD  
ADT 1,000 (2024)

W EMERALD OAKS DRIVE

PROPOSED RIGHT-IN RIGHT-OUT  
DRIVEWAY CONNECTION

PROPOSED RIGHT-IN RIGHT-OUT  
DRIVEWAY CONNECTION

PROPOSED FULL ACCESS  
DRIVEWAY CONNECTION

STORMWATER MANAGEMENT

STORMWATER MANAGEMENT

50' WIDE OUTFALL DITCH

400'

228'

71'

100'

191'

330'

473'

382'

380'

330'

185'

228'

62'

265'

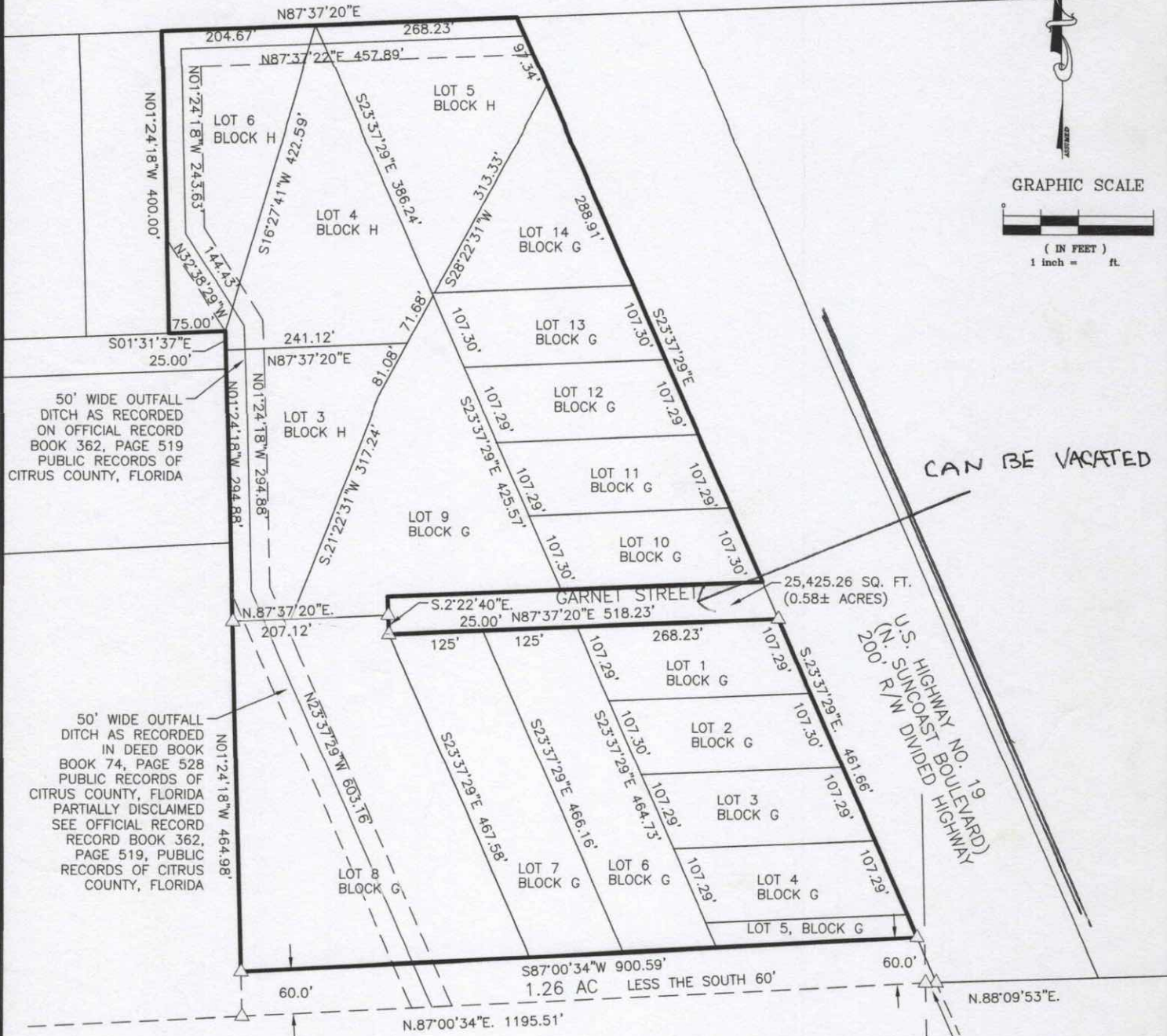
SKETCH OF DESCRIPTION



GRAPHIC SCALE



( IN FEET )  
1 inch = ft.



50' WIDE OUTFALL DITCH AS RECORDED ON OFFICIAL RECORD BOOK 362, PAGE 519 PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA

50' WIDE OUTFALL DITCH AS RECORDED IN DEED BOOK BOOK 74, PAGE 528 PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA PARTIALLY DISCLAIMED SEE OFFICIAL RECORD RECORD BOOK 362, PAGE 519, PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA

CAN BE VACATED

25,425.26 SQ. FT. (0.58± ACRES)

U.S. HIGHWAY NO. 19 (N. SUNCOAST BOULEVARD) 200' R/W DIVIDED HIGHWAY

SURVEYORS CERTIFICATE

THIS SURVEY MEETS ALL APPLICABLE REQUIREMENTS OF THE STANDARDS OF PRACTICE AS CONTAINED IN CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUTES.



*Gary W. Smith*

11/09/2018

GARY W. SMITH, PSM  
PROFESSIONAL SURVEYOR AND MAPPER, FLORIDA CERTIFICATE NO. LS 4577  
SURVEY NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER FOR HARD COPIES OR DIGITIZED SIGNATURE AND SEAL ACCOMPANIED BY A VALID ELECTRONIC SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER FOR ELECTRONIC COPIES.

EAST LINE OF SE 1/4 OF SW 1/4 OF SECTION 31-17-17

WEST LINE OF S 1/2 OF SE 1/4 OF SW 1/4 OF SECTION 31-17-17

LEGEND

△ = DESCRIPTIVE POINT

**Coastal** Engineering  
Planning  
Surveying  
Environmental  
Construction Management  
engineering associates, inc.

966 Candlelight Blvd.  
Brooksville, FL 34601  
Office: 352-796-9423

3703 East Forest Drive  
Inverness, FL 34453  
352-344-2016

CERTIFICATE OF AUTHORIZATION NO. LB7200

PROJECT NO: 23786

SHEET 2 OF 2

# LEGAL DESCRIPTION

LOTS 1 THROUGH 14, BLOCK G, LESS AND EXCEPT THE SOUTH 60.00 FEET OF LOTS 5, 6, 7 AND 8, - BLOCK G, CRYSTAL RIVER MANOR, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 7, PAGE(S) 29 AND 30, OF THE PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA.

AND

LOTS 3, 4, 5 AND 6, BLOCK H, CRYSTAL RIVER MANOR, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 7, PAGE(S) 29 AND 30, OF THE PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA.

CONTAINING 814,186.35 SQUARE FEET (18.69 ACRES MORE OR LESS)

SUBJECT TO A 50' WIDE OUTFALL DRAINAGE DITCH AS RECORDED IN DEED BOOK 74, PAGE 528 (PARTIALLY RELEASED) AND OFFICIAL RECORD BOOK 362, PAGE 519, PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA.



### SURVEYORS CERTIFICATE

THIS SURVEY MEETS ALL APPLICABLE REQUIREMENTS OF THE STANDARDS OF PRACTICE AS CONTAINED IN CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

CERTIFIED TO:

NATURE COAST LAND, LLC

*Gary W. Smith*

11/09/2023

GARY W. SMITH, PSM

DATE SIGNED

PROFESSIONAL SURVEYOR AND MAPPER, FLORIDA CERTIFICATE NO. LS 4577  
SURVEY NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA  
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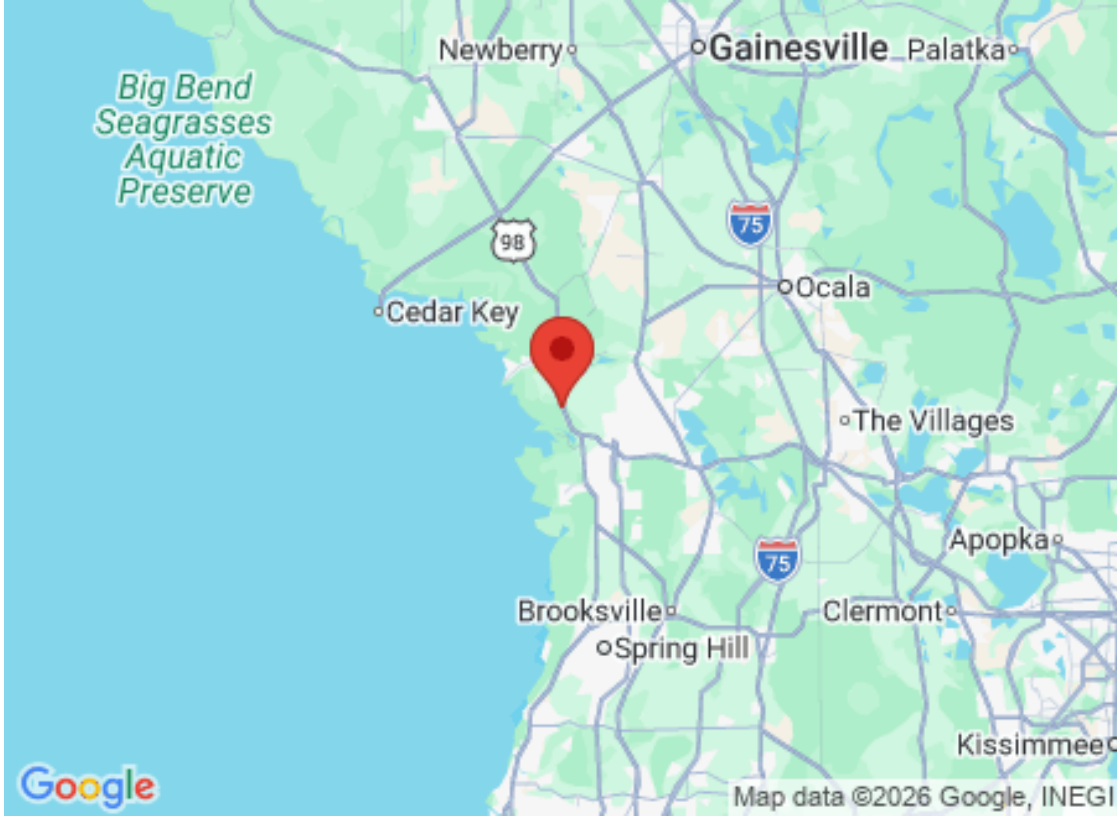
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SHEET 1 OF 2

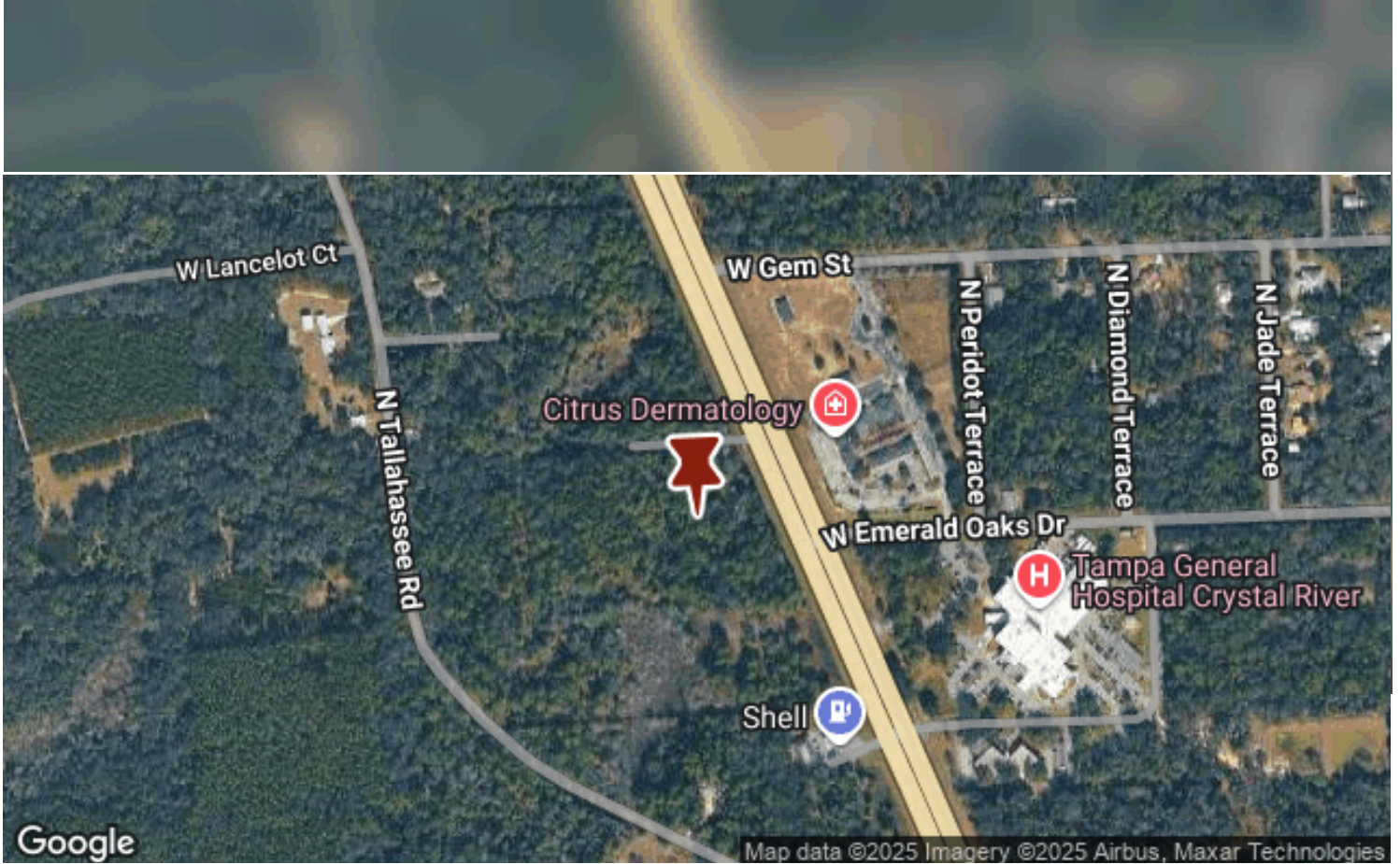
# AREA LOCATION MAP



**PREMIUM COMMERCIAL DEVELOPMENT SITE**

11570 W GARNET CT, CRYSTAL RIVER, FL, 34428

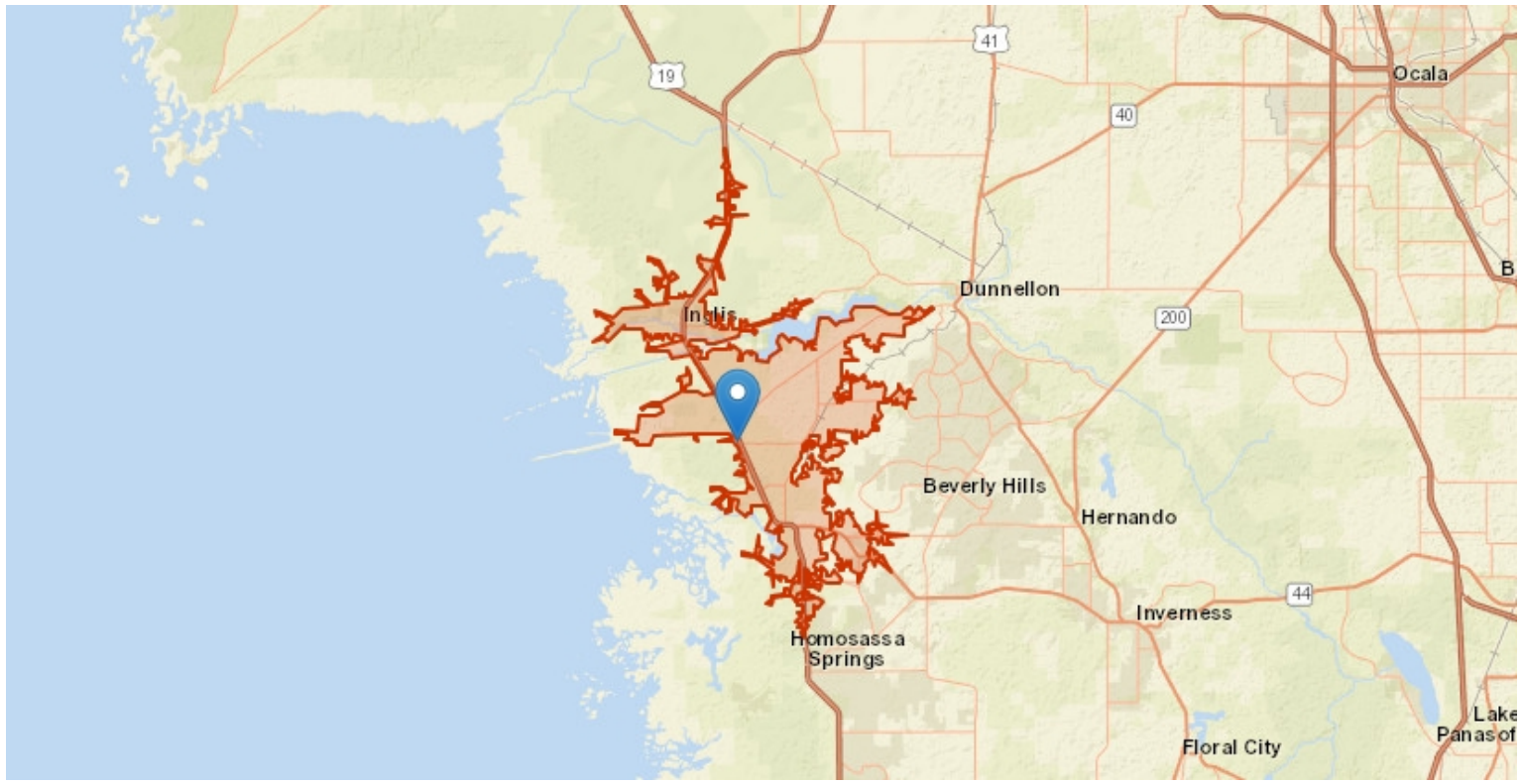
# AERIAL ANNOTATION MAP



## Premium Commercial Development Site

11570 W Garnet Ct, Crystal River, FL, 34428

# LOCATION/STUDY AREA MAP (DRIVE TIME: 15 MINUTES)



## PREMIUM COMMERCIAL DEVELOPMENT SITE

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# INFOGRAPHIC: KEY FACTS (DRIVE TIME: 15 MINUTES)

## KEY FACTS

**20,513**  
Population

**58.6** Median Age

**2.16**  
Average Household Size

**8,656**  
Total Households

## EDUCATION

**7.47%**  
No High School Diploma

**7.67%**  
High School Graduate

**18.66%**  
Some College

**16.1%**  
Bachelor's/Grad

## BUSINESS

**1,194**  
Total Businesses

**10,035**  
Total Employees

## EMPLOYMENT

**2,965**  
Retail Trade Employees

**156**  
Manufacturing Employees

**1,081**  
Eating & Drinking Employees

**609**  
Finance/Ins/Real Estate Emp

**4.1%** Unemployment Rate

## INCOME

**\$52,285**  
Median Household Income

**\$32,641**  
Per Capita Income

**\$198,689**  
Median Net Worth

## Households by Income

The largest group : \$50,000 - \$74,999 (16.75%) ■  
The smallest group : \$200,000+ (3.3%) ■

Indicator	Value(%)	
< \$15,000	15.38	■
\$15,000 - \$24,999	10.02	■
\$25,000 - \$34,999	9.22	■
\$35,000 - \$49,999	13.2	■
\$50,000 - \$74,999	16.75	■
\$75,000 - \$99,999	14.9	■
\$100,000 - \$149,999	12.6	■
\$150,000 - \$199,999	4.64	■
\$200,000+	3.3	■



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## PREMIUM COMMERCIAL DEVELOPMENT SITE

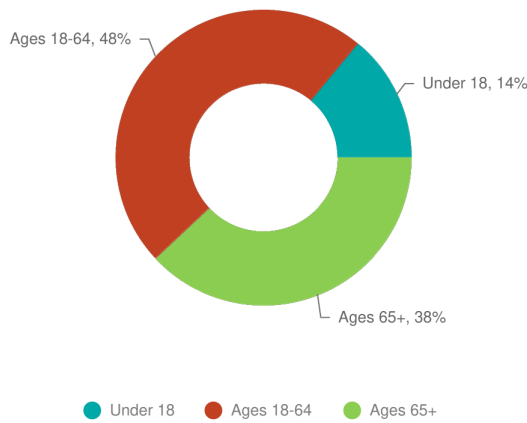
11570 W Garnet Ct, Crystal River, FL, 34428

# INFOGRAPHIC: POPULATION TRENDS (DRIVE TIME: 15 MINUTES)

## POPULATION TRENDS AND KEY INDICATORS 15Minute Drive Time

<b>20,513</b> Population	<b>9,224</b> Households	<b>58.6</b> Median Age
<b>2.16</b> Avg Size Household	<b>\$52,285</b> Median Household Income	<b>\$273,424</b> Median Home Value
<b>69</b> Wealth Index	<b>77</b> Housing Affordability	<b>29.9</b> Diversity Index

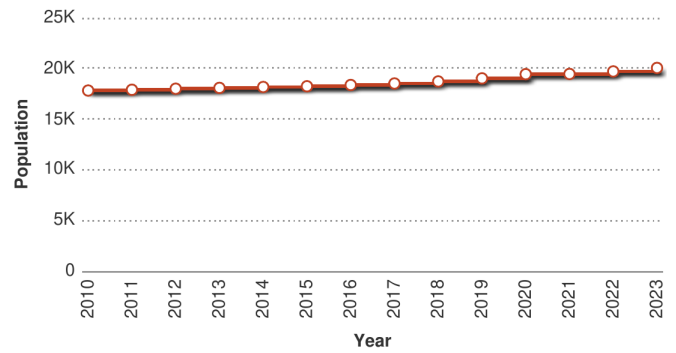
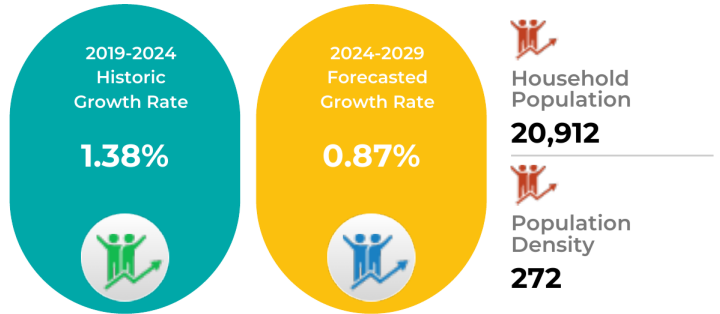
### POPULATION BY AGE



### POPULATION BY GENERATION

<b>10.73%</b> Greatest Gen: Born 1945/Earlier	<b>37.24%</b> Baby Boomer: Born 1946 to 1964	<b>17.84%</b> Generation X: Born 1965 to 1980
<b>14.6%</b> Millennial: Born 1981 to 1998	<b>13.74%</b> Generation Z: Born 1999 to 2016	<b>5.85%</b> Alpha: Born 2017 to Present

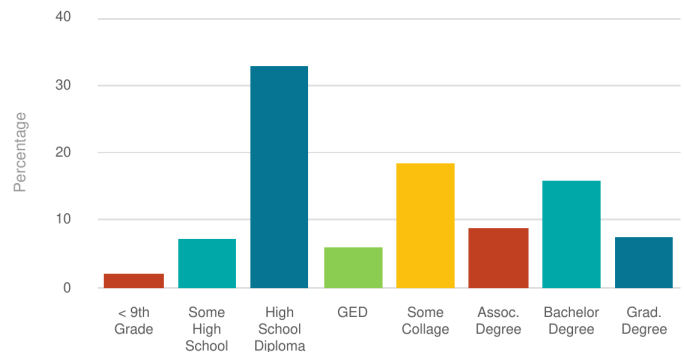
## HISTORICAL & FORECAST POPULATION



### DAYTIME POPULATION



### POPULATION BY EDUCATION



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This infographic contains data provided by Esri.

## PREMIUM COMMERCIAL DEVELOPMENT SITE

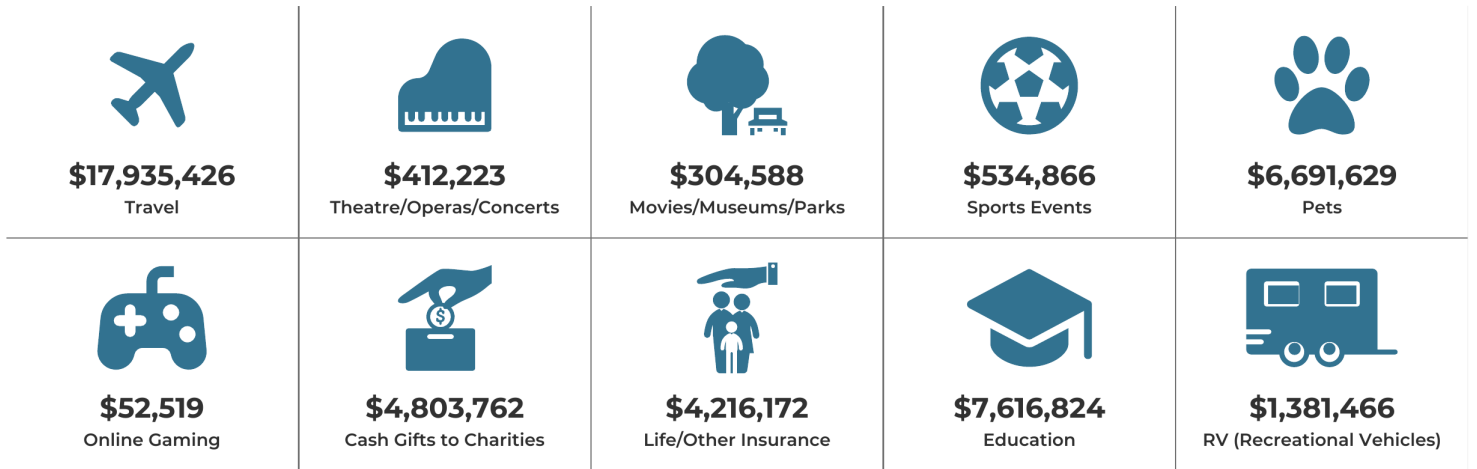
11570 W. Garnet Ct, Crystal River, FL, 34428

## Lifestyle and Tapestry Segmentation Infographic

### LIFESTYLE SPENDING



### ANNUAL LIFESTYLE SPENDING



### TAPESTRY SEGMENTS



# 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)

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CONTACT



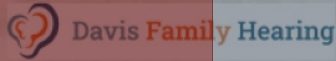
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