



FranklinStreet



FRONT

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

REAR

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

3768 W Norvell Bryant Hwy

Lecanto, FL, 34461

ASKING PRICE: \$14,000,000 Combined
**23.87 Acres FOR SALE Zoning: Mixed-
Use PUD**

Full Median Cut Access to Traffic Light

CONCEPT PLAN



PROPERTY AERIAL



19,140 VPD

W Norvell Bryant Hwy

W Parkville St

HCA Healthcare
COMING SOON

SPROUTS
COMING SOON

TARGET

Walmart

HOBBY LOBBY

ALDI

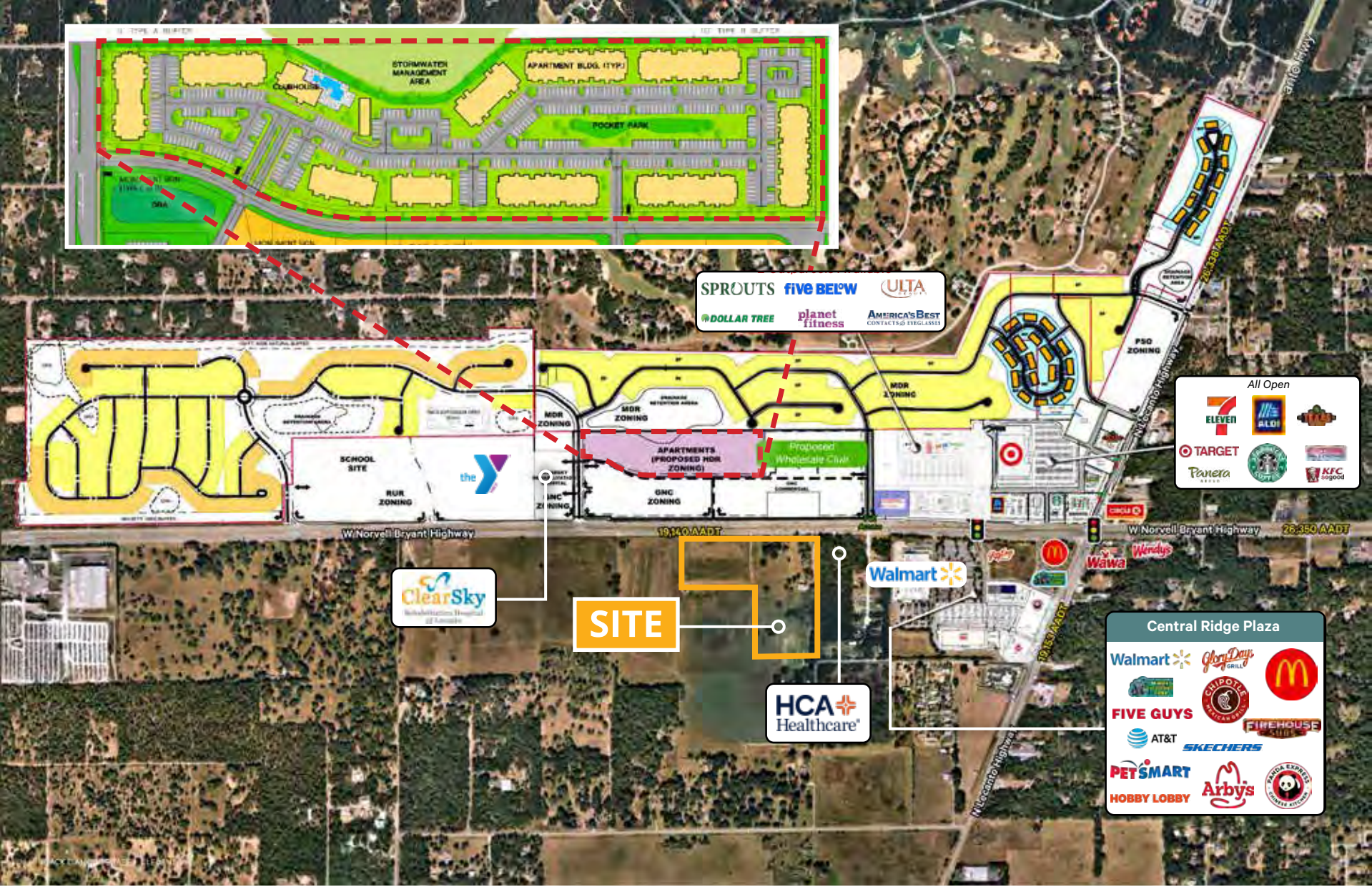
FRONT
11.44 Acres
AVAILABLE for
Land Lease or
Build-To-Suit.
0.50 to 2 Acre
Carve outs

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

RETAIL AERIAL



ADDITIONAL RETAIL AERIAL



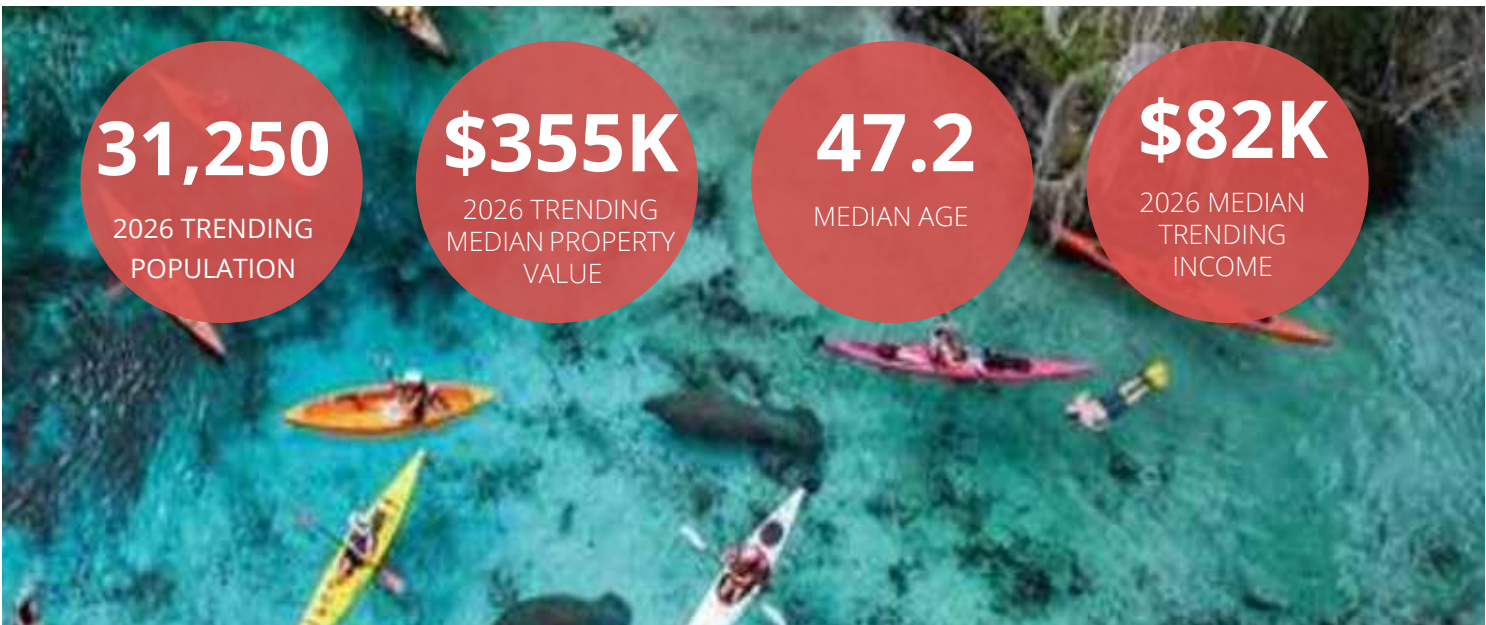
Citrus County, established in 1887, has evolved into one of Florida’s most attractive Gulf Coast markets, offering a unique combination of affordability, lifestyle, and growth. Known for its natural beauty, outdoor recreation, and expanding retail and residential development, the area continues to attract both full-time residents and seasonal populations.

Positioned between Tampa and Orlando, Citrus County benefits from strong regional connectivity while maintaining a significantly lower cost of living—supporting long-term population growth and increasing demand for commercial and residential development.

MIDDLE/NORTH - CITRUS COUNTY

3-MILE RADIUS FROM SITE

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

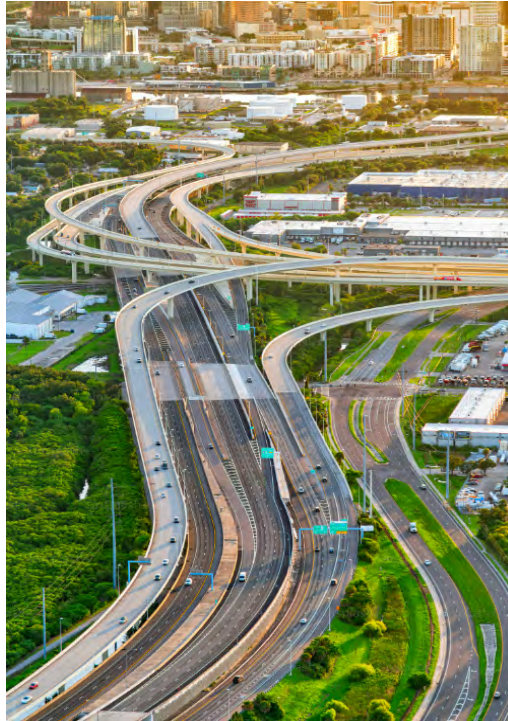


SUNCOAST PARKWAY EXTENSION

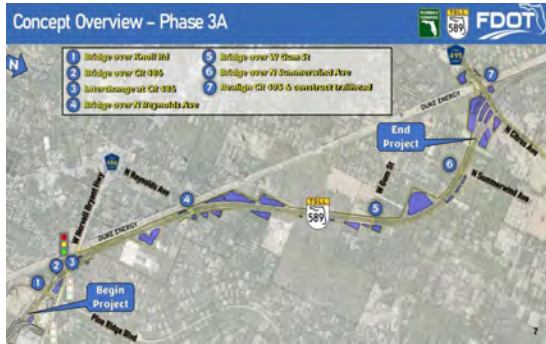
The Suncoast Parkway (SR 589) is a critical north-south corridor connecting the Tampa Bay region to Hernando and Citrus Counties. The recent expansion extends the parkway further north into Citrus County, significantly improving regional accessibility and supporting continued growth.

The latest phase includes new interchanges at Cardinal Street and expanded access points serving Homosassa and Crystal River. This extension represents a \$135 million infrastructure investment and enhances connectivity for both residential and commercial development.

Future phases are planned to extend the parkway north to U.S. 19 near Red Level, further positioning Citrus County as a key growth market along Florida's Gulf Coast.



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 23.87 Acres
- Mixed-Use PUD Zoning
- Full Median Cut
- 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



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

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