

Site Overview of 208/228/268/310 S. Suncoast Blvd. and 8839. W. Ozello Trail

These 5 parcels (which can be purchased in any combination) located at the very south end of Crystal River comprise a total of over 33 acres located on the corner of US-19 and Ozello Trail. With 23,000 AADT, the US-19 corridor is one of the busiest roads in Citrus County and together these parcels have over 1,000' of road frontage on both US-19 and Ozello Trail. Currently commercial zoning (i.e. GNC designation) extends back 400 ft from US-19 on all parcels with residential zoning behind that. Each parcel includes some wetlands designations. See table below for approximate usable land with each parcel.

These parcels are located within 2 minutes of the Crystal River Regional Airport and approximately 10 minutes away from the Suncoast Parkway with direct access to the Tampa airport and south.



Parcel	Total Acres	Approx. Usable	Approx. GNC	Price
208/228 S. Suncoast Blvd	8.62	5.00	2.50	\$750,000
268 S. Suncoast Blvd	2.29	2.29	2.29	\$3,900,000
310 S. Suncoast Blvd	12.20	2.50	2.50	\$750,000
8839 W Ozello Trail	10.80	9.30	3.00	\$1,100,000

The MLS sheets for each parcel are included following this overview.