

Crystal Rivers Commons

*Crystal River Florida: Eastside of US 19/98
Between Ozello Trail and W. Venable Street
Zoned for Multi-Use Development*



Dan E. Bruce, President

PO Box 8716 , Greenville, SC 29604

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FOR SALE - Pricing Available Upon Request

Development Area E (110 +/- ACRES):

- ⇒ Zoning Residential PUD (Planned Unit Development)
- ⇒ Build-able up to 330 Units
- ⇒ Planned Shared Stormwater Facilities
- ⇒ ERUs in place for planned capacity
- ⇒ ERP (Environmental Resource Permit) approved through 2028

Development Areas A,B,C,D (160 +/- Acres):

- ⇒ Zoning Commercial/Institutional PUD (Planned Unit Development)
- ⇒ Build-able up to 524,000 SF
- ⇒ Multiple Parcel Opportunities
- ⇒ ERUs in place for planned capacity
- ⇒ Planned Shared Stormwater Facilities
- ⇒ ERP (Environmental Resource Permit) approved through 2028
- ⇒ Wetlands surveyed and mitigated as shown on Master Development Plan
- ⇒ Environmental Phase I available upon request

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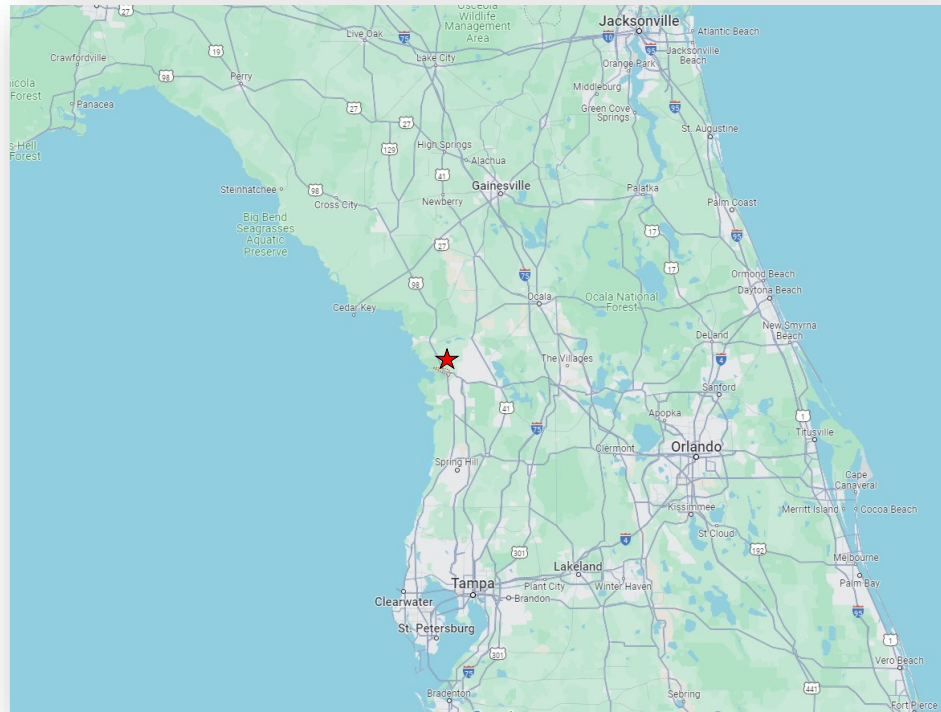
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LOCATION:

Crystal River Commons is a fully entitled, multi-use development centrally located in a beautiful eco-tourism area of coastal Florida. Named for its clear springs and rivers, Crystal River is known as the Manatee Capital of the World and is home to the only National Wildlife Refuge in the United States specifically created to protect habitats for Florida's beloved official marine animal.

Located North of Tampa with easy commutes via the Suncoast Parkway and easy access to Central and North Florida via US 19/98 .

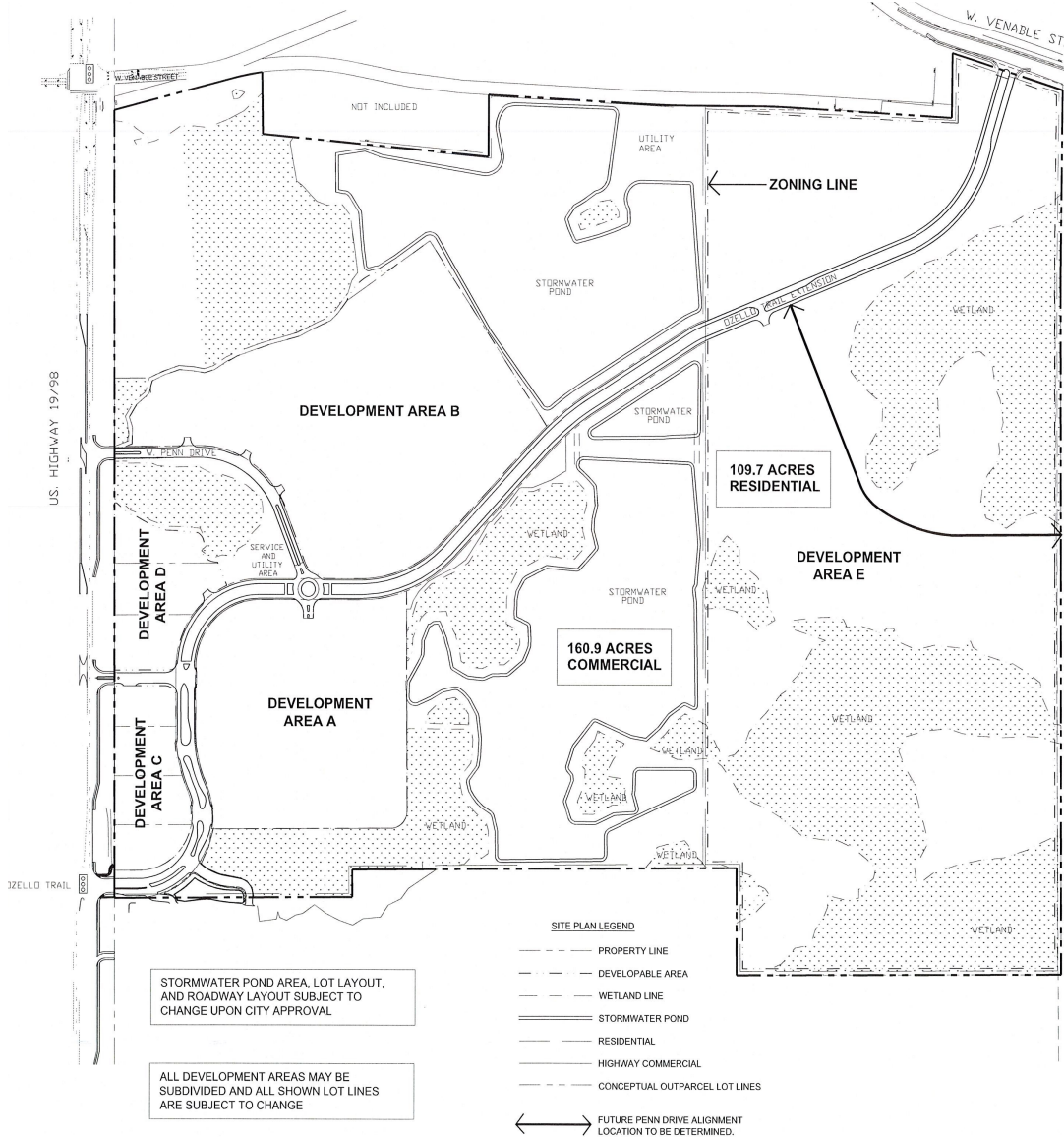


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CONCEPTUAL MASTER PLAN DATA:

PARCEL ID # / KEY #:	17E18S34-22200/1102138, 17E19S03-10000/1113512, 17E19S03-13110/1113521, 17E19S03-13210/1113547, 17E19S03-12000/2699965, 17E19S03-13120/2910453
PROPERTY NAME :	CRYSTAL RIVER COMMONS 34/18S/1 7E & 03/19S/1 7E
PROPERTY LOCATION:	EASTSIDE OF US 19/98 BETWEEN OZELLO TRAIL AND W. VENABLE STREET)
PROPERTY OWNER :	R.I.F. 304, LLC 225 N. MAIN STREET SUITE C GREENVILLE, SC 29601
SITE AREA:	160.90 AC. M.O.L. - COMMERCIAL 109.73 AC. M.O.L. - RESIDENTIAL 270.63 AC. M.O.L. - TOTAL
OZELLO TRAIL EXT. :	80' RIGHT OF WAY
WATER :	OZELLO WATER
SEWER :	CITY OF CRYSTAL RIVER
ELECTRIC :	WITHLAGOOCHEE ELECTRIC
PENN DRIVE :	CLOSURE AND RELOCATION TO BE COORDINATED WITH CITY OF CRYSTAL RIVER, CITRUS COUNTY AND PROPERTY OWNER TO THE EAST

AREA	APPROX. AREA (AC.)	PLAT PHASE
HIGHWAY COMMERCIAL		
DEVELOPMENT AREA A	16.58	1
DEVELOPMENT AREA B	25.49	3,4
DEVELOPMENT AREA C	4.33	2
DEVELOPMENT AREA D	4.38	2
WETLANDS	35.74	1,2,3,4
STORMWATER	45.08	1,2,3,4
RIGHT OF WAY	7.34	1,2,3,4
UTILITY AREAS/OTHER	21.96	1,2,3,4
RESIDENTIAL		
DEVELOPMENT AREA E	65.32	T.B.D.
WETLANDS	41.29	T.B.D.
ROW	3.12	T.B.D.
TOTAL	270.63	



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