

LAND FOR SALE

PRIME 48+ ACRES PRIME DEVELOPMENT LAND

8144 WEST ALVANY COURT, CRYSTAL RIVER, FL 34428



FOR SALE

KW COMMERCIAL | ANDOVER

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PROPERTY SUMMARY

8144 WEST ALVANY COURT



PROPERTY DESCRIPTION

Lot Size:	48.05 Acres
Price:	\$1,200,000
Zoning:	CLMH

PROPERTY OVERVIEW

- * 48+ acres of prime, undeveloped land in unincorporated Citrus County.
- * Zoned CLMH Coastal with Rural Activity Center (RAC) future land use designation.
- * Permitted residential density of up to 2 dwellings per acre.
- * Strong growth potential supported by regional transportation improvements.

LOCATION OVERVIEW

Located in unincorporated Citrus County along Florida's scenic Nature Coast, this property offers the perfect blend of rural tranquility and growth potential. The area features a mix of residential, agricultural, and neighborhood commercial uses, aligning with the Rural Activity Center (RAC) designation. With convenient access to U.S. 19 and the expanding Suncoast Parkway, the site enjoys excellent connectivity to Crystal River, Homosassa, Lecanto, and the greater Tampa Bay area. This strategic location positions the property for exceptional residential or mixed-use development opportunities.

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PROPERTY DESCRIPTION

48+ acres of prime raw development land in unincorporated Citrus County is zoned CLMH Coastal. This opportunity presents as a blank canvas for potential development. According to the Citrus County Planner of the Land Development Division, the site has a Future Land Use Designation of RAC, Rural Activity Center.

Residential development within the Rural Activity Centers shall be permitted at a density of up to two dwellings/acre. Nonresidential uses are permitted, but shall be limited to an intensity and scale necessary to provide the immediate rural population with retail and personal services, uses which are generally classified as neighborhood commercial and pharmacies. The commercial development possibilities expand with the possibility of changes to the Suncoast Parkway.

All information was obtained from the sources deemed to be reliable, it is recommended that a potential Buyer conduct any due diligence they deem necessary for their contemplated acquisition.

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PROPERTY PHOTOS

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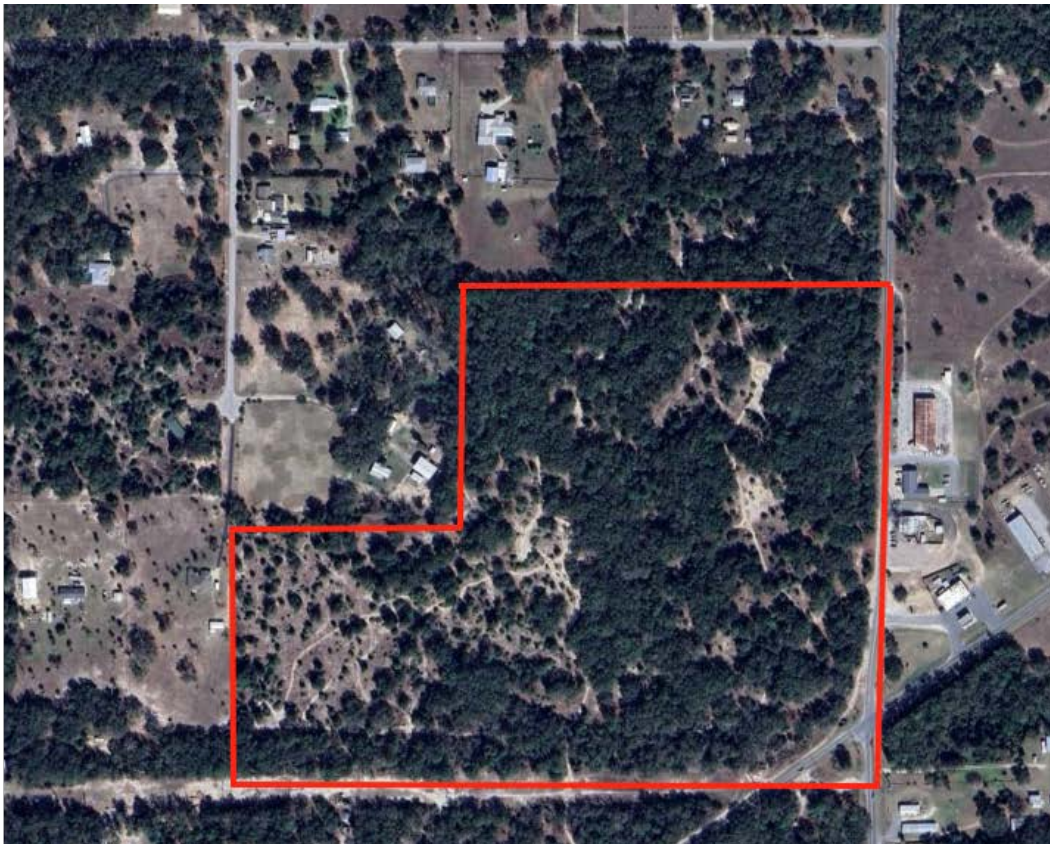
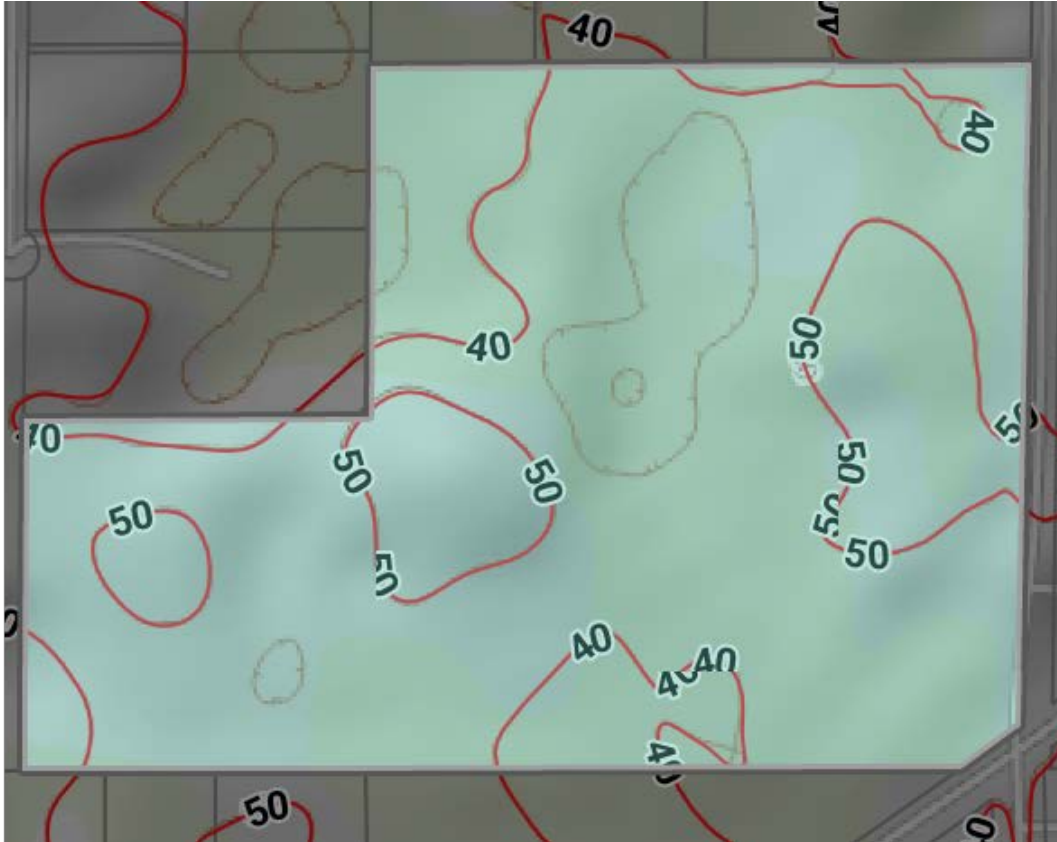
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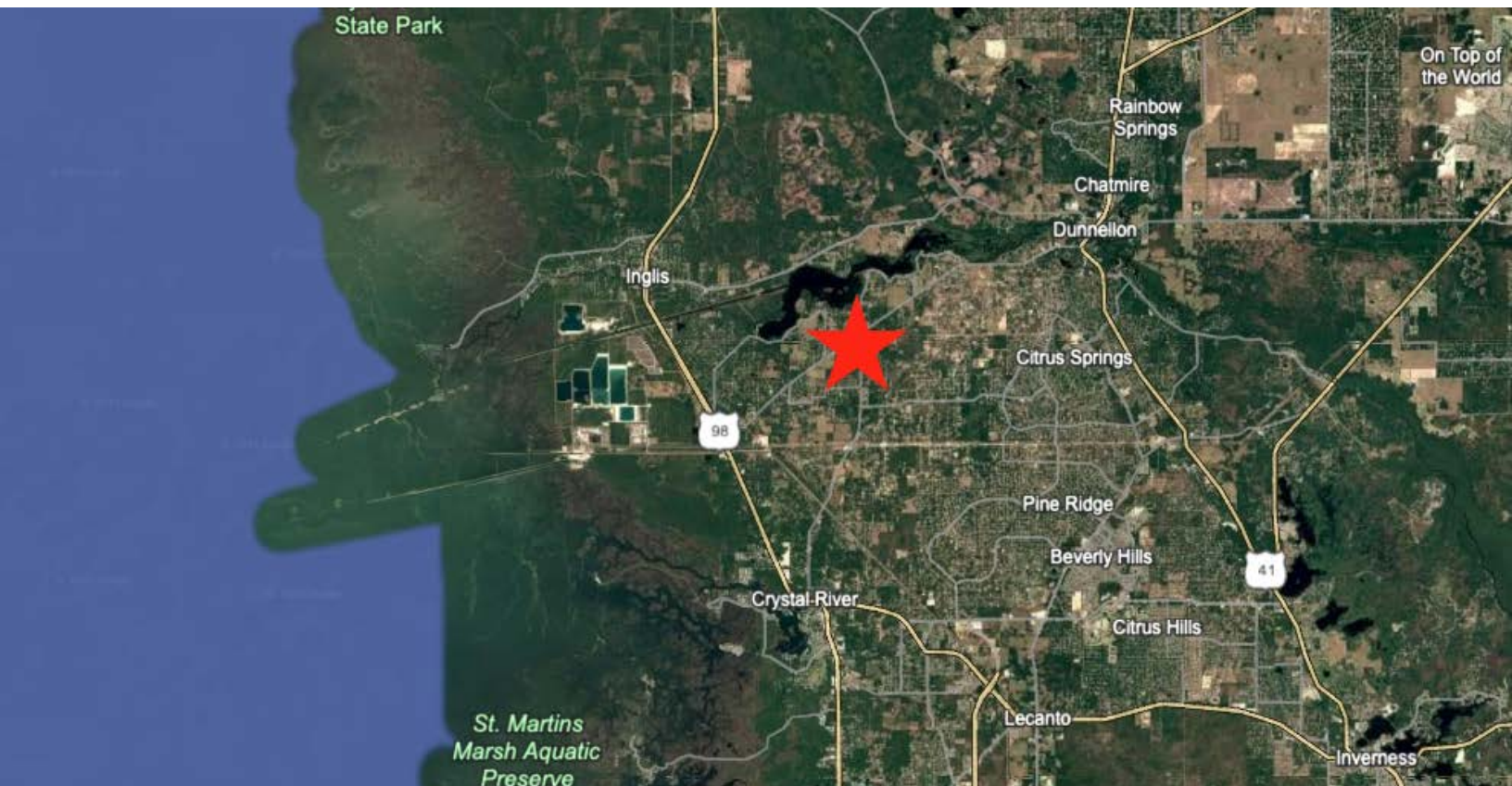
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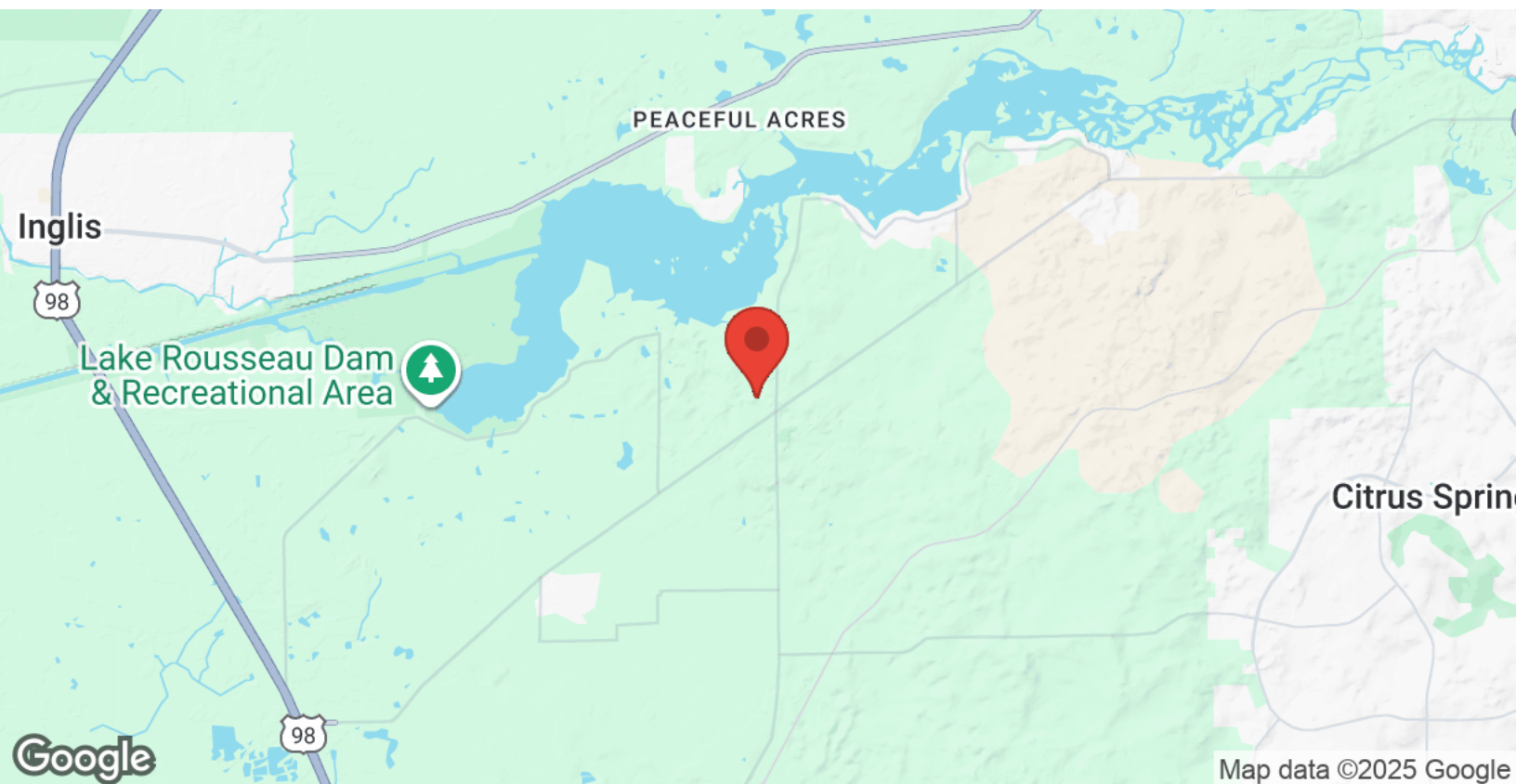
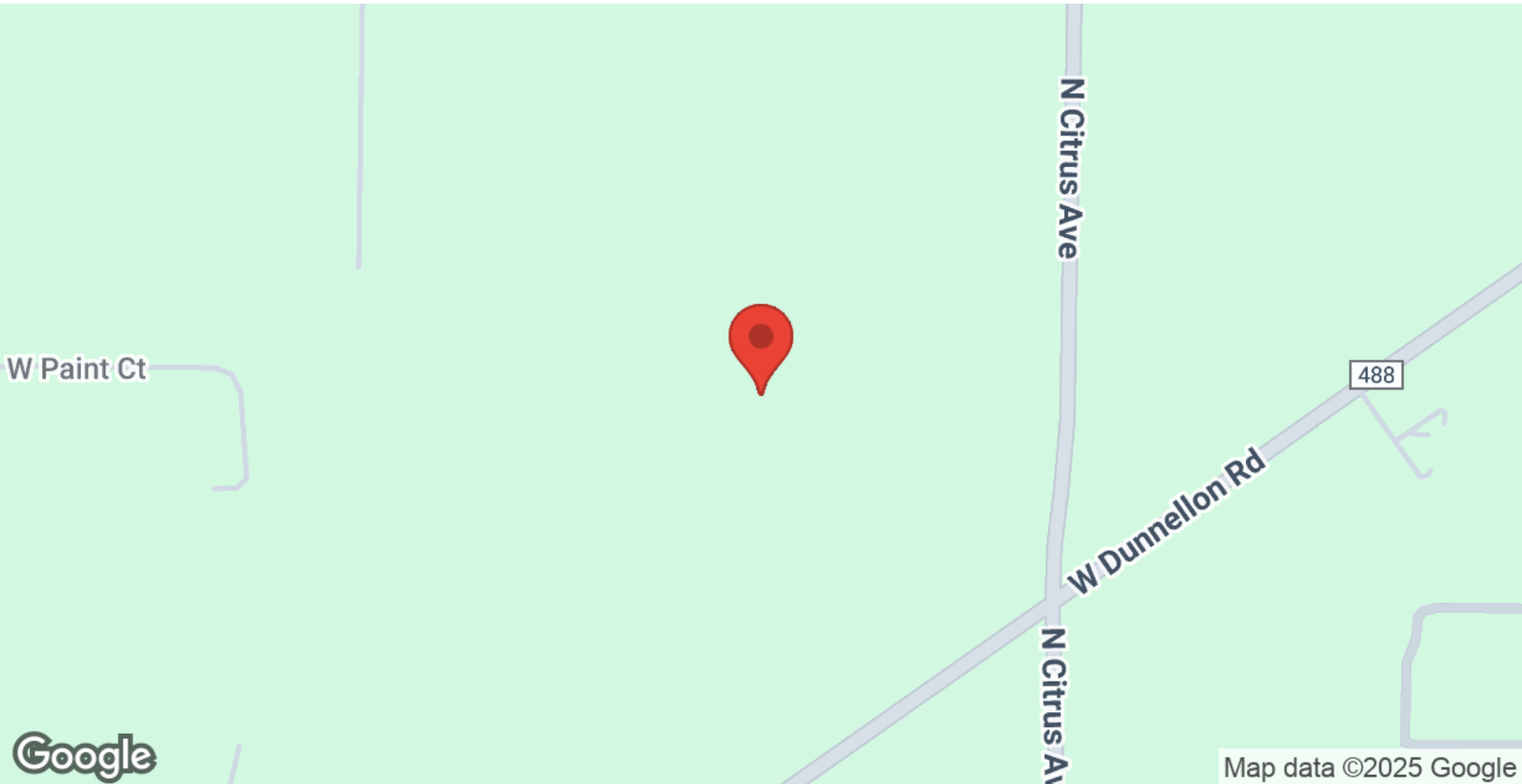
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LOCATION MAPS

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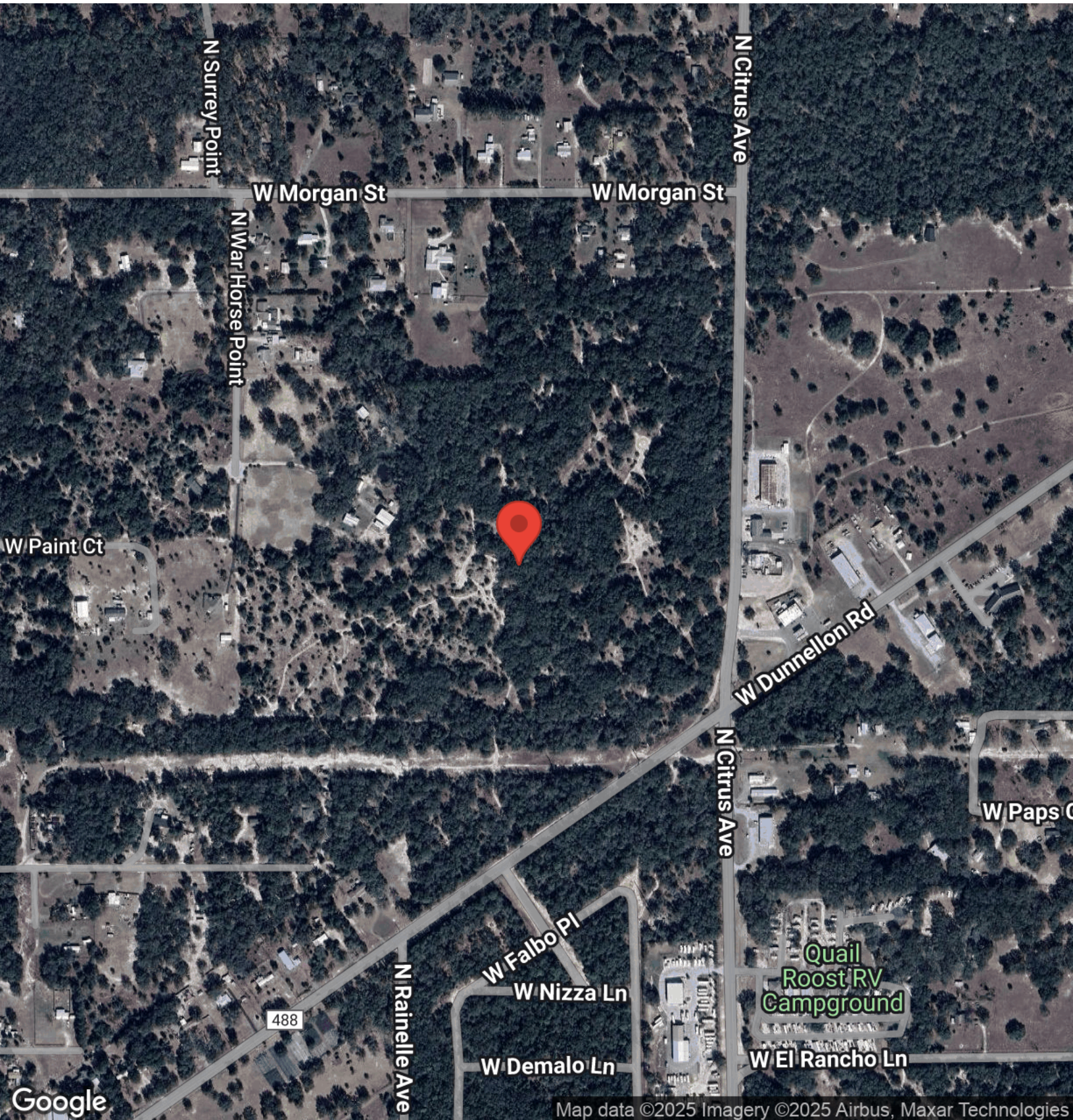
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AERIAL MAP

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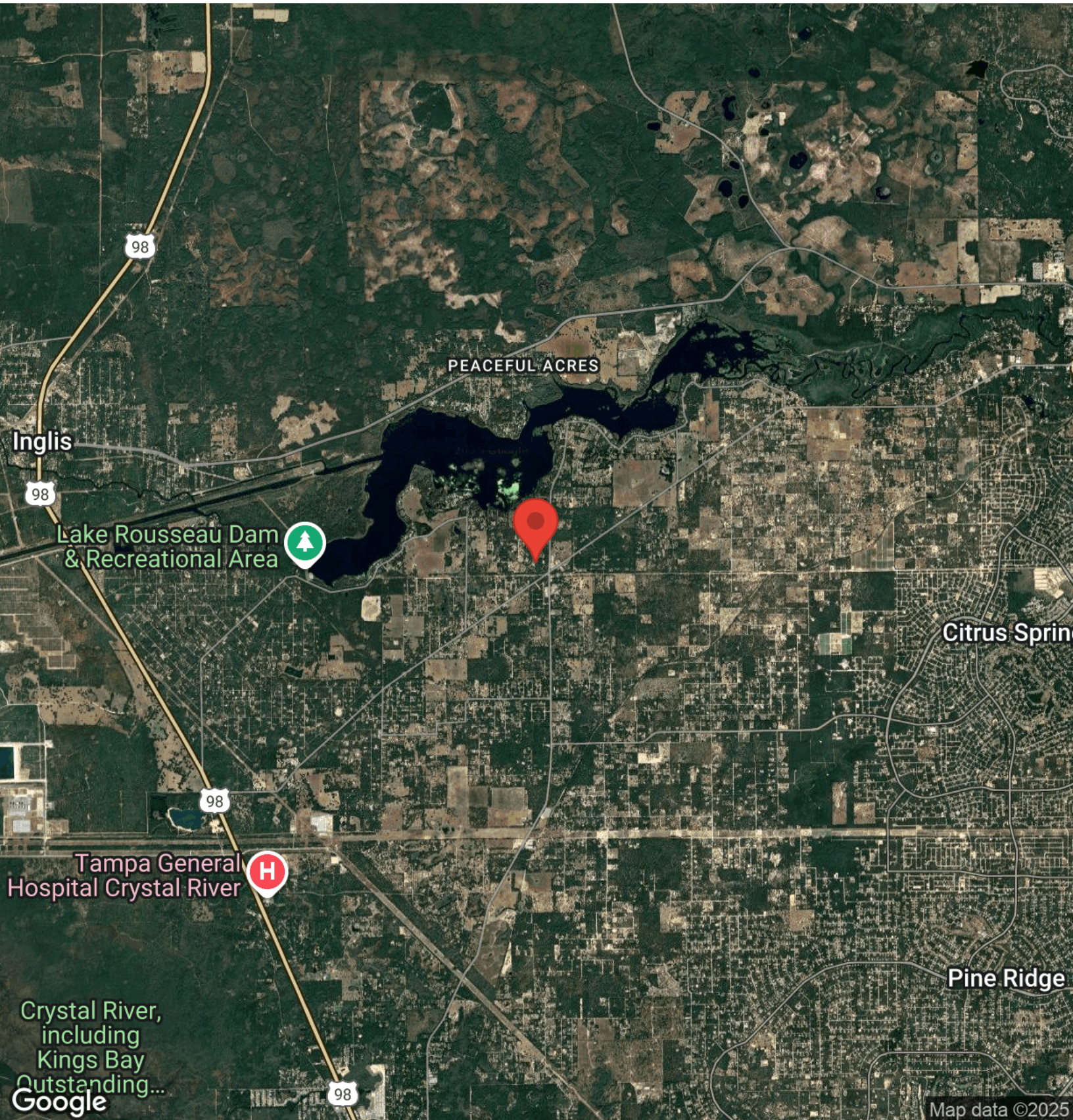
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REGIONAL MAP

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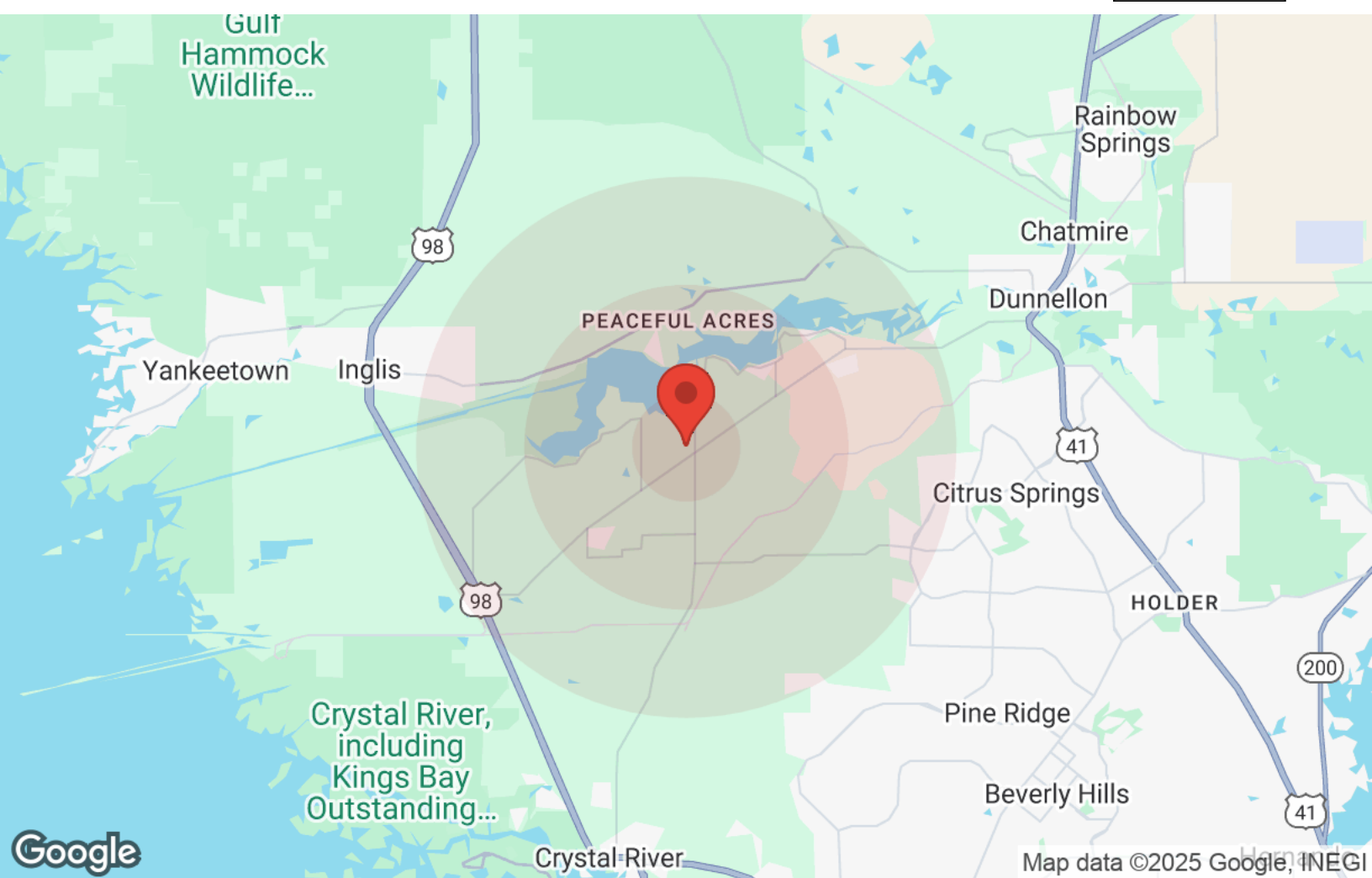
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Map data ©2025

DEMOGRAPHICS

8144 WEST ALVANY COURT



Map data ©2025 Google, INEGI

Population	1 Mile	3 Miles	5 Miles
Male	282	2,983	6,204
Female	281	2,986	6,160
Total Population	564	5,969	12,365

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	58	716	1,500
Ages 15-24	42	520	1,046
Ages 25-54	148	1,662	3,548
Ages 55-64	109	1,074	2,211
Ages 65+	207	1,997	4,061

Race	1 Mile	3 Miles	5 Miles
White	514	5,357	10,918
Black	9	115	330
Am In/AK Nat	1	8	20
Hawaiian	N/A	1	4
Hispanic	27	333	734
Asian	4	44	114
Multi-Racial	10	108	240
Other	N/A	2	7

Income	1 Mile	3 Miles	5 Miles
Median	\$61,082	\$53,958	\$58,645
< \$15,000	47	505	841
\$15,000-\$24,999	10	142	355
\$25,000-\$34,999	13	213	459
\$35,000-\$49,999	26	398	643
\$50,000-\$74,999	63	527	1,030
\$75,000-\$99,999	28	280	696
\$100,000-\$149,999	34	311	772
\$150,000-\$199,999	11	175	343
> \$200,000	20	151	289

Housing	1 Mile	3 Miles	5 Miles
Total Units	292	3,092	6,175
Occupied	251	2,703	5,430
Owner Occupied	215	2,285	4,578
Renter Occupied	36	418	852
Vacant	40	389	745

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