



COMMERCIAL PADS | COMING SOON 7.25 Acres

- » Seller Delivering Pad Ready
- » Off Site retention already in place
- » Off site lift station already in place
- » Seller delivering pads or BTS

3217 W Gulf to Lake Hwy

Lecanto, FL 34461

+/-7.25 Acres

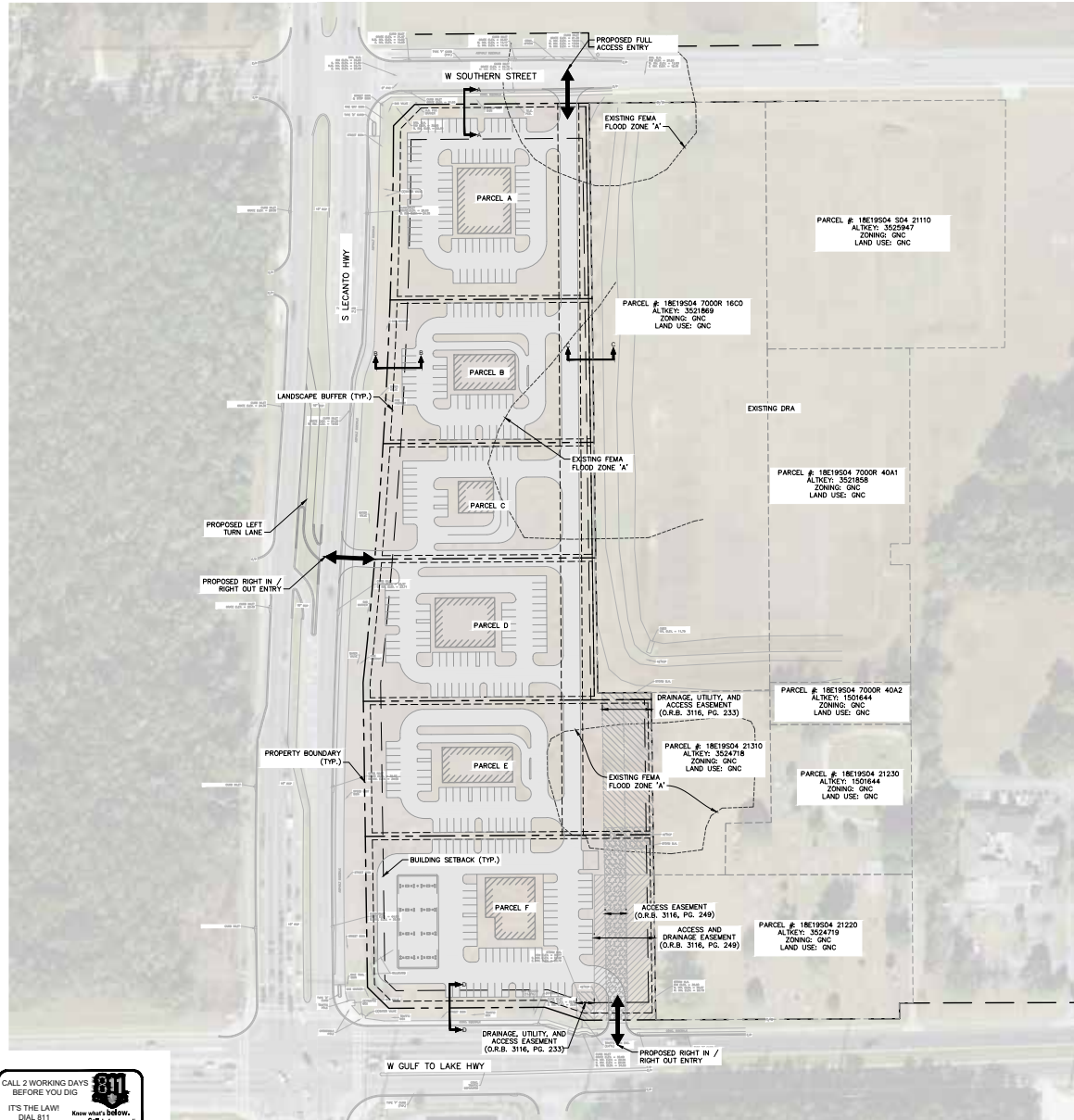
3 Acres Under Contract

For Land Lease/Build-to-Suit or For Sale

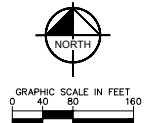


SITE PLAN

THIS DOCUMENT, TOGETHER WITH THE CONCEPT AND DESIGN PRESENTED HEREIN, IS AN INSTRUMENT OF SERVICE. IT IS ISSUED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. NEITHER OF US OR ANY PERSONS RELIANT ON THIS DOCUMENT SHALL BE HELD LIABLE TO ANY OTHER PARTY FOR ANY DAMAGES, INCLUDING REASONABLE ATTORNEY'S FEES, ARISING FROM OR OUT OF THE USE OF THIS DOCUMENT.



CALL 2 WORKING DAYS BEFORE YOU DIG
 IT'S THE LAW! DIAL 811
 Know what's below. Call before you dig.
 FLORIDA STATE ONE CALL OF FLORIDA, INC.



SITE DATA:
 PROJECT AREA: 10.03 AC
 EXISTING PARCEL ID: 18E19S04 21300
 ALKEY: 3521866

- SETBACKS, BUFFERS, & EASEMENTS:**
- A-A: 5' LANDSCAPE BUFFER & 5' BUILDING SETBACK
 - B-B: 10' LANDSCAPE BUFFER & 25' BUILDING SETBACK
 - C-C: 5' LANDSCAPE BUFFER & 10' BUILDING SETBACK
 - D-D: 10' LANDSCAPE BUFFER & 25' BUILDING SETBACK

- GENERAL NOTES:**
1. THE PROJECT IS LOCATED IN FEMA FLOOD ZONE "A" AS SHOWN ON THE FEMA FIRM PANEL # 120720350.
 2. THERE ARE PLATTED LOTS WITHIN 150' OF THE SITE SHOWN.
 3. ALL LAND USES AND THE GENERAL LOCATION OF STRUCTURES WITHIN 150' OF THE BOUNDARIES OF THE PROJECT SHOWN.
 4. NO CULTURAL FACILITIES, RECORDED HISTORICAL OR ARCHAEOLOGICAL SITES, COMMUNITY RECREATION USES OR PUBLIC FACILITIES EXIST ON SITE.
 5. THERE ARE NO EXISTING PAVED ROADS ON SITE.
 6. NO SPECIFIC ARCHITECTURAL DESIGNS ARE PROPOSED.
 7. BUFFERING AND SCREENING SHALL BE PROVIDED AS REQUIRED BY THE CITRUS COUNTY LAND DEVELOPMENT CODE UNLESS OTHERWISE SHOWN.
 8. WATER AND WASTEWATER SERVICE SHALL BE PROVIDED BY CITRUS COUNTY.
 9. ALL ON-SITE IMPROVEMENTS WILL BE PRIVATELY OWNED AND MAINTAINED INCLUDING ROADWAY, DRAINAGE, AND UTILITIES.
 10. THE MAXIMUM BUILDING HEIGHT TO BE DEVELOPED ON SITE IS 50'.
 11. THE MAXIMUM LOT IMPERVIOUS COVERAGE IS 70%.
 12. THE FLOOR TO AREA RATION IS 1.0.
 13. THE MASTER DRAINAGE SYSTEM IS UNDER SWFWMD ERP NO. 492233.017.
 14. ALLOWABLE USES PER CITRUS COUNTY LAND DEVELOPMENT CODE, CHAPTER 2 SECTION 2412.
 15. LOCATION OF ACCESS EASEMENTS MAY VARY DURING FINAL SITE PLAN DESIGN.
 16. CONCEPT PLAN FOR INFORMATIONAL PURPOSES ONLY. PARCEL SIZES MAY VARY DURING SITE PLAN DESIGN.



PROPOSED SITE IMPROVEMENT TABLE

PARCEL:	ACREAGE:	EXISTING FUTURE LAND USE:	PROPOSED LAND USE:
A:	1.79	GNC	GNC
B:	1.38	GNC	GNC
C:	1.17	GNC	GNC
D:	1.53	GNC	GNC
E:	1.81	GNC	GNC
F:	2.35	GNC	GNC

LEGAL DESCRIPTION:

PARCEL 1036C:
 COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 19 SOUTH, RANGE 18 EAST, CITRUS COUNTY, FLORIDA; THENCE SOUTH 89°30'18" WEST A DISTANCE OF 1308.83 FEET ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER; THENCE DEPARTING SAID EAST LINE SOUTH 89°01'19" WEST A DISTANCE OF 30.00 FEET TO THE EXISTING NORTH RIGHT OF WAY LINE OF STATE ROAD 44; THENCE ALONG SAID EXISTING NORTH RIGHT OF WAY LINE THE FOLLOWING FOUR (4) COURSES AND DISTANCES SOUTH 89°21'19" WEST A DISTANCE OF 465.42 FEET; THENCE SOUTH 00°00'50" EAST A DISTANCE OF 22.33 FEET; THENCE SOUTH 89°43'50" WEST A DISTANCE OF 347.04 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89°43'50" WEST A DISTANCE OF 87.80 FEET TO THE SOUTH BOUNDARY OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 1011, PAGE 22, PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA; THENCE NORTH 00°00'12" EAST A DISTANCE OF 208.64 FEET ALONG SAID SOUTH BOUNDARY; THENCE CONTINUE ALONG SAID SOUTH BOUNDARY NORTH 89°30'18" EAST A DISTANCE OF 84.93 FEET; THENCE DEPARTING SAID SOUTH BOUNDARY SOUTH 00°47'27" EAST A DISTANCE OF 206.75 FEET TO THE POINT OF BEGINNING.

AND:
 COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 19 SOUTH, RANGE 18 EAST, CITRUS COUNTY, FLORIDA; THENCE SOUTH 00°10'34" WEST A DISTANCE OF 1308.83 FEET ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER; THENCE DEPARTING SAID EAST LINE SOUTH 89°30'18" WEST A DISTANCE OF 30.00 FEET TO THE EXISTING NORTH RIGHT OF WAY LINE OF STATE ROAD 44; THENCE ALONG SAID EXISTING NORTH RIGHT OF WAY LINE THE FOLLOWING FIVE (5) COURSES AND DISTANCES SOUTH 89°50'18" WEST A DISTANCE OF 465.42 FEET; THENCE SOUTH 00°00'50" EAST A DISTANCE OF 22.33 FEET; THENCE SOUTH 89°43'50" WEST A DISTANCE OF 434.84 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89°43'50" WEST A DISTANCE OF 15.15 FEET; THENCE NORTH 71°20'14" WEST A DISTANCE OF 10.39 FEET TO THE SOUTH BOUNDARY OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 1011, PAGE 22, PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA; THENCE NORTH 00°00'12" EAST A DISTANCE OF 203.24 FEET ALONG SAID SOUTH BOUNDARY; THENCE CONTINUE ALONG SAID SOUTH BOUNDARY SOUTH 89°30'18" WEST A DISTANCE OF 72.80 FEET TO THE WEST BOUNDARY OF SAID LAND; THENCE NORTH 00°20'10" WEST A DISTANCE OF 260.00 FEET ALONG SAID SOUTH BOUNDARY TO THE NORTHWEST CORNER OF SAID BOUNDARY; THENCE NORTH 89°44'39" EAST A DISTANCE OF 180.87 FEET ALONG THE NORTH BOUNDARY OF SAID LAND; THENCE DEPARTING SAID NORTH BOUNDARY SOUTH 00°47'27" EAST A DISTANCE OF 203.76 FEET TO THE AFORESAID SOUTH BOUNDARY OF SAID LAND; THENCE SOUTH 89°30'18" WEST A DISTANCE OF 84.93 FEET ALONG SAID SOUTH BOUNDARY; THENCE CONTINUE ALONG SAID SOUTH BOUNDARY SOUTH 00°00'12" WEST A DISTANCE OF 208.64 FEET TO THE POINT OF BEGINNING.

AND:
 A PORTION OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 19 SOUTH, RANGE 18 EAST, CITRUS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 19 SOUTH, RANGE 18 EAST, CITRUS COUNTY, FLORIDA; THENCE SOUTH 89°33'15" WEST A DISTANCE OF 941.81 FEET ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 4; THENCE DEPARTING SAID NORTH LINE SOUTH 00°47'27" EAST A DISTANCE OF 20.00 FEET FOR A POINT OF BEGINNING; THENCE SOUTH 00°47'27" EAST A DISTANCE OF 468.82 FEET TO THE EXISTING NORTH RIGHT OF WAY LINE OF STATE ROAD 44; THENCE ALONG SAID EXISTING NORTH RIGHT OF WAY LINE THE FOLLOWING THREE (3) COURSES AND DISTANCES, SOUTH 89°43'50" WEST A DISTANCE OF 102.95 FEET; THENCE NORTH 71°20'14" WEST A DISTANCE OF 59.23 FEET; THENCE SOUTH 89°40'40" WEST A DISTANCE OF 222.00 FEET; THENCE DEPARTING SAID EXISTING NORTH RIGHT OF WAY LINE NORTH 45°32'52" WEST A DISTANCE OF 42.60 FEET; THENCE NORTH 02°47'27" WEST A DISTANCE OF 43.39 FEET, TO A POINT OF BEGINNING; THENCE CONTINUE WESTERLY ALONG A CURVE HAVING A RADIUS OF 7337.00 FEET AND A CENTRAL ANGLE OF 05°31'10"; THENCE FROM A TANGENT BEARING OF NORTH 06°06'25" EAST, NORTHERLY ALONG THE ARC OF SAID CURVE 794.80 FEET TO A POINT ON SAID CURVE; THENCE NORTH 44°45'13" EAST A DISTANCE OF 424.83 FEET; THENCE NORTH 89°33'15" EAST A DISTANCE OF 248.74 FEET TO THE POINT OF BEGINNING.

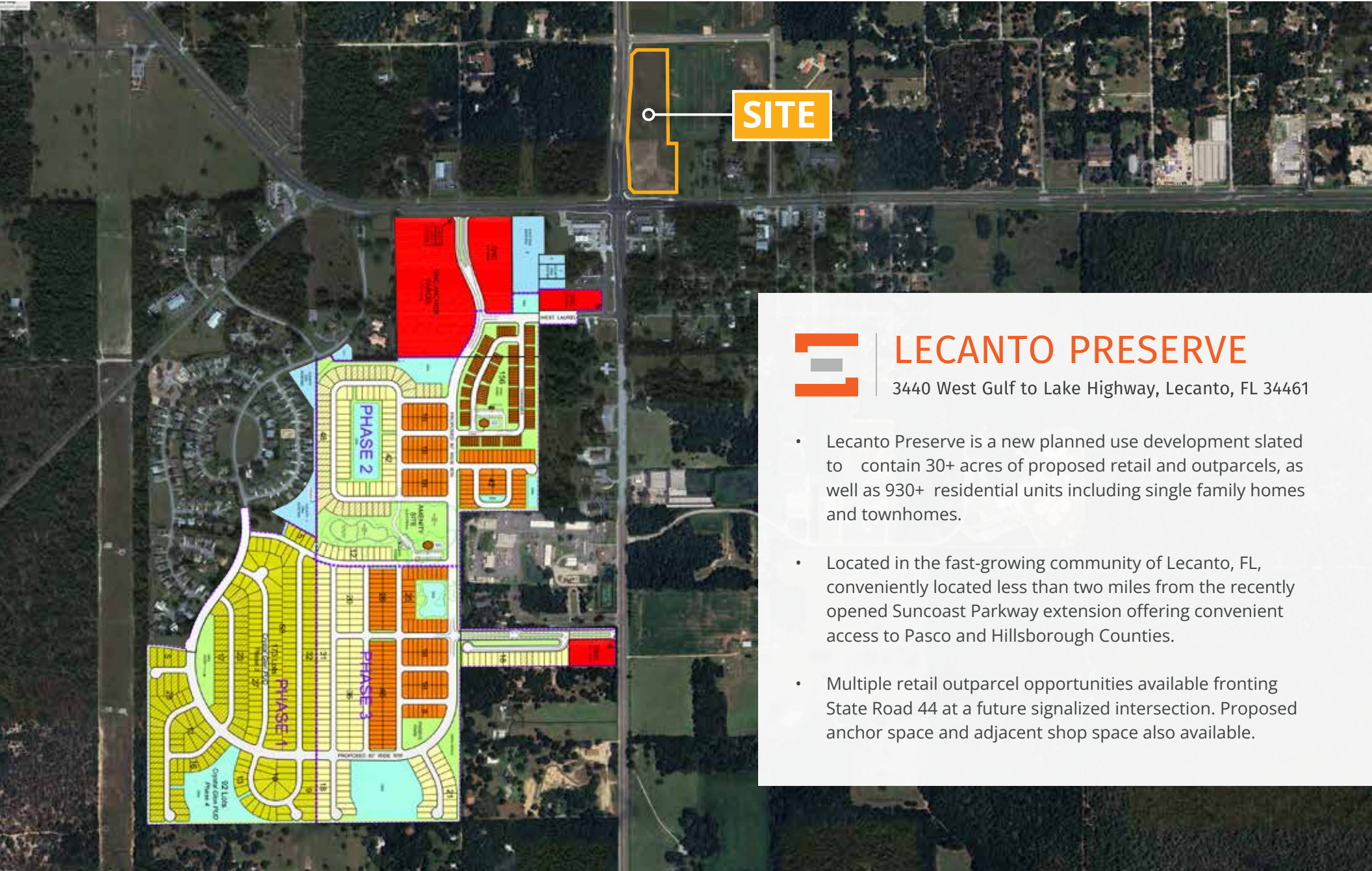
No.	REVISIONS	DATE	BY

Kimley-Horn
 © 2025 KIMLEY-HORN AND ASSOCIATES, INC.
 1700 SE 17TH STREET, SUITE 200, OCOA, FLORIDA 34987
 WWW.KIMLEY-HORN.COM, TELEPHONE 888.588.5888

LICENSED PROFESSIONAL
 GARY R. LEVENGOOD, P.E.
 FLORIDA LICENSE NUMBER 94150
 DRAWN BY: KHA
 CHECKED BY: KHA

CONCEPT PLAN
PREPARED FOR MYTHRI LECANTO, LLC

CITRUS 10 ACRES
 SHEET NUMBER **EX 01**

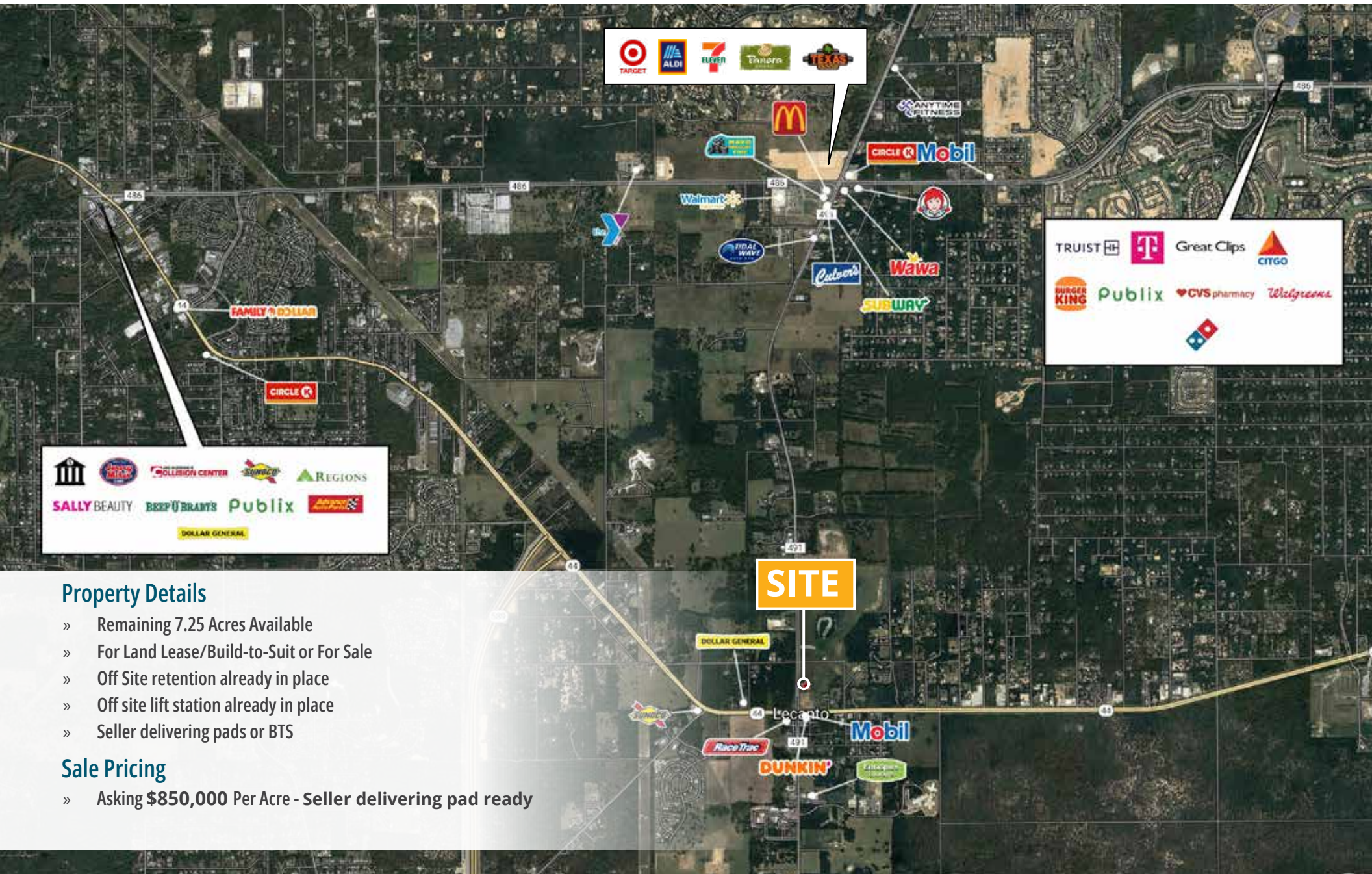


LECANTO PRESERVE

3440 West Gulf to Lake Highway, Lecanto, FL 34461

- Lecanto Preserve is a new planned use development slated to contain 30+ acres of proposed retail and outparcels, as well as 930+ residential units including single family homes and townhomes.
- Located in the fast-growing community of Lecanto, FL, conveniently located less than two miles from the recently opened Suncoast Parkway extension offering convenient access to Pasco and Hillsborough Counties.
- Multiple retail outparcel opportunities available fronting State Road 44 at a future signalized intersection. Proposed anchor space and adjacent shop space also available.

AERIAL PHOTO & PROPERTY DETAILS



Property Details

- » Remaining 7.25 Acres Available
- » For Land Lease/Build-to-Suit or For Sale
- » Off Site retention already in place
- » Off site lift station already in place
- » Seller delivering pads or BTS

Sale Pricing

- » Asking \$850,000 Per Acre - Seller delivering pad ready

PROPERTY PHOTOS



3217 W Gulf to Lake Hwy

Lecanto, FL 34461

Outparcels Available

SHAUN MAYBERRY (LEAD)

Senior Director

904.219.9035

shaun.mayberry@franklinst.com

GIOVANNY CASTANO

Associate

904.364.2091

giovanny.castano@franklinst.com

KEITH WOOD

Senior Associate

904.364.0952

keith.wood@franklinst.com

