



State Hwy Frontage High Growth Area

10523 N. Florida Avenue, Dunnellon, FL 34434



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State Hwy Frontage High Growth Area

\$199,000

1.64 acres of prime development on U.S. 41 in Citrus Springs, FL. Poised to benefit from the eventual planned lane expansion of U.S. Hwy. 41, this choice Commercial/PSO parcel is only a block north of the main intersection/entrance to Citrus Springs. Adjacent to fully leased medical plaza and two doors up from Citrus Memorial Healthcare Center. Located across from the main commercial entrance to Citrus Springs: one...

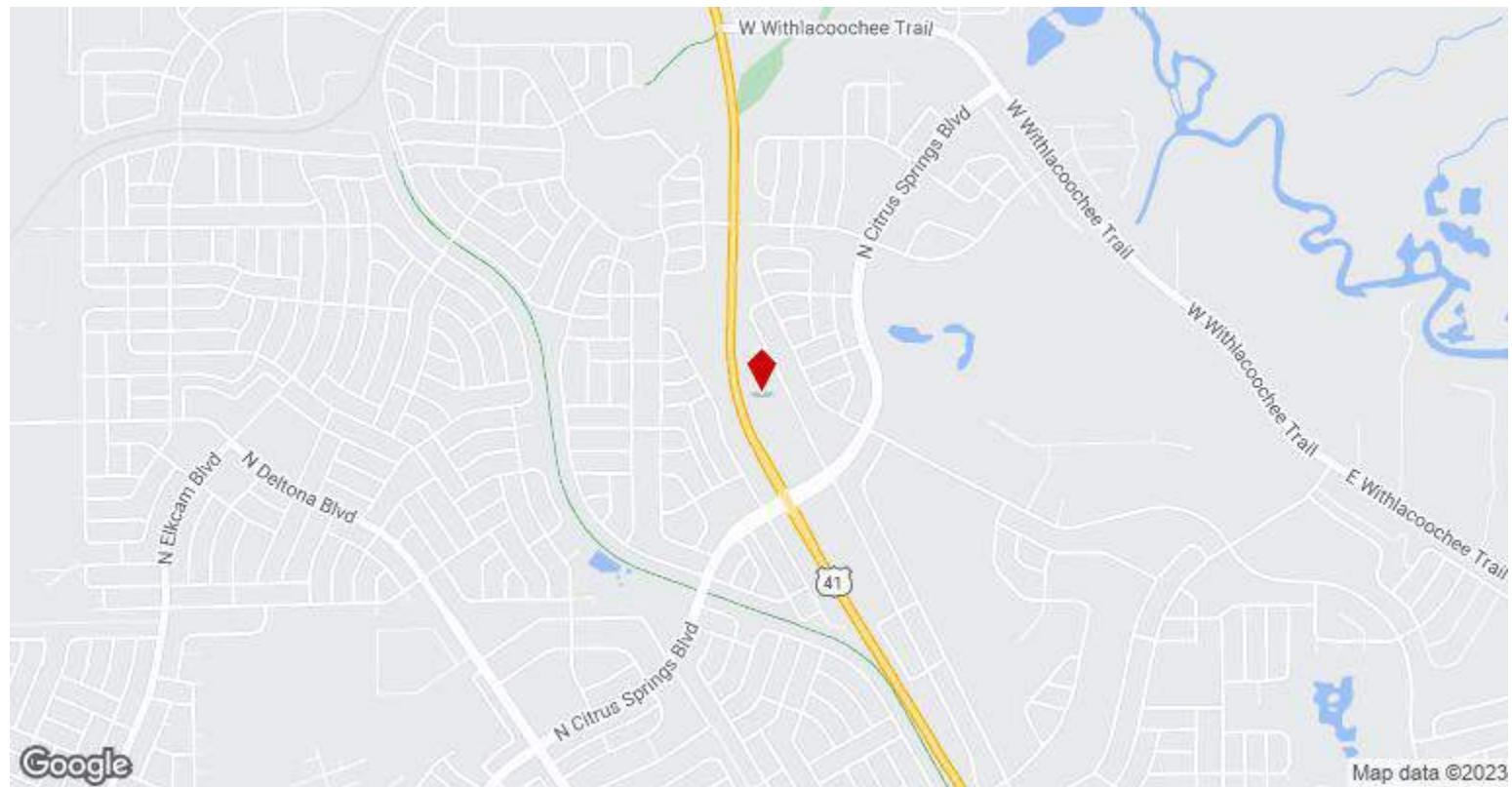
Prime Development Opportunity! 1.78 acre commercial/professional parcel on major State Hwy. connecting Citrus County to Ocala.. 32,000 lot mega-community of Citrus Springs directly across Hwy US, 41 (US 41 slated for 4-lane expansion in near future--has already begun 8 miles south in Inverness!)...

- 1.65 Acres Commercial
- Huge Growth Area
- State Hwy. Frontage - 20 min. to SW Ocala.



Price:	\$199,000
Property Type:	Land
Property Subtype:	Commercial
Proposed Use:	Commercial
Sale Type:	Investment or Owner User
Total Lot Size:	1.65 AC
Sale Conditions:	Build to Suit
No. Lots:	1
Zoning Description:	Commercial/PSO
APN / Parcel ID:	18E17S100270 13150 0050





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Property Photos



1.78 Generous Acres!



Withlacoochee Trail directly behind

Property Photos



Citrus Springs Entrance Across Hwy.

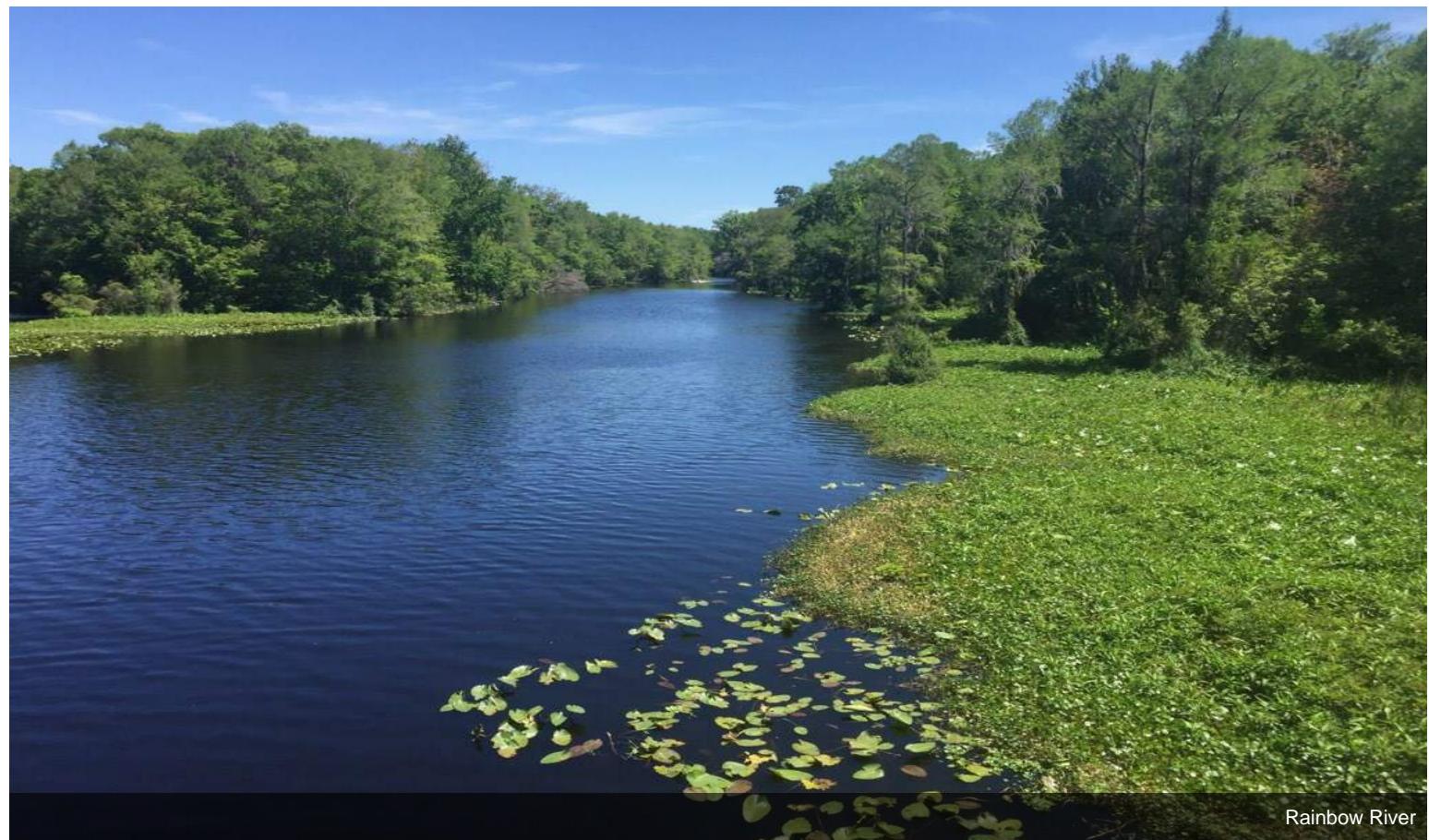


Citrus Springs Golf & Country Club

Property Photos

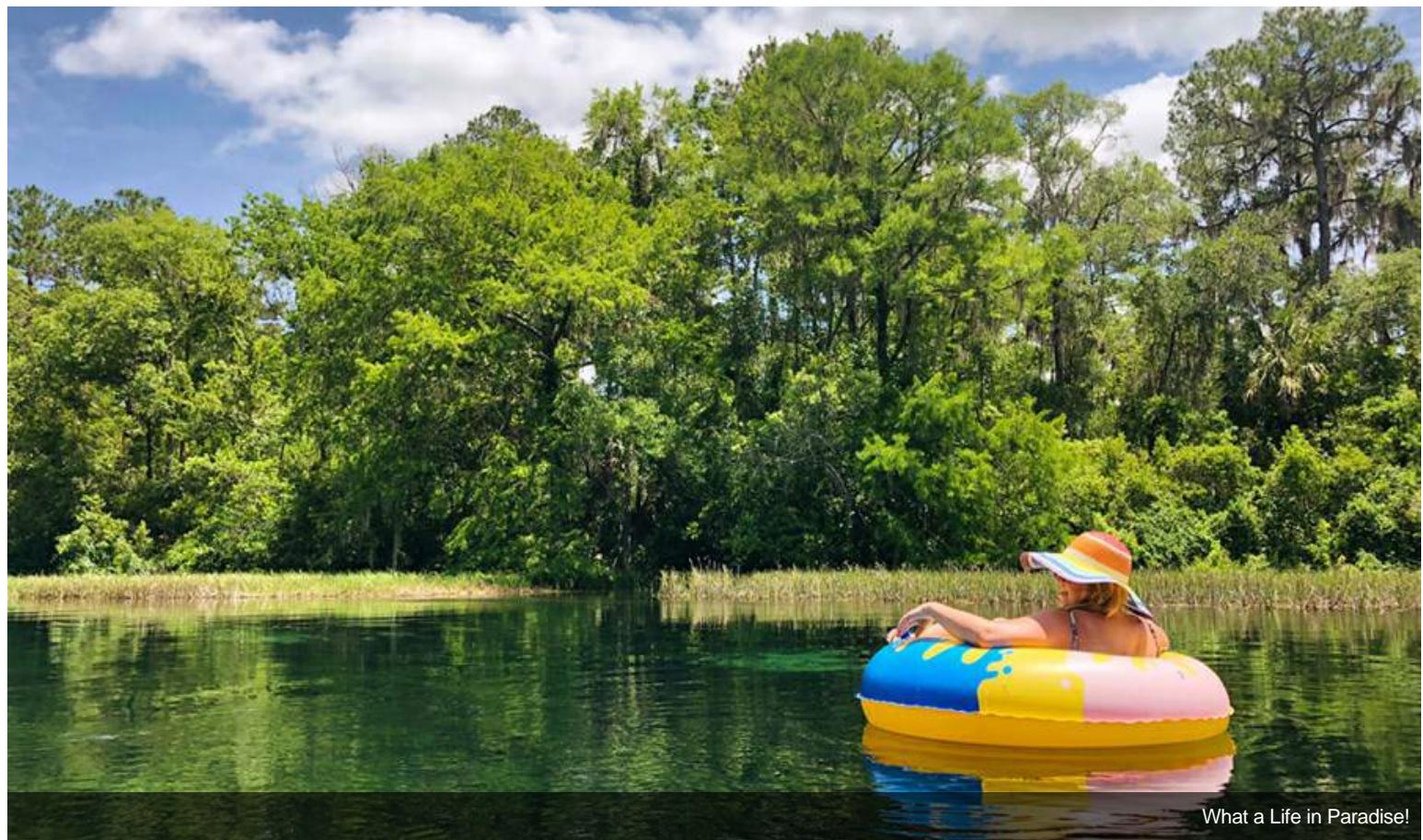


Public Golf Course



Rainbow River

Property Photos



What a Life in Paradise!



Citrus Springs Entrance #2

Property Photos



Rainbow Springs



Rainbow Springs

Property Photos



Rainbow River meets the Withlacoochee River

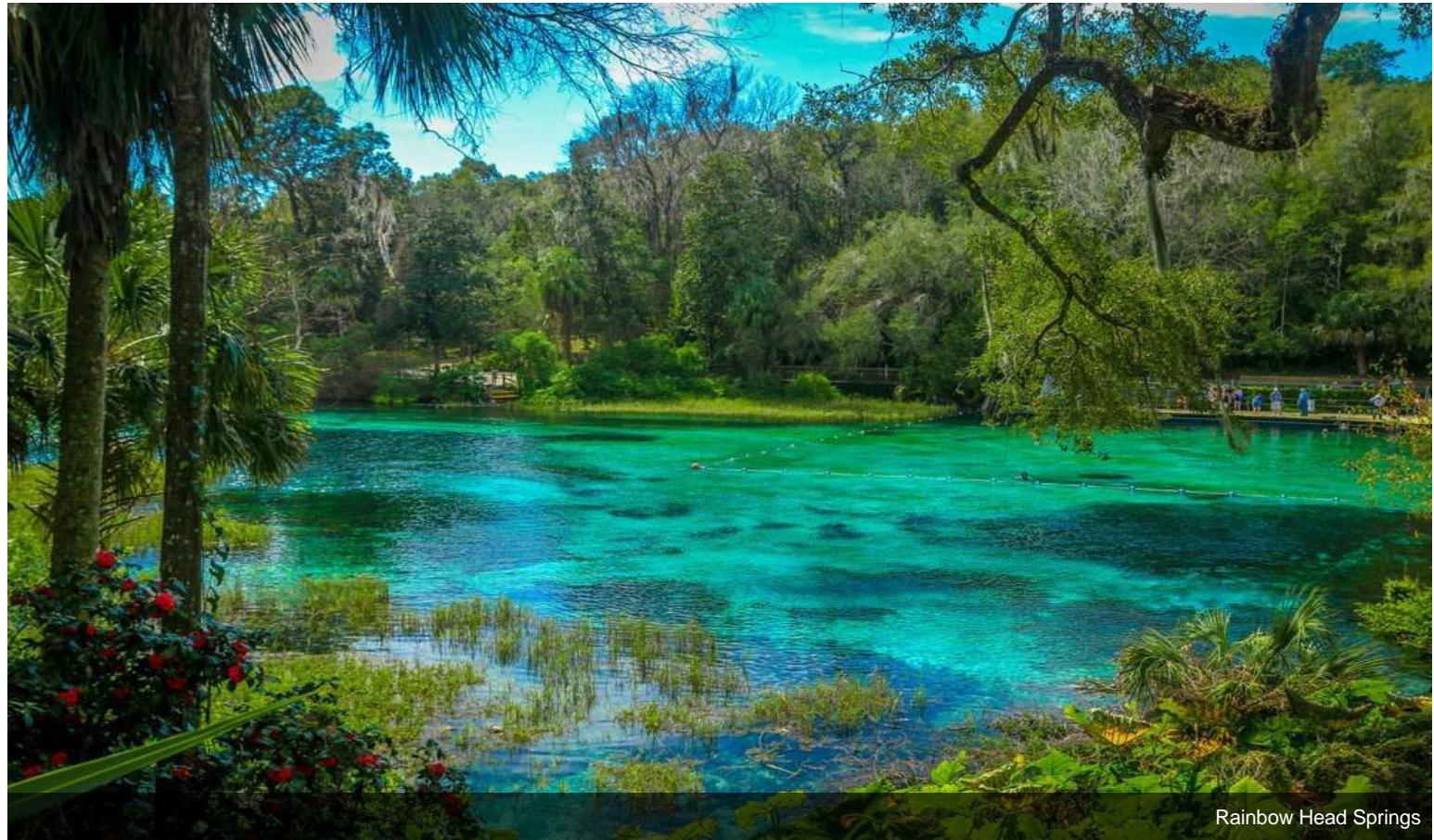


KP Hole Launch Site on Rainbow River

Property Photos

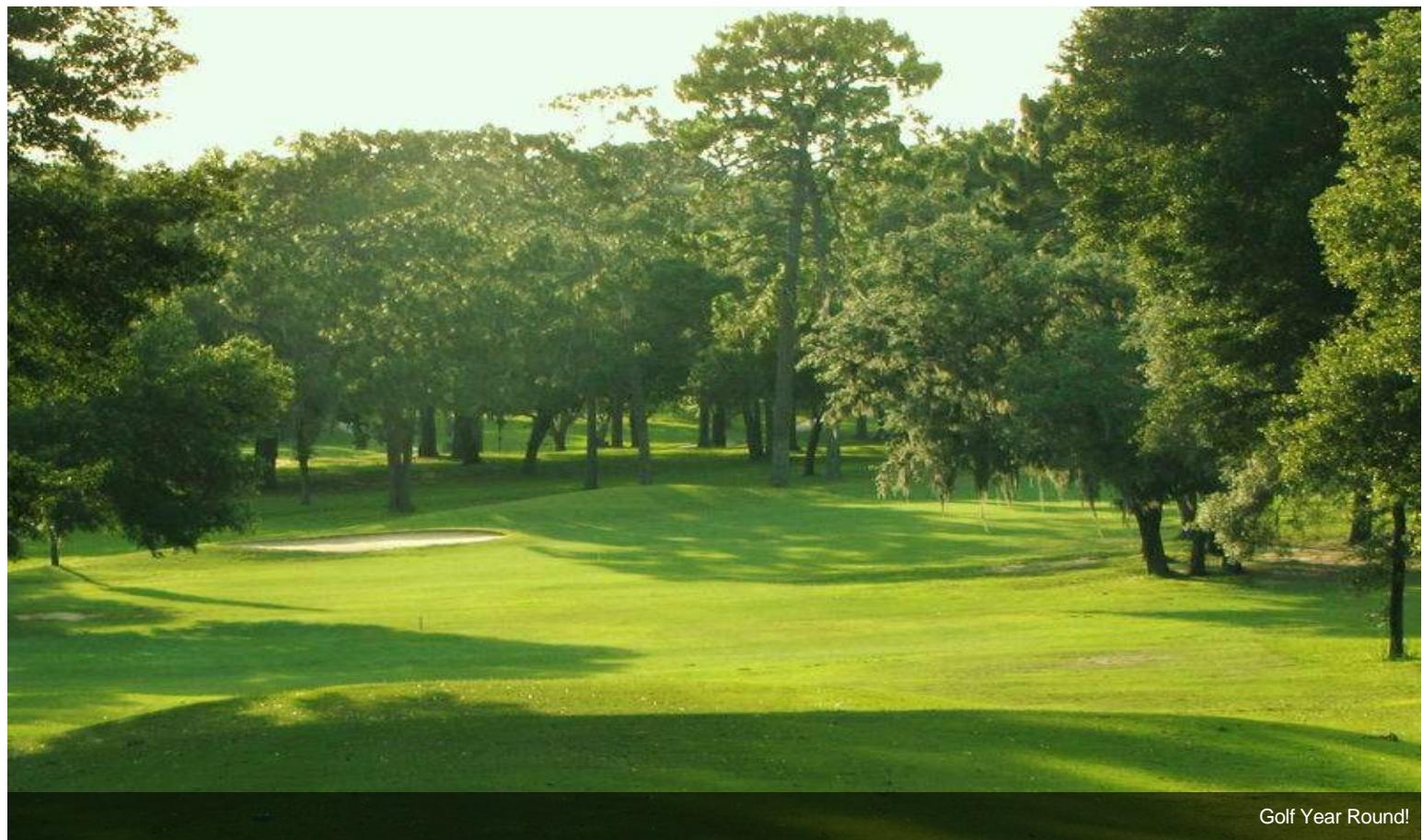


Rainbow River

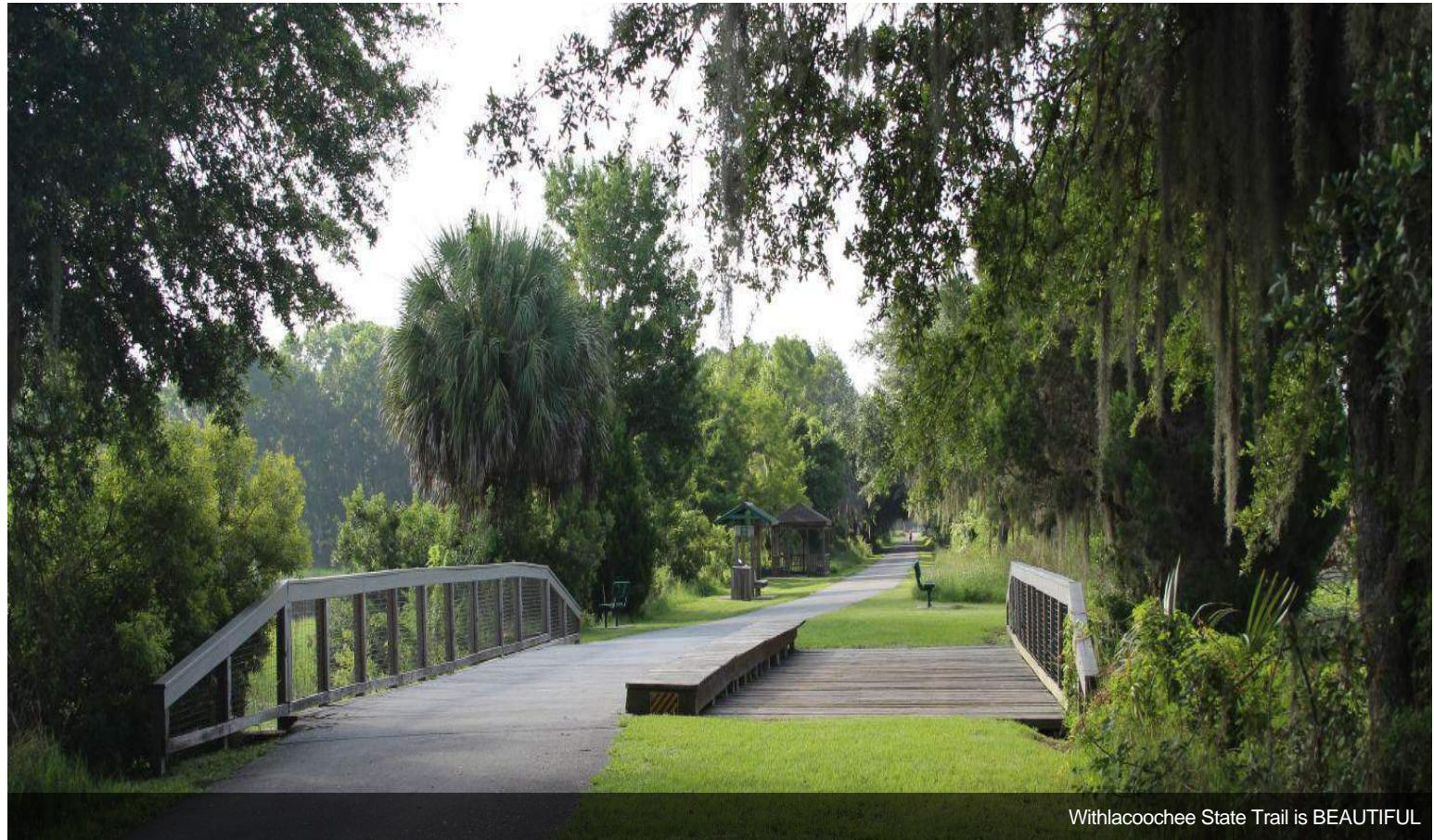


Rainbow Head Springs

Property Photos



Golf Year Round!

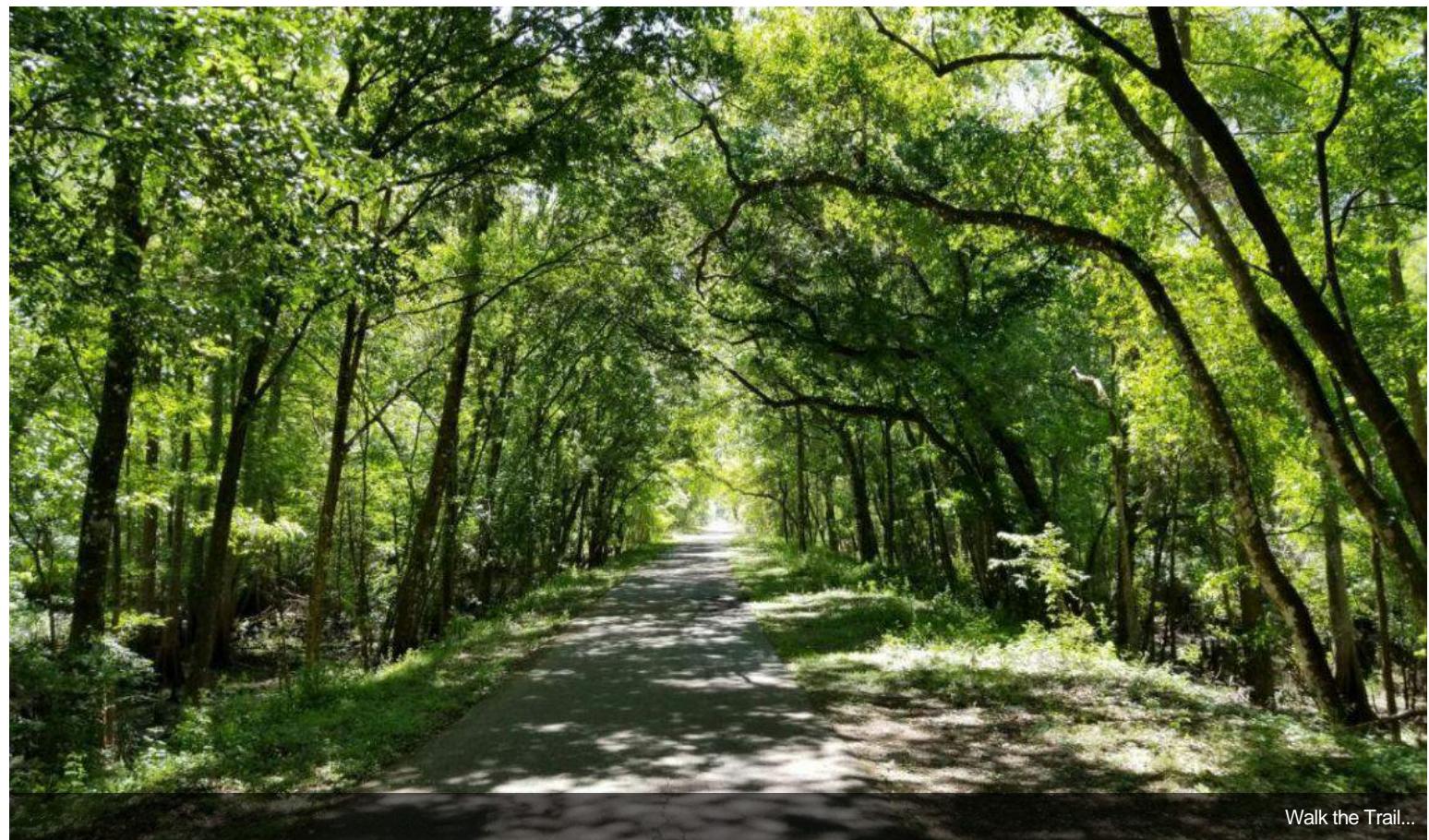


Withlacoochee State Trail is BEAUTIFUL

Property Photos



withlacoochee-trail SIGN 1



Property Photos



or Ride the Trail!



Citrus Springs Golf & CC

Property Photos



Inverness-Citrus County Seat- 5 miles south



downtown Inverness Dining, Shopping - 6 minutes!

Property Photos

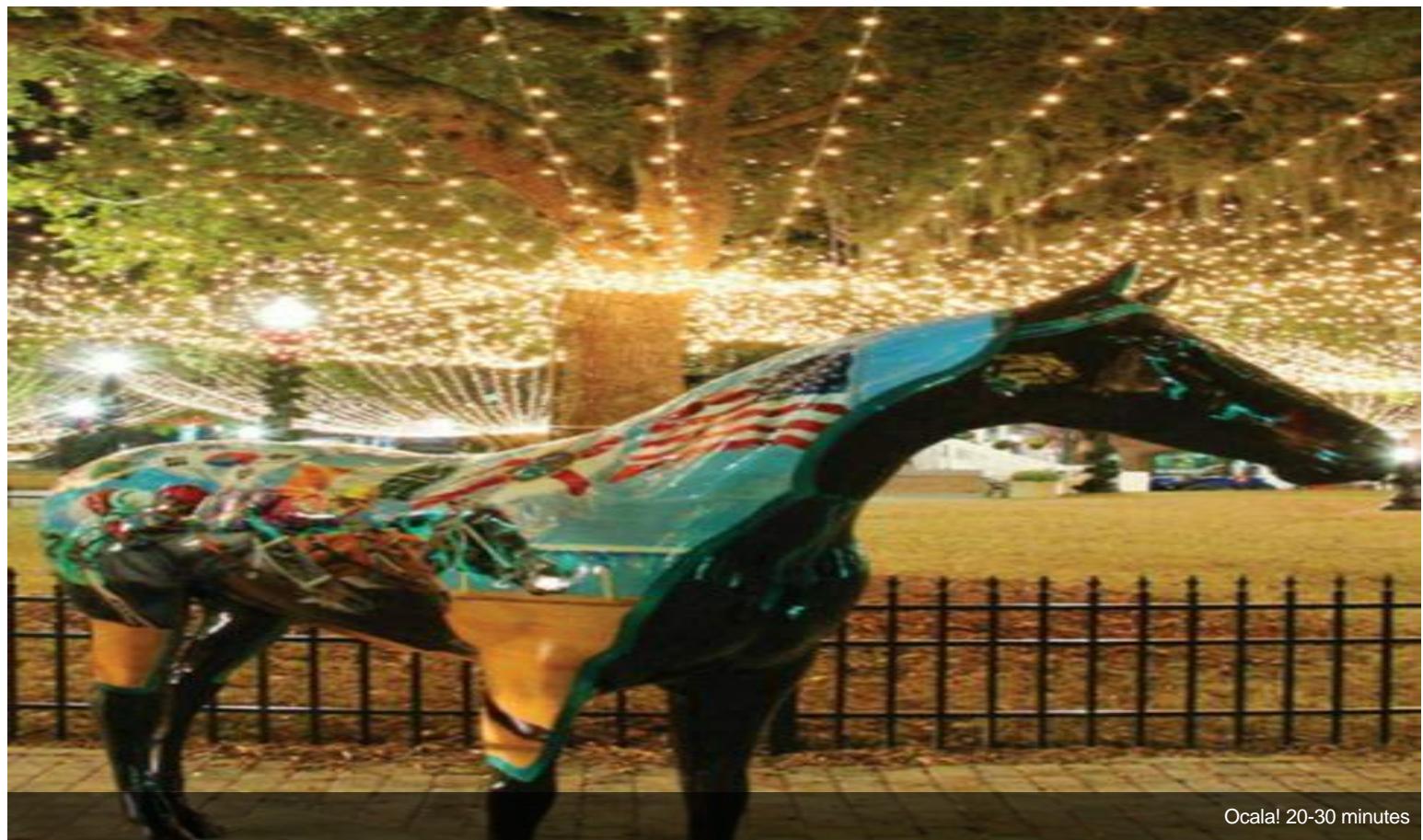


Kings Bay Crystal River- 15 min. west



Hernando Lake-5 minutes

Property Photos



Ocala! 20-30 minutes



Historic Village Dunnellon - 3 min.

Property Photos



World Equestrian Center - 20 minutes



College Road Big-Box & Mall Shopping/Dining/Theater/College Campus

Property Photos



Paddock Mall- Proving Malls are not dead!