

# For Sale

## Commercial and Residential Land

±35.36-ACRE LAND AVAILABLE FOR SALE  
3898 W NORVELL BRYANT HWY, LECANTO FL

±35.36-ACRE LAND AVAILABLE FOR SALE



### DESCRIPTION

This 35.36-acre land site is situated at the epicenter of Citrus County's rapid commercial and residential expansion. With flexible PSO and LDRMH zoning already in place, the property is positioned to serve the growing demand for residential, retail, medical, restaurants, and more. The site is within the emerging CR-486 Interchange Management Area (IMA), designed to support high-density growth and infrastructure investment.

### HIGHLIGHTS

- Zoning: 12.75 acres zoned PSO (Professional Service & Office) and 22.61 acres zoned LDRMH (Low Density Residential).
- Visibility: Over 1,300 feet of frontage on W Norvell Bryant Hwy (R-486)
- Proximity: Directly in the path of the Suncoast Parkway (FL-589) expansion.
- Regional Drivers: Adjacent to major national retailers including Walmart, Target, BJs, and Sprouts.



FOR MORE INFORMATION, PLEASE CONTACT:

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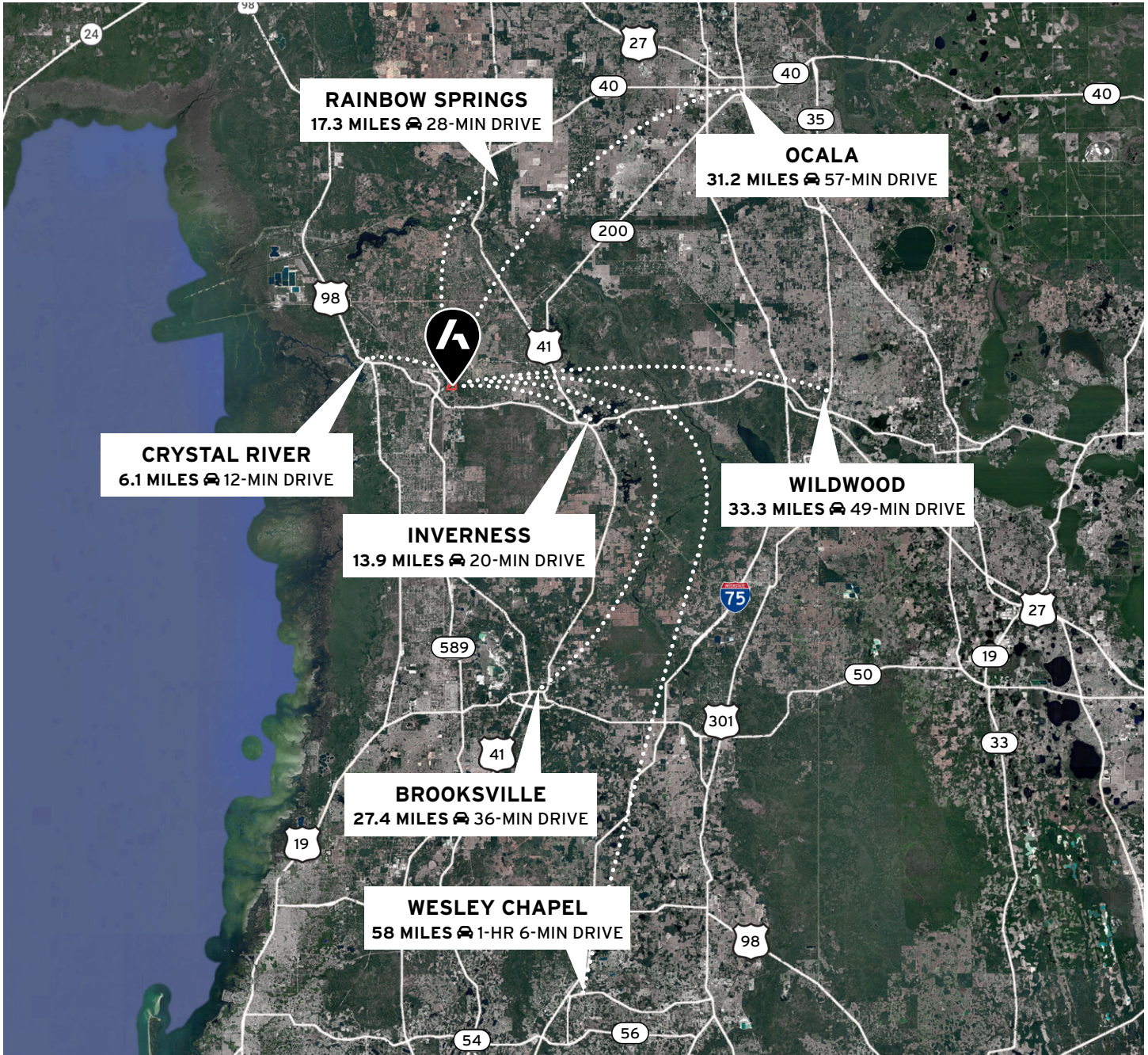
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## KEY DESTINATIONS



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### DEVELOPMENT MAP



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### SUNCOAST PARKWAY EXTENSION

Tampa Bay drivers now benefit from improved northbound access following the completion of the newest sections of the Suncoast Parkway. Previously, the toll road ended at U.S. 98 after the Hernando County segment was completed in 2001. With the recent expansions now delivered, the four-lane highway extends through Citrus County to State Road 44 in Crystal River, significantly enhancing regional connectivity. This expansion, commonly referred to as Suncoast Parkway 2, represents a major infrastructure investment supporting growth between Citrus County and the Tampa Bay region.

The project includes a full interchange at Cardinal Street in Homosassa, along with a partial interchange near the roadway’s northern terminus in Crystal River. Construction on the Citrus County segment began in February 2018 and was completed ahead of schedule, with funding supported through toll revenues and concession income, according to Florida’s Turnpike Enterprise.

As part of the broader corridor improvements, Florida’s Turnpike Enterprise has also extended the Suncoast Parkway (SR 589) approximately three miles north from State Road 44 to W. Norvell Bryant Highway/County Road 486. This new four-lane tolled roadway – with two lanes in each direction – is designed to accommodate future traffic demand in Citrus County while improving mobility for travelers commuting to and from the Tampa Bay area. The extension represents an additional investment of approximately \$103 million and further strengthens the region’s transportation network.

Overall, the completion of these phases positions the Suncoast Parkway as a critical corridor supporting economic development, accessibility, and long-term growth across Citrus County and the greater Tampa Bay market.

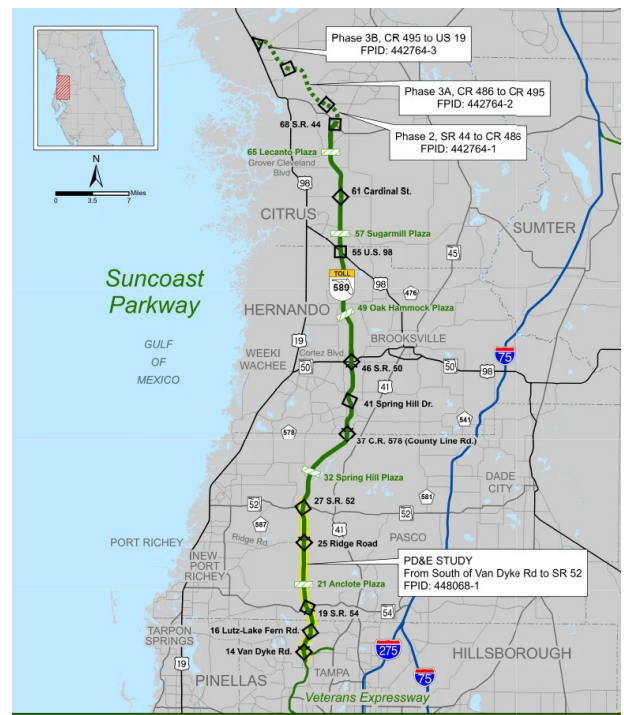
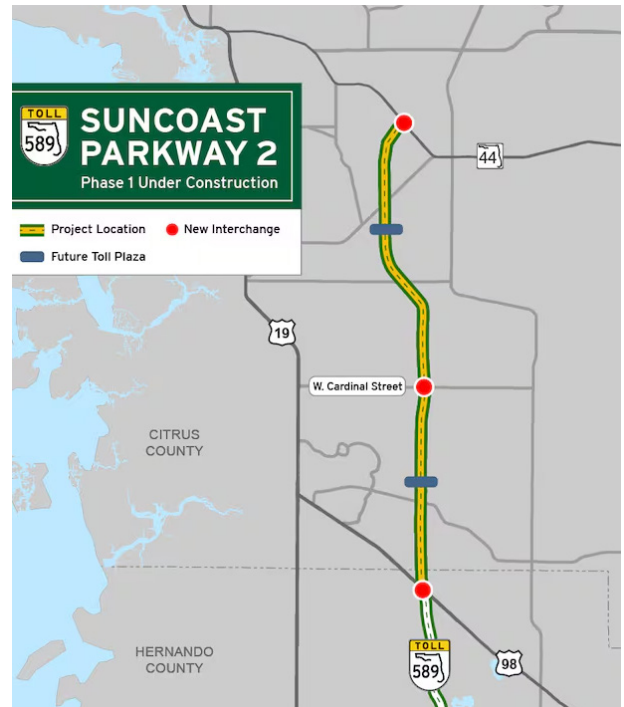


In addition to the highway, a parallel trail runs alongside the Suncoast Parkway, creating a unique amenity for outdoor enthusiasts. The trail allows pedestrians, cyclists, and nature lovers to enjoy the scenic landscape while traveling along a safe, well-maintained pathway. This feature adds a recreational element to the project, encouraging an active and healthy lifestyle within the community.

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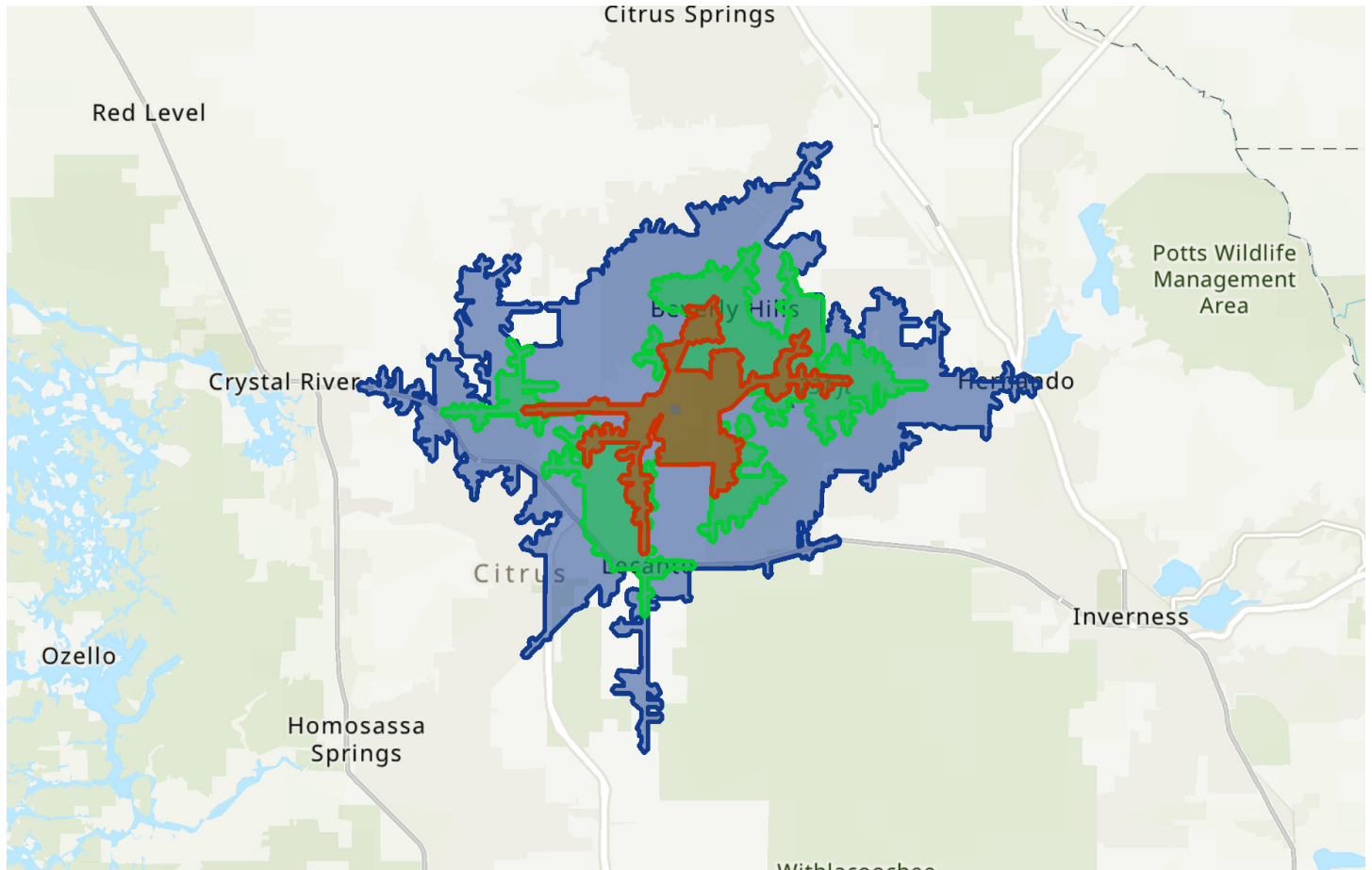


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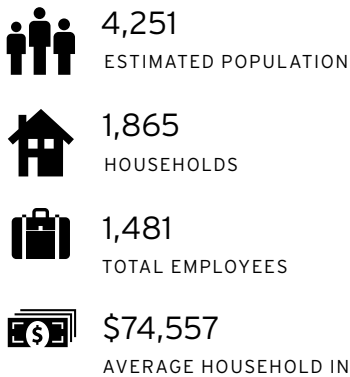
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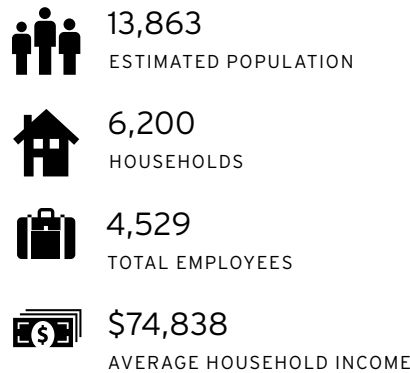
### DRIVE TIMES & DEMOGRAPHICS



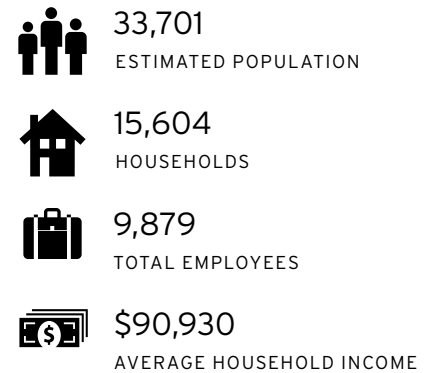
#### 5-MINUTE DRIVE TIME



#### 7-MINUTE DRIVE TIME



#### 10-MINUTE DRIVE TIME



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