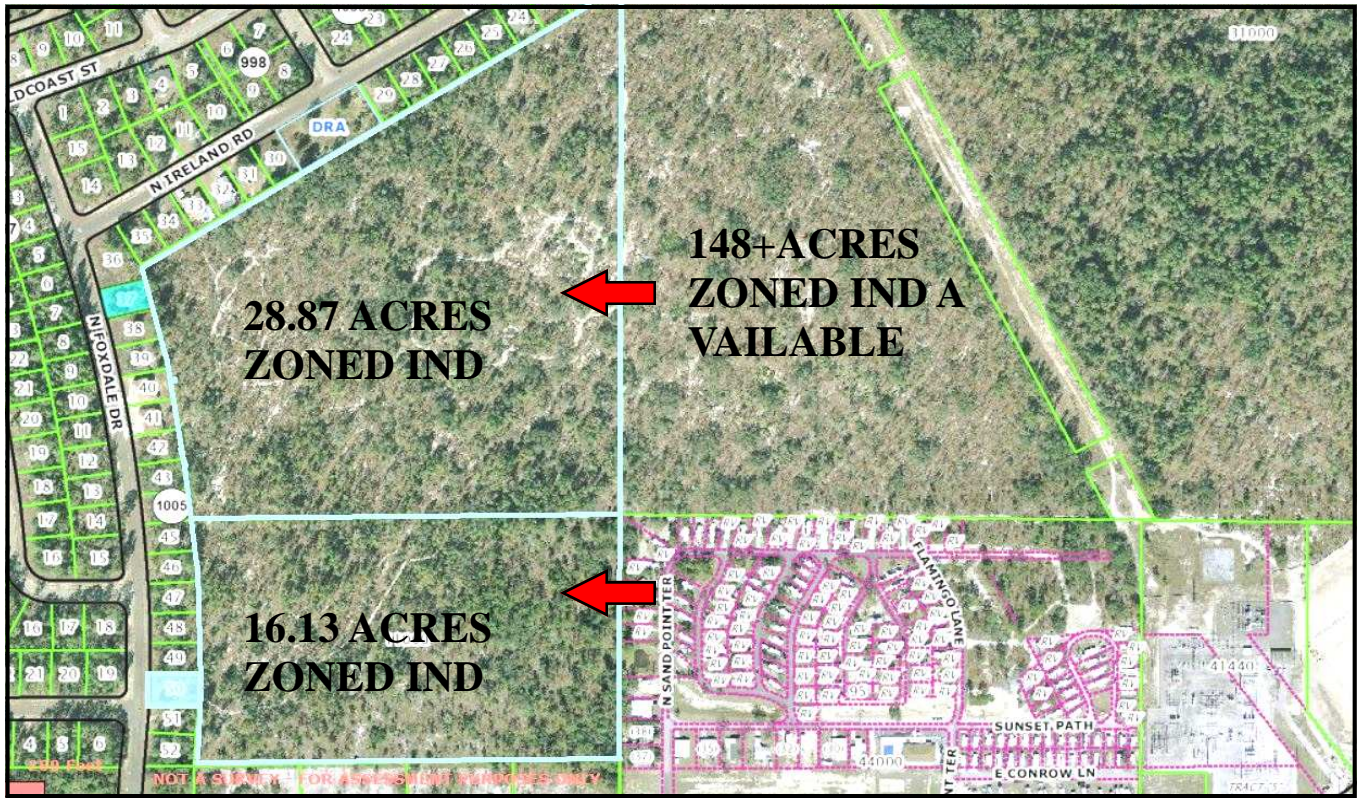


FOR SALE—VACANT LAND

# CITRUS COUNTY MULTI-USE SITES

SUNMARK REALTY, INC.  
PO Box 420  
Pineland, FL 33945  
www.sunmarkrealty.net  
sunmarkrealty@gmail.com



## Property Features:

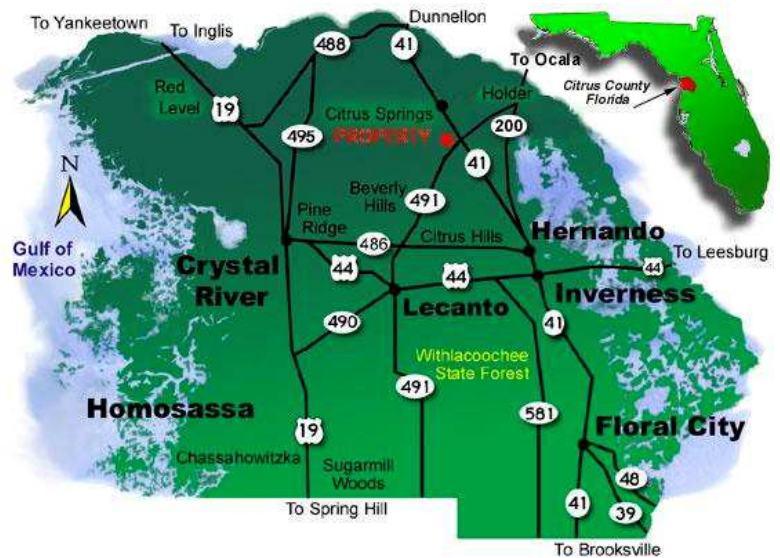
**Opportunity:** Two separate development tracts situated 20 minutes from I-75 in the northern part of Citrus County. The property is vacant and ready for the development of an industrial complex or multi-use residential site. Limited amount of quality large land tracts in Citrus County and surrounding areas.

**Zoning:** IND— Industrial (zoning chart attached). Uses range from heavy industrial to potential residential based projects. IND FLUM designation.

**Utilities:** Electric currently at the boundaries of the site provided by Progress Energy. Large power sub-station located adjacent to the site. 6" water line along N. side of property & sewer available off-site in Citrus Springs

**Legal Description:** 16.13 Acres—Alt Key 1458765  
28.87 Acres—Alt Key 1935822

**Price:** Call for Pricing.



SAGE N. ADDRESS, ALC, CCIM  
Tampa Director  
PH: 813-416-4254  
sage\_address@hotmail.com

NOEL ADDRESS, CCIM  
Owner / Managing Director  
PH: 239-283-1717  
naddress@comcast.net



## Property Information Continued:

### Access & Visibility:

The property has excellent visibility and access from Hwy 491 to the south and Citrus Springs Blvd. to the North. There's easy access to U.S. Hwy 41 to the East.

### Environmental:

Phase 1 Environmental report shows no environmental issues of concern.

### Geotechnical:

No identified development issues. Topography maps show ground elevations between 70+ feet up to 130+ feet. Data from the FEMA Flood Insurance Rate Maps show that the subject property is not mapped within the 100/yr floodplain.

## MAJOR ROADS FROM PROPERTY

To I-75 Via Hwy 200 – 18+/- miles

To I-75 Via Hwy 44 – 25+/- miles

To US Hwy 19 – 10+/- minutes

To Suncoast Parkway – 15 minutes

## DRIVING DISTANCES

Property to Tampa = 76 +/- miles to downtown Tampa

Property to Inverness = 10 miles to Inverness

Property to Ocala = 36 +/- miles to downtown Ocala

Property to Orlando = 80 +/- miles to downtown Orlando



**02414. HEAVY INDUSTRIAL DISTRICT (IND)**

This category is intended for manufacturing, processing, storage and warehousing, wholesaling, and distribution. The industrial category allows for any industrial use, or for transportation, communication, and utility use.

<b>IND District</b>		<b>Key – Level of Review</b>	
		<b>P = Permitted</b>	
		<b>C = Conditional Use</b>	
<b>Uses</b>			
<b>Outdoor Recreation</b>			
Shooting Range	P		
<b>Agricultural</b>			
Aquaculture	P	Confinement Feeding	P
Viticulture	P		
<b>Other Industrial</b>			
Vegetative Debris/Disposal	P	Junkyards/Salvage Yards <sup>1</sup>	P
Commercial Incinerators	P	Commercial Recycling Centers <sup>1</sup>	P
Manufacturing	P	Landfills <sup>1</sup>	P
Wholesaling	P	Hazardous Material Facilities <sup>1</sup>	P
Processing	P	Crematorium	P
Storage	P	Power Generation Facilities	P
Distribution Center	P	C & D Facilities <sup>1</sup>	P
Warehousing	P	Slaughter House	P
LP Gas Storage/Distrib. (exceeding 1,000 gals.)	P		
Bulk Fuel Storage	P		
<b>Public Service/Utility</b>			
Emergency Service Facilities	P	Airports/Airfields	C
Communication/Transmission Towers (limitations apply)	P	Truck/Bus Terminals	P
Utility Facilities (Water & Wastewater) <sup>2</sup>	P	Parking Facilities	P
Maintenance Facilities	P	Wellfields (Greater than 100,000 gpd) <sup>2</sup>	C*
LP Gas Storage/Distribution (up to 1,000 gals)	P	Wellfields (Less than or equal to 100,000 gpd) <sup>2</sup>	P
<b>Office</b>			
General Office	P	Government Facility	P
<b>Neighborhood Commercial</b>			
Fraternal Organization/Lodge	P		
<b>General Commercial</b>			
Sales, Rental, Service, Repair – motorized vehicles	P	Billboard & Offsite Advertising	P
Truck Stops	P	Hotel/Motel	P
Tavern, Bar, Lounge, Night Club, Dance Hall	P	Marina	P

<u>IND District</u>		<u>Key – Level of Review</u>	
		P = Permitted C = <b>Conditional Use</b>	
<u>Uses</u>			
Race Track/Outdoor Arena	C	Golf Driving Range/Miniature Golf	P
Veterinary Off/Animal Hosp./Pet Groom (with outside kennels)	P	Commercial/Trade Schools	P
Building/Trades Contractors (with outside storage)	P	Retail Sales	P
Lawn Care Operations	P	Shopping Center	P
Solid Waste Haulers Facilities	P	Grocery Store/Supermarket	P
Flea Market	P	Mini Warehouses	P
Funeral Home/Mortuary (with Crematorium)	P		

<sup>1</sup> Use not allowed within Coastal High Hazard Area. See **LDC Atlas** for CHHA delineation.

<sup>2</sup> Regional facilities not allowed within the Coastal High Hazard Area. See **LDC Atlas** for CHHA delineation.

\*Wellfields greater than 100,000 gpd are subject to approval by the **BCC**.

Area Requirements:

Maximum Lot Coverage – 70%

Floor Area Ratio (non-residential uses only) – 1.0

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