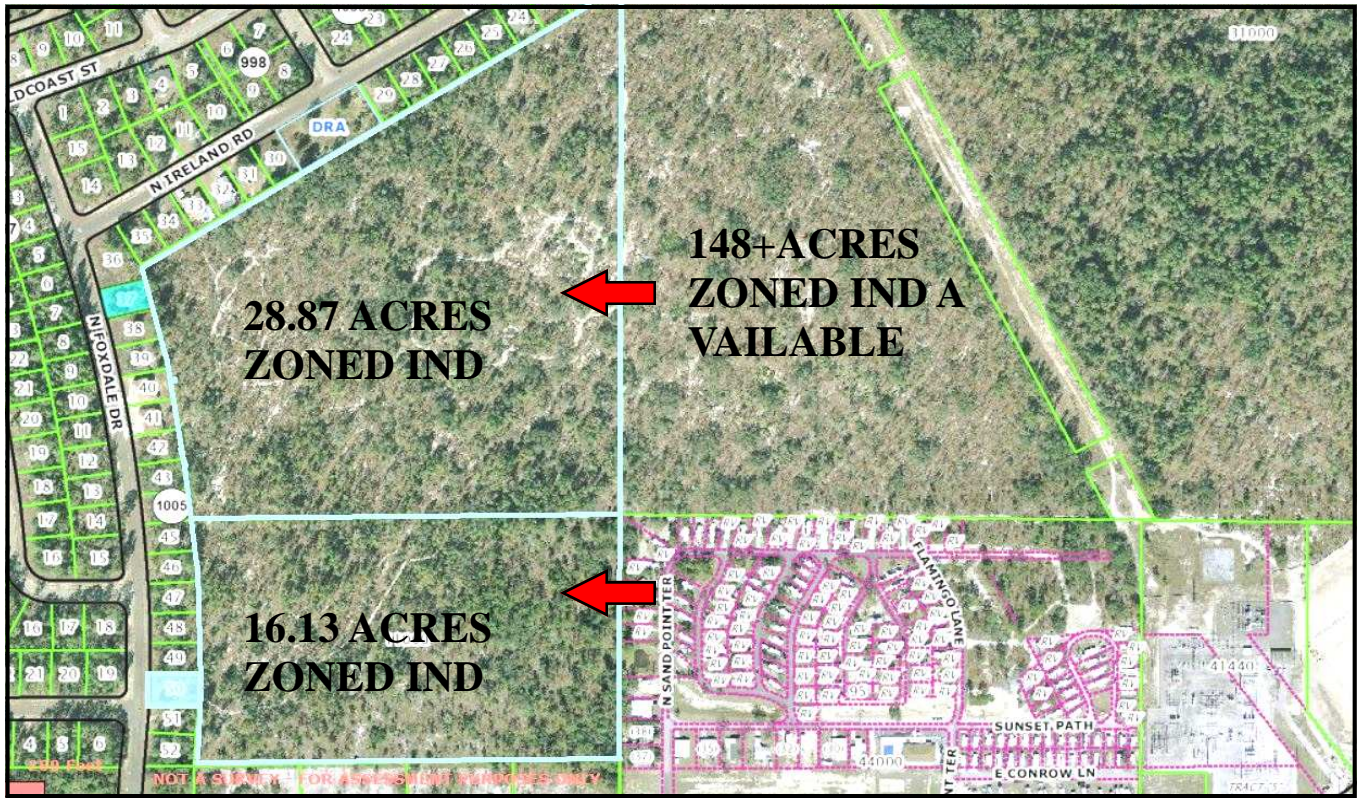


FOR SALE—VACANT LAND

CITRUS COUNTY MULTI-USE SITES

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



Property Features:

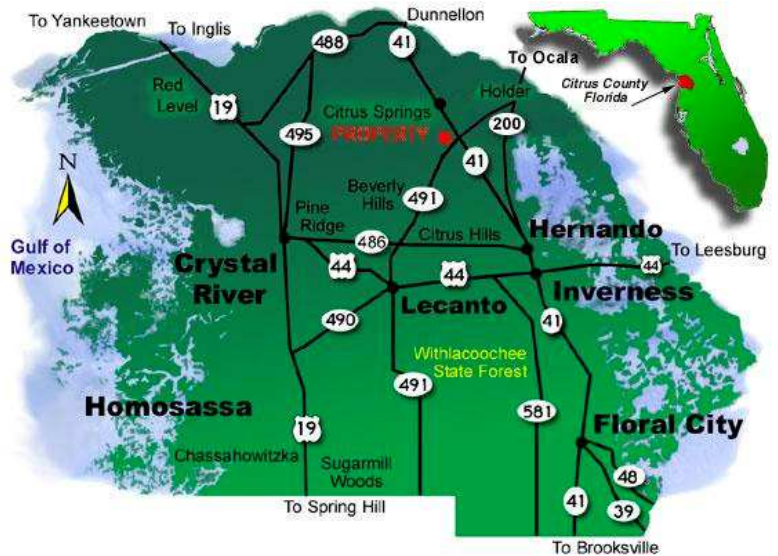
Opportunity: Two separate development tracts situated 20 minutes from I-75 in the northern part of Citrus County. The property is vacant and ready for the development of an industrial complex or multi-use residential site. Limited amount of quality large land tracts in Citrus County and surrounding areas.

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.

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

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

² 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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PROPERTY DISCLAIMER

•**Licensed Real Estate Brokers** • Information contained herein has been obtained from the owner of the property and from other resources that we deem reliable including County Appraiser's Office and Zoning and Planning Departments. We have no reason to doubt the information's accuracy, but we do not warrant or represent that the information contained in this Brochure is accurate and definitive. **It is your responsibility to independently confirm the property's information accuracy and completeness.** Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the stability of the property for your records and purchase. This offer may be amended or withdrawn at any time without notice. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors.

OFFICES

TAMPA OFFICE

24754 SR 54
LUTZ, FL 33559



BOKEELIA OFFICE

PO BOX 420 (7101 CAPRI LN)
BOKEELIA, FL 33922



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Owner/Director

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Tampa Director

PH: 813-416-4254

Sage.sunmark@outlook.com

