

FOR SALE—VACANT LAND

# CITRUS COUNTY INDUSTRIAL SITE

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## Property Features:

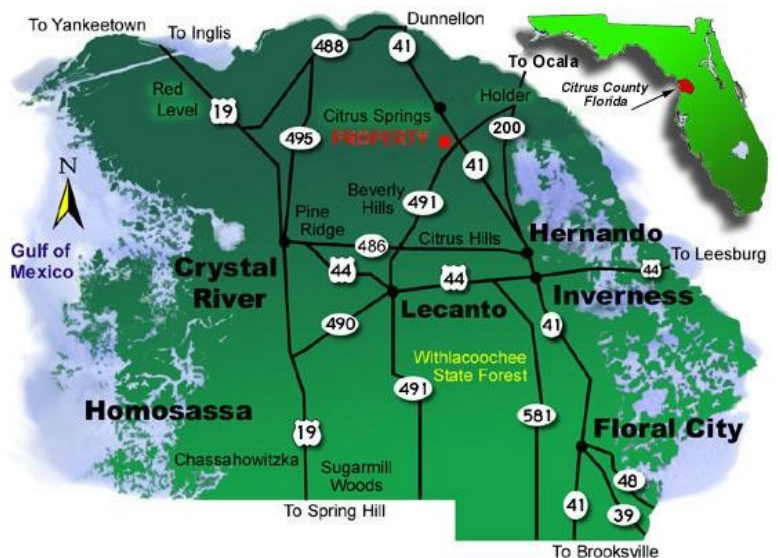
**Opportunity:** Large 193+/- acre development tract situated 20 minutes from I-75 in the northern part of Citrus County. The property is vacant and ready for the development of an industrial complex or multi-use residential site. Limited amount of quality large land tracts in Citrus County and surrounding 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. Main power substation located adjacent to the site. 6" water line along N. side of property & 4" force sewer main available at Middle School adjacent to property. LNG line running along property boundary with major line valve on property.

**Legal Description:** 16.13 Acres—Alt Key 1458765  
28.87 Acres—Alt Key 1935822  
148+/- Acres—Alt Key 2279842

**Price:** \$ .65 PSF for entire site.



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## 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

