

Fischbach LAND COMPANY



Fischbach Land Company
917 S. Parsons Avenue
Brandon, FL 33511
813-540-1000

US Highway 19, 14.49± Acres, Homosassa, FL
820± Feet Of Frontage On US-19, Zoned GNC And Is In The Path Of Growth
FischbachLandCompany.com/US19CommercialLand

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Prime location of 14.49± acres located on US-19 with over 820± feet of frontage on US-19. This property is zoned GNC and is in the path of growth, with the Suncoast Parkway extension expected to be completed in 2022. The extension adds a direct route to Tampa. This site is just over a half mile north of the S. Suncoast Blvd. and W. Grover Cleveland Blvd. intersection, which is currently home to Publix, Winn-Dixie, Walgreens, CVS, and Hardee's.

County: Citrus

Property Type: Commercial Land, Development Land

Sale Price: \$925,000

Acreage: 14.49± Acres

Price per Acre: \$63,837.13

Lot Dimensions: 820 x 735± feet

Property Address: 3314 S. Suncoast Blvd. Homosassa, FL 34448

Nearest Intersection: S. Suncoast Blvd. & W. Jump Ct

Road Frontage: 820± feet on Suncoast Blvd. (US-19)

Water By: 8-inch water main (Homosassa Special Water District)

Sewer By: 8-inch force main on East side of US-19

Electric By: Duke Energy

Soil Types: Predominately Citronelle & Hallandale

Zoning: GNC – General Commercial

Future Land Use: GNC – General Commercial

STR: 22-19-17

Alternate Key: 1122961

Property Taxes: \$15,833.75 (Year 2020)

Property Uses: Potential mixed use project, multifamily (10 units per acre), assisted living facility, hospital, light manufacturing & distribution center, shopping center



Prime Location

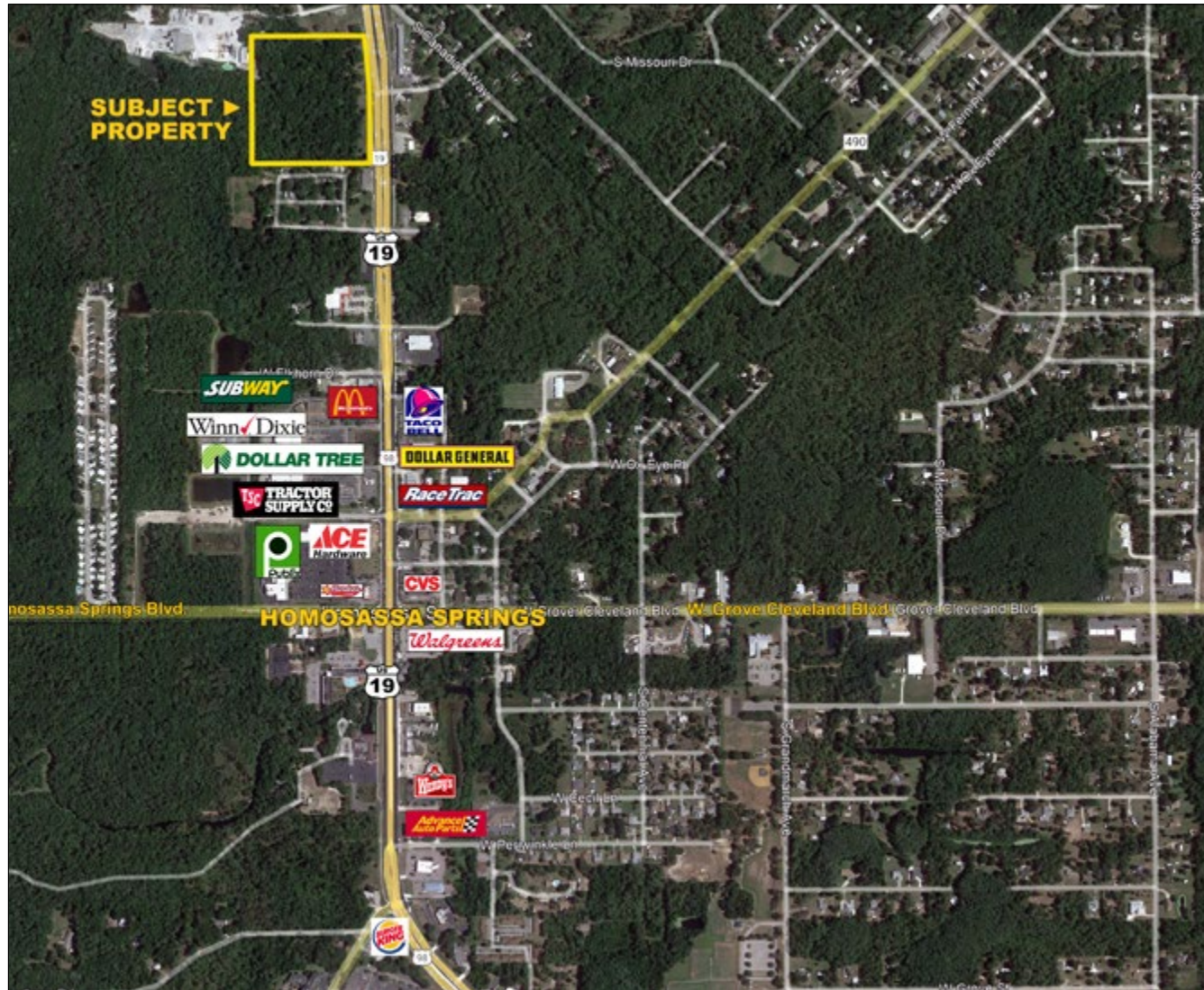
Over 820± Feet Of Frontage On Us-19

Zoned GNC

In The Path Of Exponential Growth

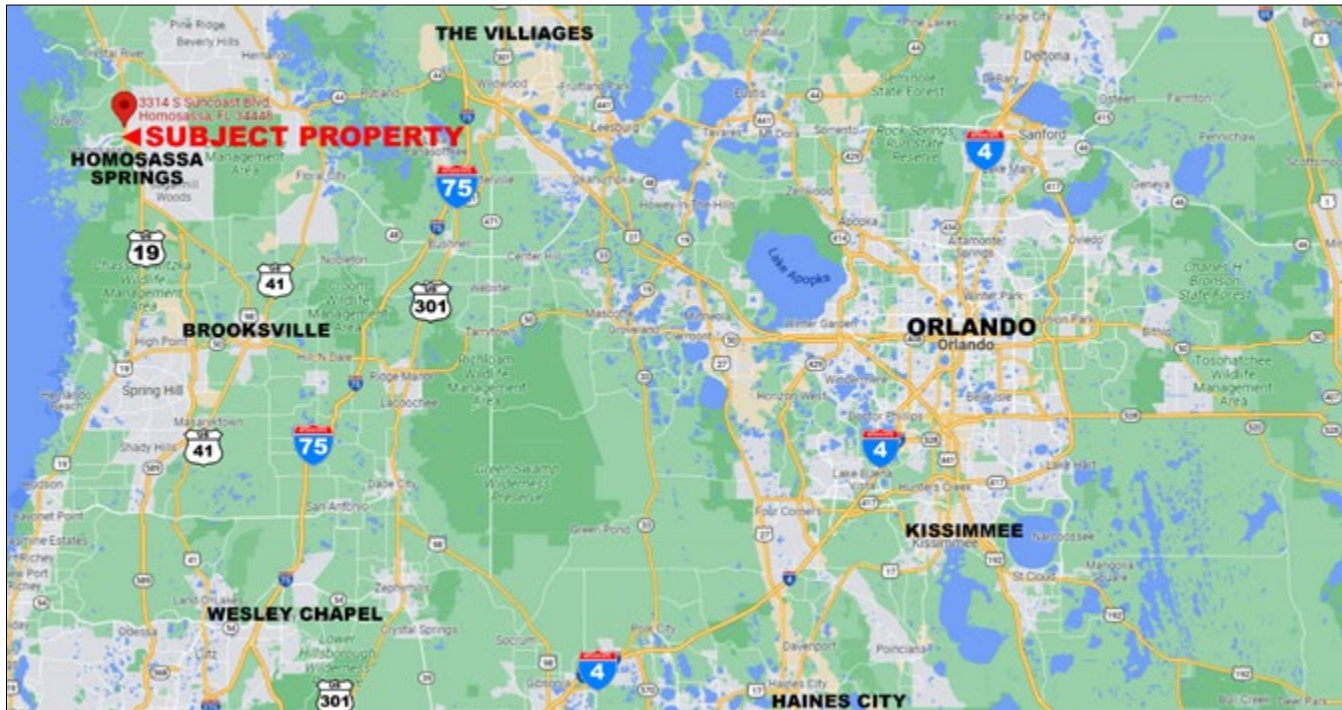
Suncoast Parkway Extension Will Add a Direct Route To Tampa

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**Just Over A Half Mile North Of The S. Suncoast Blvd. & W. Grover Cleveland Blvd. Intersection
Close to Publix, Winn-Dixie, Walgreens, CVS, And Hardees**



Directions to Property From US-19 W:

- Turn right onto US-19 N / S. Suncoast Blvd. (5.6 miles)
- Continue on US-19 N / S. Suncoast Blvd. (1.2 miles)
- Property will be on West side of the road
- Look for sign