



**Fischbach**  
**LAND COMPANY**

**US 19  
INVESTMENT  
OPPORTUNITY**

**2.69± ACRES**

# Property Overview

Excellent opportunity for a 2.69-acre commercial or residential development opportunity with 200 feet of road frontage on bustling US-19 in Homosassa, FL. Ideally situated just south of the W Cardinal Street and US-19 intersection, this high-traffic area is home to major retailers like Walmart, 7-Eleven, Circle K, and Dunkin Donuts. Located only 4 miles from Exit 60 of the new Suncoast Parkway extension, offering direct access to Tampa, this property is perfectly positioned to serve the growing residential developments nearby. With most of the land in flood zone X, excellent drainage to the west, and an existing sidewalk in place, this parcel is ready for commercial support uses to meet the area's booming demand. A great opportunity to invest in a rapidly growing corridor.



[www.FischbachLandComany.com/US19InvestmentOpportunity](http://www.FischbachLandComany.com/US19InvestmentOpportunity)

## Property Highlights



4± Miles From the Suncoast Parkway On-Ramp



200 feet of Frontage on US-19

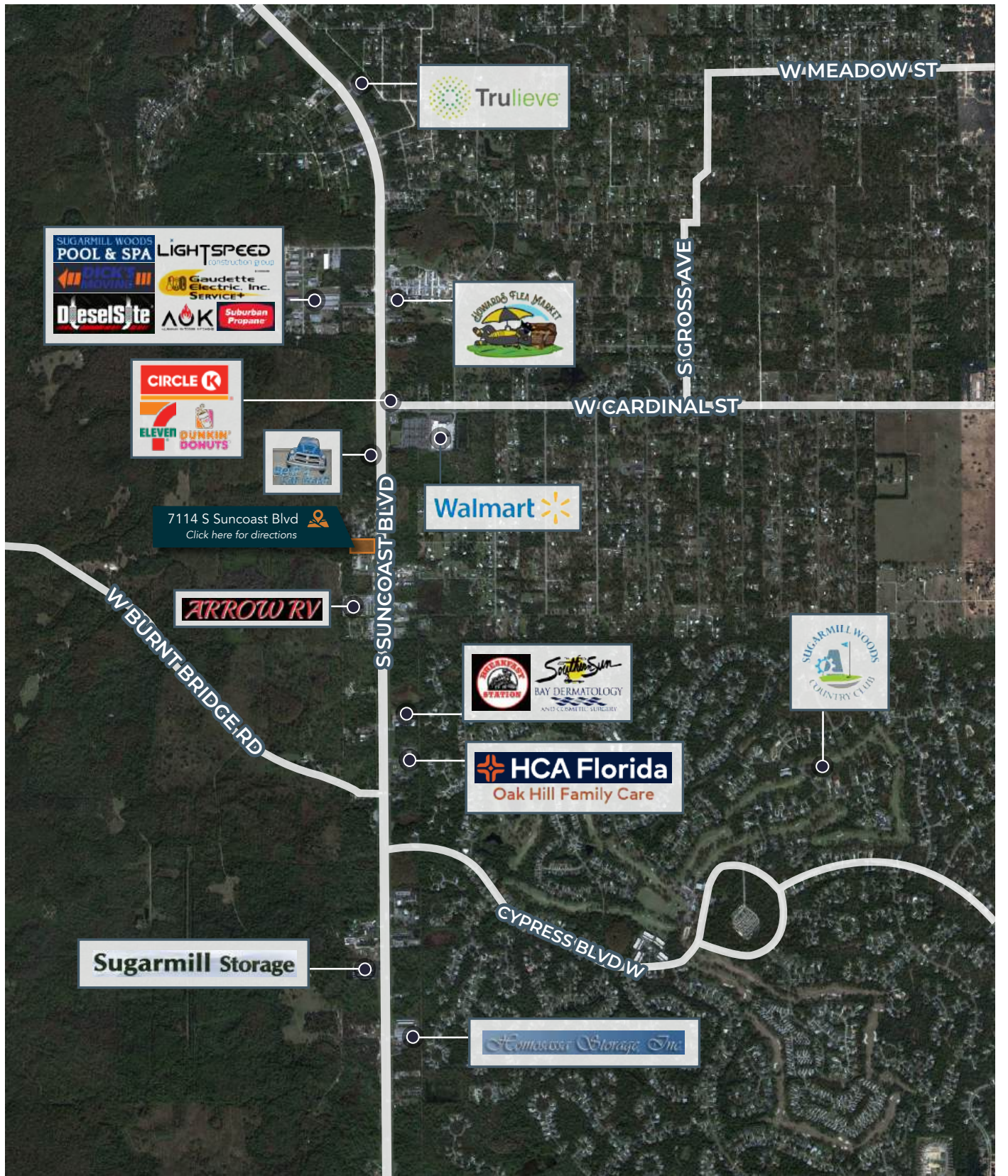


Public Water and Sewer Available

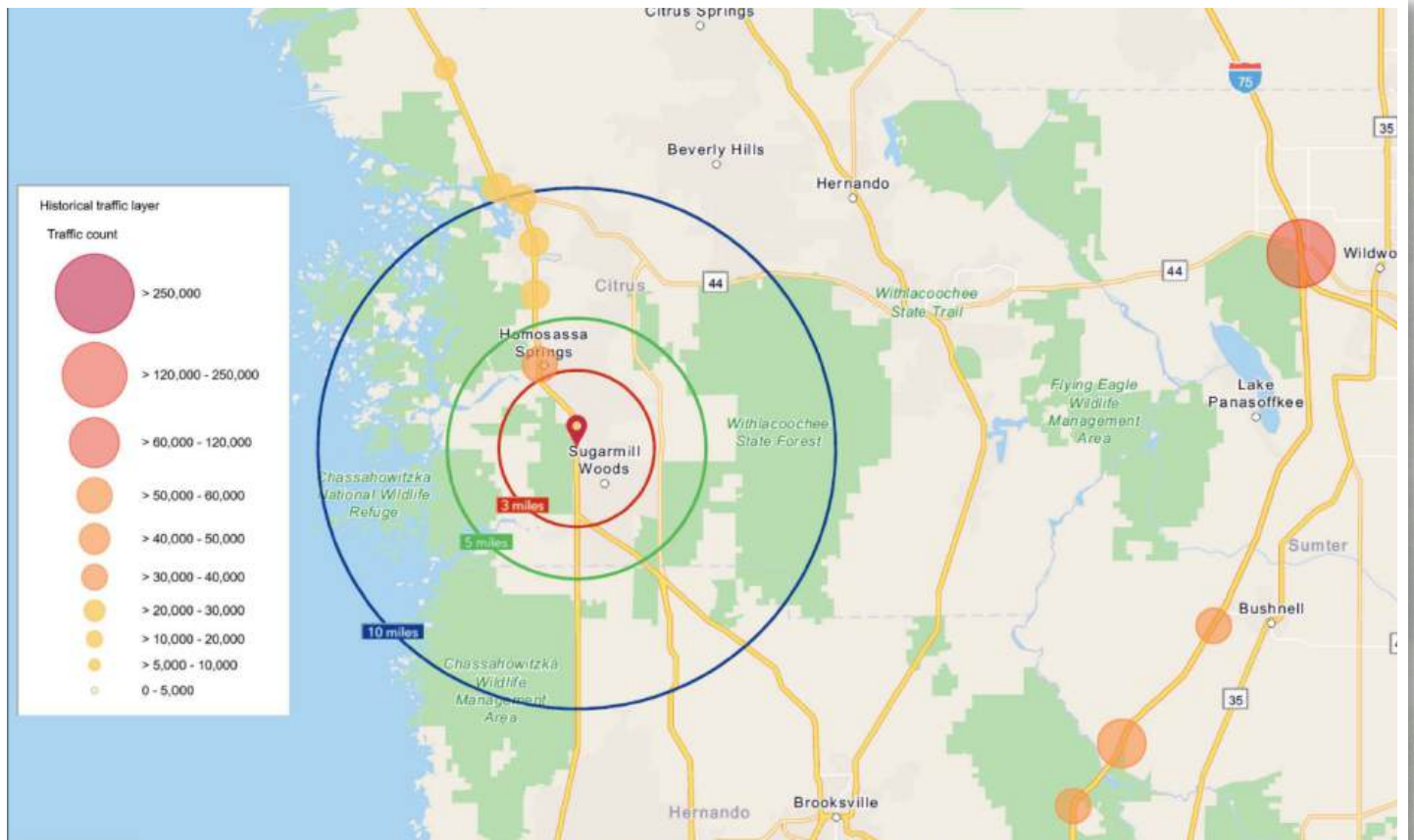


<b>Price</b>	\$399,000	<b>County</b>	Citrus
<b>Property Address</b>	7114 S Suncoast Blvd, Homosassa, FL 34446	<b>Folio/Parcel ID</b>	2595051
<b>Property Type</b>	Commercial Land	<b>STR</b>	12-20-17
<b>Size</b>	2.69± Acres	<b>Utilities</b>	8-inch Forcemain in Front of Site, 12-inch Watermain 1,860 feet North
<b>Zoning</b>	MDR	<b>Road Frontage</b>	200± feet on US 19/ S Suncoast Blvd
<b>Future Land Use</b>	MDR	<b>Property Taxes</b>	\$1,688.42(2023)

# Market Map

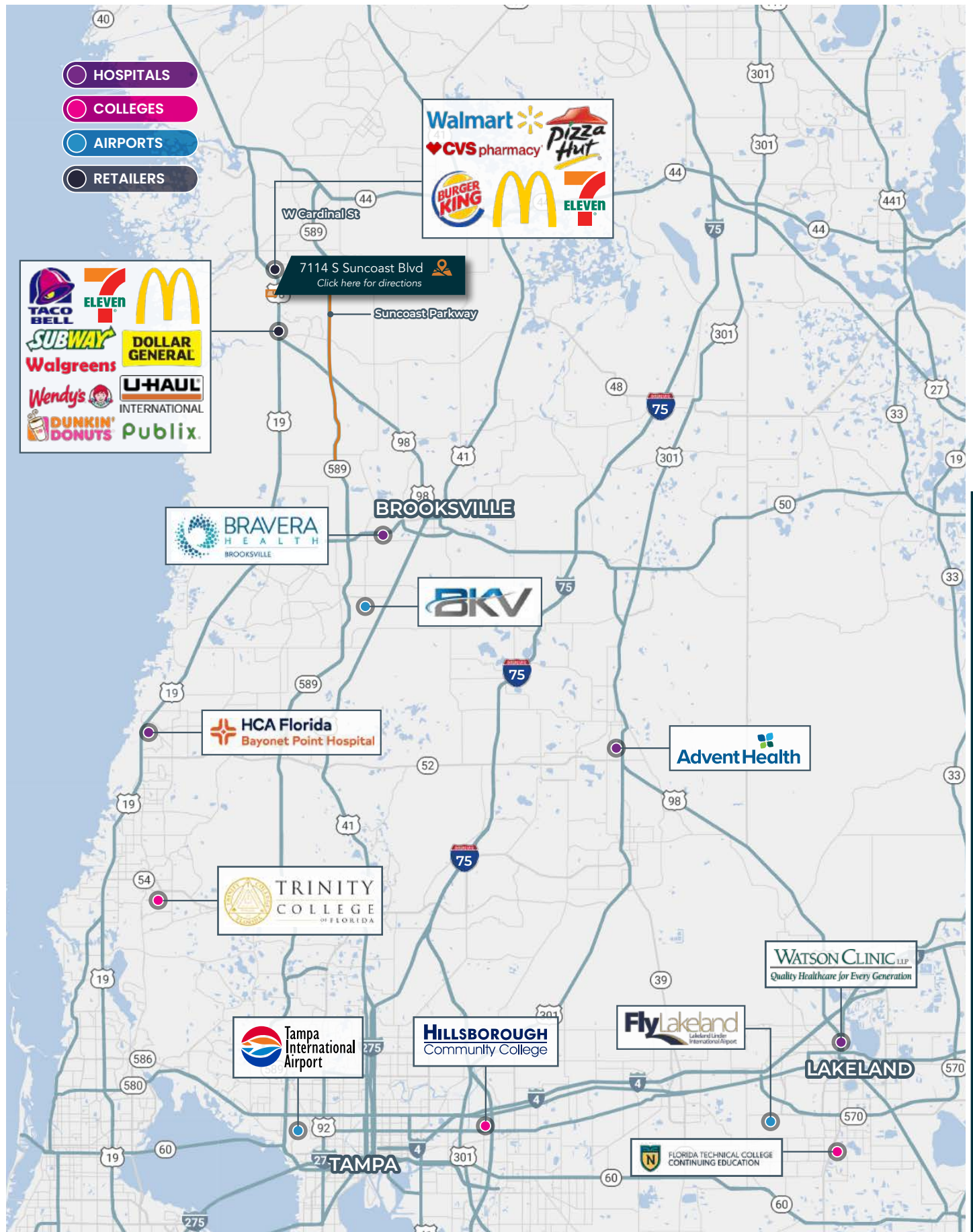


# Demographics



# Photos





# **Fischbach** **LAND COMPANY**

**FISCHBACH LAND COMPANY**

917 S PARSONS AVENUE, BRANDON, FL 33511

PHONE: 813-540-1000



**BLAISE LELAULU, CCIM** | Broker Associate  
blaise@fischbachlandcompany.com