



**KLEIN & HEUCHAN, INC.**  
**REALTORS**

Commercial/Investment/Real Estate Services

SV-434 & SV-439

## SUNCOAST PARKWAY CORNER ACREAGE FOR SALE



**6592 & 6654 S. GEORGIAN RD.**  
**HOMOSASSA, FL 34446**

- ENTIRE 8.4 ACRE INTERCHANGE CORNER
- IN THE ECONOMIC DEVELOPMENT TARGET AREA (EDTA) WITH CMU-FLUM DESIGNATION
- WIDE ARRAY OF COMMERCIAL / RETAIL/ INDUSTRIAL USES PERMITTED
- OFF-RAMP LOCATION & HIGH VISIBILITY
- CREATIVE MULTI-USE DEVELOPMENT LAND PLANNING ENCOURAGED
- **PRICE: \$799,000**



1744 N. Belcher Rd., Clearwater, FL 33765 ■ Telephone 727-441-1951 ■ Fax 727-449-1724

[www.kleinandheuchan.com](http://www.kleinandheuchan.com)





REVISED: 5/10/23

## PROPERTY OVERVIEW

SV-434 & SV-439

**ADDRESS:** 6592 & 6654 S. Georgian Rd.  
Homosassa, FL 34446

**LOCATION:** NE Corner of Suncoast Parkway and W. Cardinal St.

**LAND AREA:** 8.4 Acres  
**DIMENSIONS:** 570' x 664'

**ZONING:** RUR-MH – Citrus County  
**LAND USE:** CMU (EDTA Economic Dev. Target Area)  
**FLOOD ZONE:** 'X' (No flood insurance required)

**IMPROVEMENTS:** Vacant Land

**UTILITIES:** Electric – (Withlacoochee Electric)  
Water/Sewer – (Future Citrus Cty. Water Resources)

**PRESENT USE:** Vacant Land

**LEGAL DESCRIPTION:** Lengthy (in listing folder)

**MORTGAGE HOLDER:** F & C

**TAXES:** \$1,023 (2022)  
**PARCEL ID #:** 18E20S10 1A0C0 0020 &  
18E20S10 1A0C0 0030

**PRICE:** \$799,000

**TERMS:** Cash at closing

**NOTES:** You can now acquire the entire 8.4-acre northeast corner of the Suncoast Parkway /W. Cardinal St. Interchange. The off-ramp is now complete, so you will find that this location of acreage and its visibility are unparalleled. The time to buy is now before developers invest massively in that area and property values go up. This is an assemblage of two parcels with separate owners. Citrus County's Future Land Use map places this property as part of an Economic Development Target Area (EDTA -ord.2021-A11) with a CMU designation (Commercial Mixed-Use) supporting projects that are functionally integrated around the interchange. Permitted land uses include light industrial/manufacturing, transportation and distribution, travel center with fuel, restaurants, Parkway-related uses, and mixed use commercial/hotel/government facilities!

These parcels can host a development of significant impact with multiple uses such as a Gas Station/Hotel/Restaurant combo, all interconnected. This should be of high interest to regional developers/investors working with national brands or a company's headquarters with a light industrial facility and truck parking. Priced at under \$100K/acre for prompt sale! Call now! Don Wallace or Philippe Beau with Klein and Heuchan, Inc., at (727) 441-1951.

**KEY HOOK #:** N/A

**ASSOCIATE:** Don Wallace & Philippe Beau

**K&H SIGNAGE:** 3 x 4

**LISTING CODE:** SV-434 & SV-439-3-16/18

**SHOWING INFORMATION:** Drive to site.



W. CARDINAL STREET INTERCHANGE MANAGEMENT AREA (IMA) R1

