

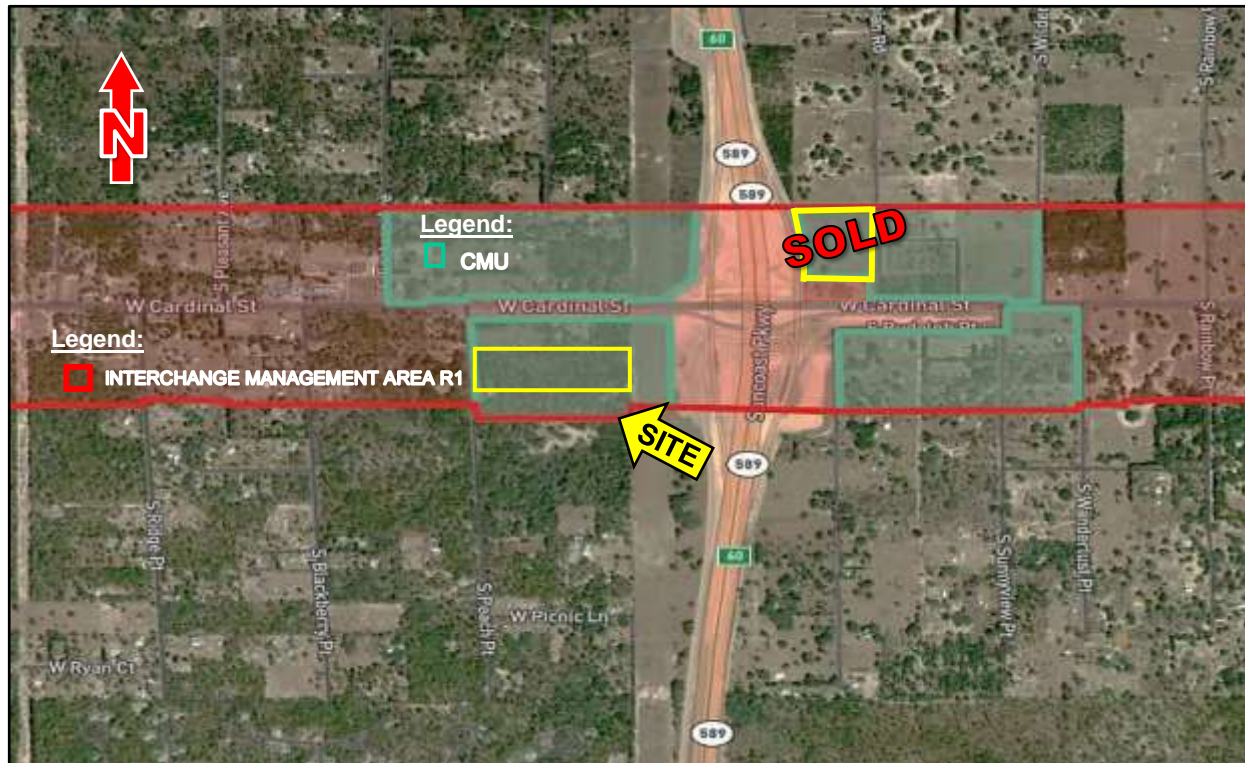


KLEIN & HEUCHAN, INC
REALTORS

Commercial/Investment/Real Estate Services

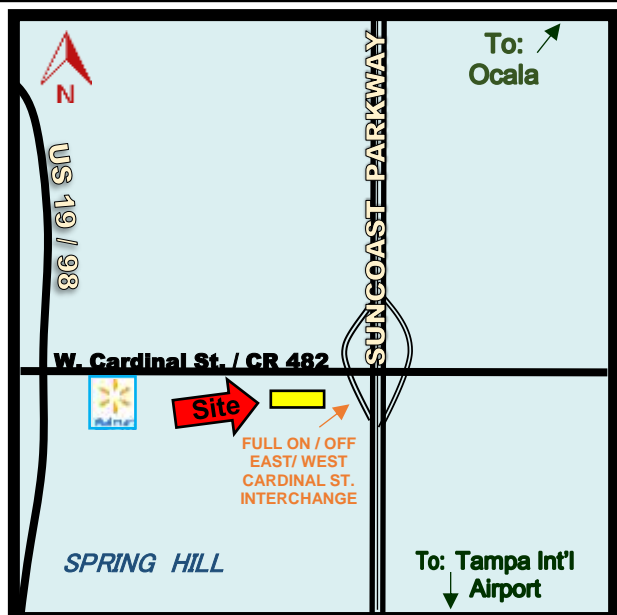
SV-449

SUNCOAST PARKWAY EXIT ACREAGE FOR SALE



**6877 S PEACH POINT
HOMOSASSA, FL 34446**

- SUNCOAST PARKWAY EXIT +/- 10 ACRES
- IN THE ECONOMIC DEVELOPMENT TARGET AREA (EDTA) WITH CMU-FLUM DESIGNATION
- WIDE ARRAY OF COMMERCIAL/RETAIL/INDUSTRIAL USES PERMITTED
- CREATIVE MULTI-USE DEVELOPMENT LAND-PLANNING ENCOURAGED
- **PRICE: \$685,000**



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

www.kleinandheuchan.com



REVISED: 2/29/24

PROPERTY OVERVIEW

SV-449

ADDRESS: 6877 S. Peach Pt.
Homosassa, FL 34446

LOCATION: S.E. Corner of Suncoast Parkway and E. Cardinal St. and South on Peach Pt.

LAND AREA: 435,390 SF (10 Acres)
DIMENSIONS: Trapeze | 345' x 1,254' and 1,270'

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

PRICE: \$685,000

TAXES: \$963.74 (2023)
PARCEL ID #: 17E19S350070 0740

TERMS: Cash at closing

NOTES: 10+ acres in extraordinary economic growth area at the Southeast corner of the Suncoast Parkway /W. Cardinal St. Interchange. The off-ramp is complete with great visibility. If you missed our last offer for 8.4 acres which sold in 2023 for \$700,000 at the Northeast corner, here is your chance to buy the Southeast corner before developers invest massively in that area and property values go up!

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 or an RV park. 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 \$70K/acre for prompt sale! Call now! Don Wallace or Philippe Beau with Klein and Heuchan, Inc. at (727) 441-1951.

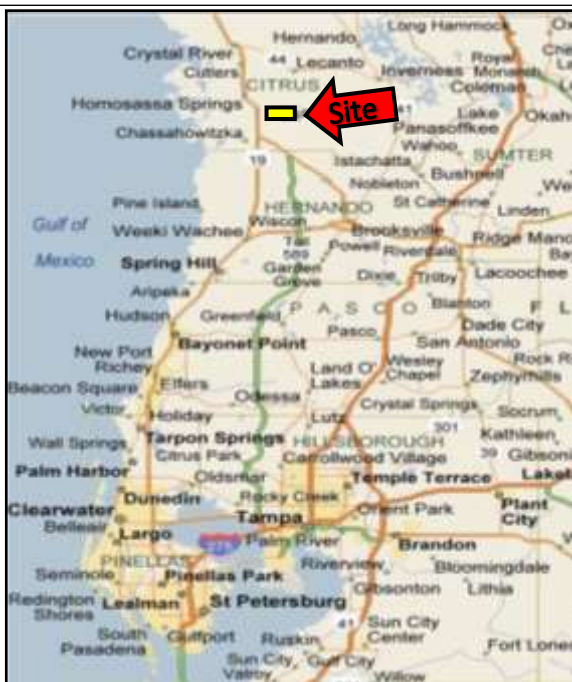
KEY HOOK #: N/A

K&H SIGNAGE: 3 x 4

SHOWING INFORMATION: Drive to site.

ASSOCIATE: Don Wallace & Philippe Beau

LISTING CODE: SV-449-2.5-16/18



SURVEY

