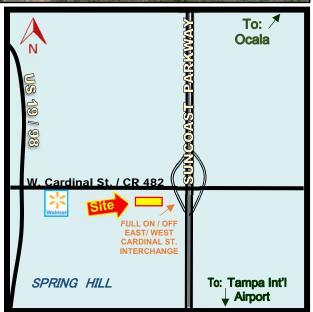


SUNCOAST PARKWAY DEVELOPMENT ACREAGE FOR SALE



6877 S PEACH POINT HOMOSASSA, FL 34446

- 10.15-ACRE INTERSCHANGE AREA JUST OF SUNCOAST
- IN THE ECONOMIC DEVELOPMENT TARGET AREA (EDTA) WITH CMU-FLUM DESIGNATION
- WIDE ARRAY OF COMMERCIAL/RETAIL/INDUSTRIAL OR RESIDENTIAL, APARTMENTS, OR MIXED-USES
- 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: 11/6/24

PROPERTY OVERVIEW

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

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

IMPROVEMENTS: Vacant Land

PRESENT USE: Vacant Land

MORTGAGE HOLDER: F & C

PRICE: \$685,000

TERMS: Cash at closing

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

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

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

LEGAL DESCRIPTION: Lengthy (in listing folder)

TAXES: \$994.81 (2024) PARCEL ID #: 17E19S350070 0740

NOTES: 10+ acres in an economic growth area at the Southwest 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 in the Southwest corner before 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. Potential uses include light industrial/manufacturing, transportation and distribution, or travel center with fuel, restaurants, with mixed-use Office/retail/hotel/government facilities! It can also include low density residential (single family homes), or higher density residential (townhomes or apartments) with mixed-use applications. Developers must first determine topography, availability and access to utilities and/or planned extensions, and then will need to submit a PUD application to be approved by the Citrus County BOCC. Priced competitively at under \$70K/acre! 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

Crystal River 44 Lecanto Inverness Monarch La	SURVEY		
Homosassa Springs Chassahowitzka		LEGAL DESCRIPTION: Let 74, of QUE Hohman LAND, UNIT NO. 7, occording to the major pit thereof recorded in Pict Book 4, page 109, public records of Citrus County, Florida.	M COMMIN LOT 78 M HEW HOLD CONSTRUCTION
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	gathered from sources believed reliable; how onsible for errors, omissions, changes, withdr		