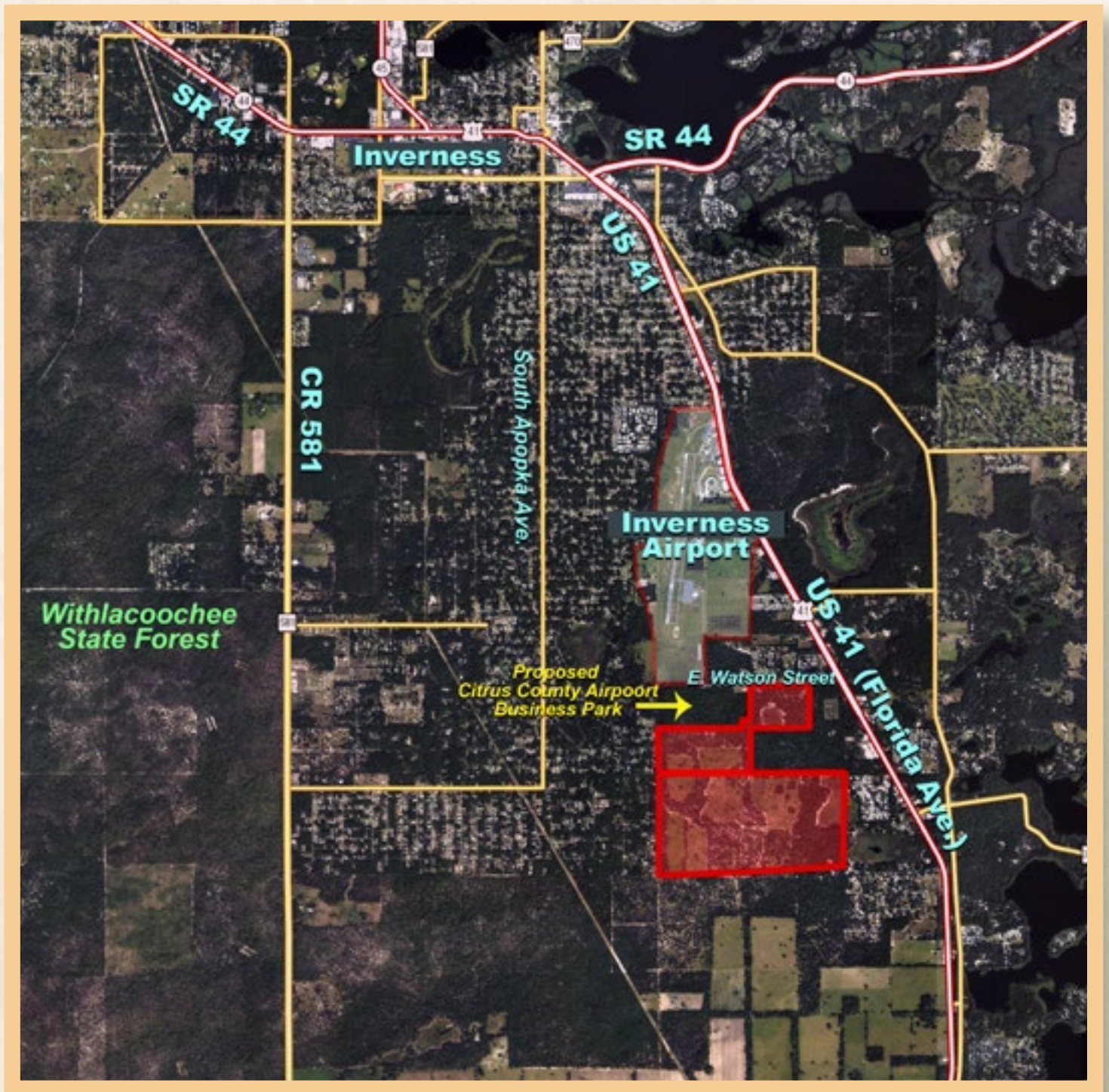


SOUTH INVERNESS MIXED-USE ACREAGE

Inverness, FL • Citrus County

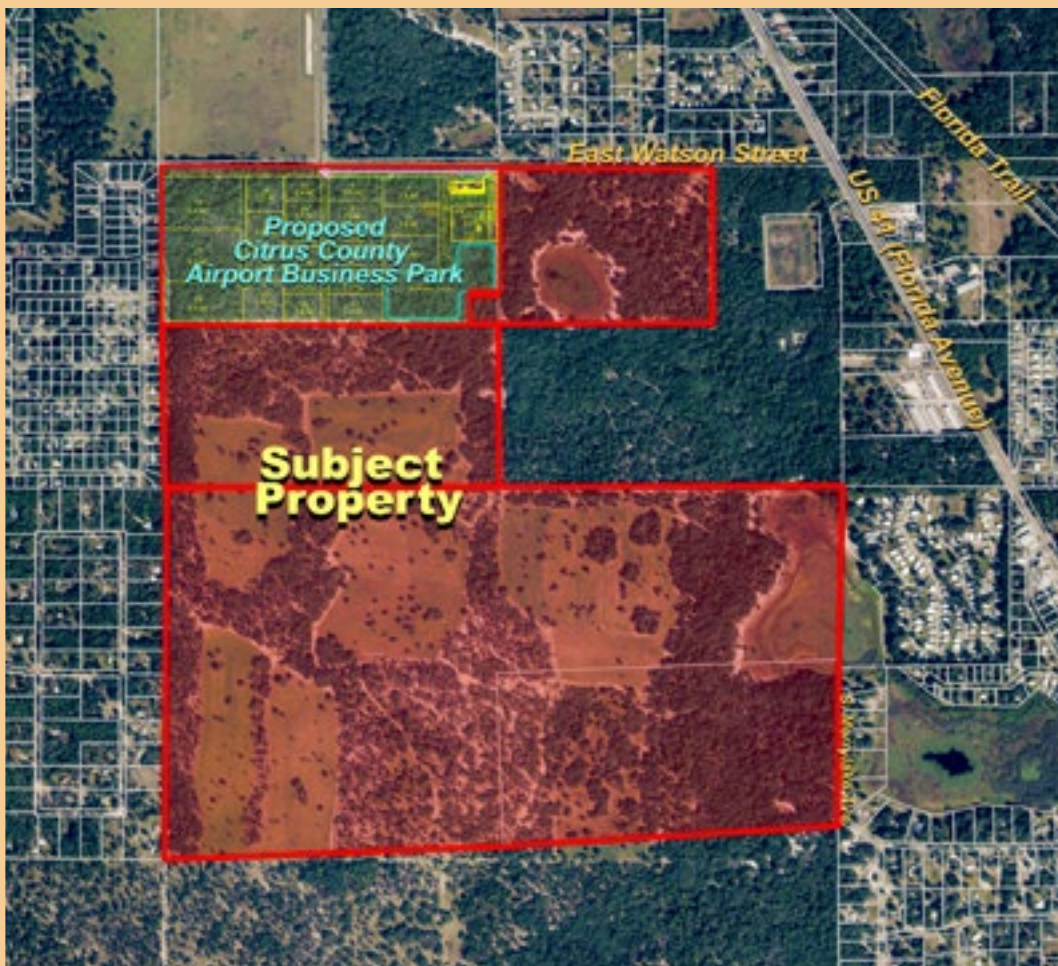
475 +/- ACRES



MULTIFAMILY, SINGLE FAMILY, POTENTIAL INDUSTRIAL

Development • Area Poised for Rapid Growth • Contiguous to Proposed County Business Park

Preliminary Site Plan Available for 999 Residential Units



Parcel Alt Keys:

3131471, 3131511, 2961503,
2914165, 3427133

GPS: 28.791439, -82.306631

Driving Directions:

- From Inverness, go south on US 41 about 3.2 miles to East Watson Street
- Turn right on East Watson Street and travel about 1/2 mile
- Property will be on the left

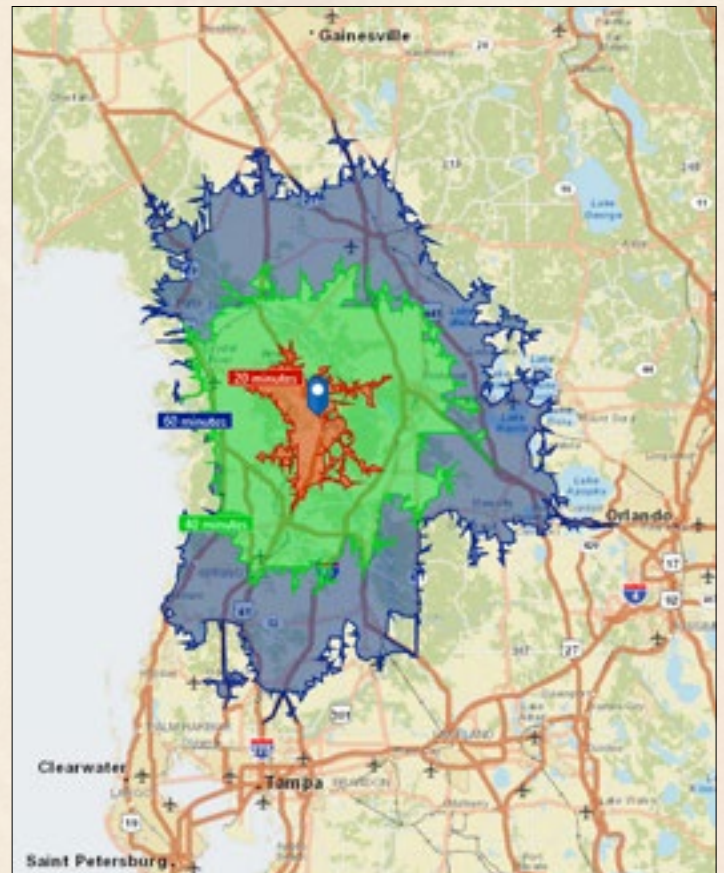
***Great Opportunity
for Development
in Area Poised for
Rapid Growth!***

5-10-15 Mile Demographics



2015	5 Miles	10 Miles	15 Miles
Population	25,042	51,189	126,065
Households	11,435	22,968	54,733
Median Income	\$33,086	\$35,899	\$36,667

20-40-60 Minute Drive Times



SOUTH INVERNESS MIXED-USE ACREAGE

Inverness, FL • Citrus County

Multifamily, Single Family Residential, Potential Industrial

Located south of Inverness in Citrus County, just off of US 41, this property is currently a cattle/hay operation that contains 475 +/- acres of beautiful rolling terrain. During the height of the real estate market, a preliminary site plan was developed for a total of 999 residential units and is available to the new owner.

Strategically located, the property is contiguous to a proposed Citrus County Airport Business Park that is south of the Inverness Airport. Citrus County is on the edge of growth and is poised to take off. The Withlacoochee State Forest lies in the heart of Citrus County and contains much of the developable land in the County.

The area is a rapidly growing business community with a top-rated school system and small town charm. Offering some of the most beautiful scenic landscapes, all contribute to the high quality of life experienced by residents of Citrus County.

Acreage: 475 +/- acres

Sale Price: \$6,350,000

Price per Acre: \$13,368

County: Citrus

Address: 7554 East Watson Street, Inverness, FL 34450

Nearest Intersection: East Watson Street and US 41 (Florida Avenue)

Road Frontage: 1,700 +/- FT on East Watson Street

Uplands/Wetlands: 31 +/- acres wetlands

Infrastructure: None

Utilities & Water Source: Water, re-claimed water, and sewer are available about one mile north on S. Airport Dr.

Planning/Permits: Preliminary site plans are completed for a combination of multifamily and single family residences for a total of 999 residential units.

FLU/Zoning:

- Zoning: Low Density Residential (LDR)
- Future Land Use:
 - Low Density Residential (LDR)
 - Public/semi-public institutional (PSI)
- NW 80 +/- acres adjacent to Citrus County's Airport Business Park has potential to be rezoned to Industrial and to join in the master plan of the Business Park

Current Use: Cattle & hay operation

Taxes: \$840.11 (2015) - property has agricultural exemption

Owner's Associations: No HOA or CDD

Preliminary Site Plan: 999 Residential Units



For additional maps and details, go to:
www.SaundersRealEstate.com/Inverness

SOUTH INVERNESS MIXED-USE ACREAGE

Inverness, FL • Citrus County

475 +/- ACRES

Multifamily, Single Family, Potential Industrial Development

Property consists of 475 +/- acres of beautiful rolling hills, perfect for a residential development. Centrally located just south of Inverness and close to US 41, it offers a quick drive to stores and offices. The property has preliminary site plans for a combination of multifamily and single family residences for a total of 999 residential units. It lies just south of the Inverness Airport, which is owned and maintained by Citrus County, where a new business park is proposed that is contiguous to the property.

For additional maps and details, go to:

www.SaundersRealEstate.com/Inverness



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