

Fischbach
LAND COMPANY

US 19
HOMOSSASSA
COMMERCIAL
11.77± ACRES

Property Overview

Excellent investment opportunity to own 11.77± acres located on US Highway 19 in Homosassa, FL. This property features 996± feet of frontage on US Highway 19 and a median break providing access to the site from southbound traffic, which is a heavily traveled route up the Gulf coast. It is located just 5 miles from the newly extended Suncoast Parkway, which is a direct access into Tampa, FL. The newly completed extension of the Suncoast Parkway will increase traffic flow and promote additional residential growth, needing commercial support uses. This property is zoned NEC (Neighborhood Commercial) and RUR (Rural Residential) with a future land use of GNC (General Commercial) and RUR (Rural Residential). GNC land use allows for a multitude of uses, including residential development up to 10 units per acre, assisted living facility, hospital, light manufacturing, distribution center, shopping center, and several other mixed uses.



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Property Highlights



Just 5 Miles From the Suncoast Parkway On-Ramp



Just under 1,000 feet of frontage on US 19



Over 18,000 annual average daily traffic count



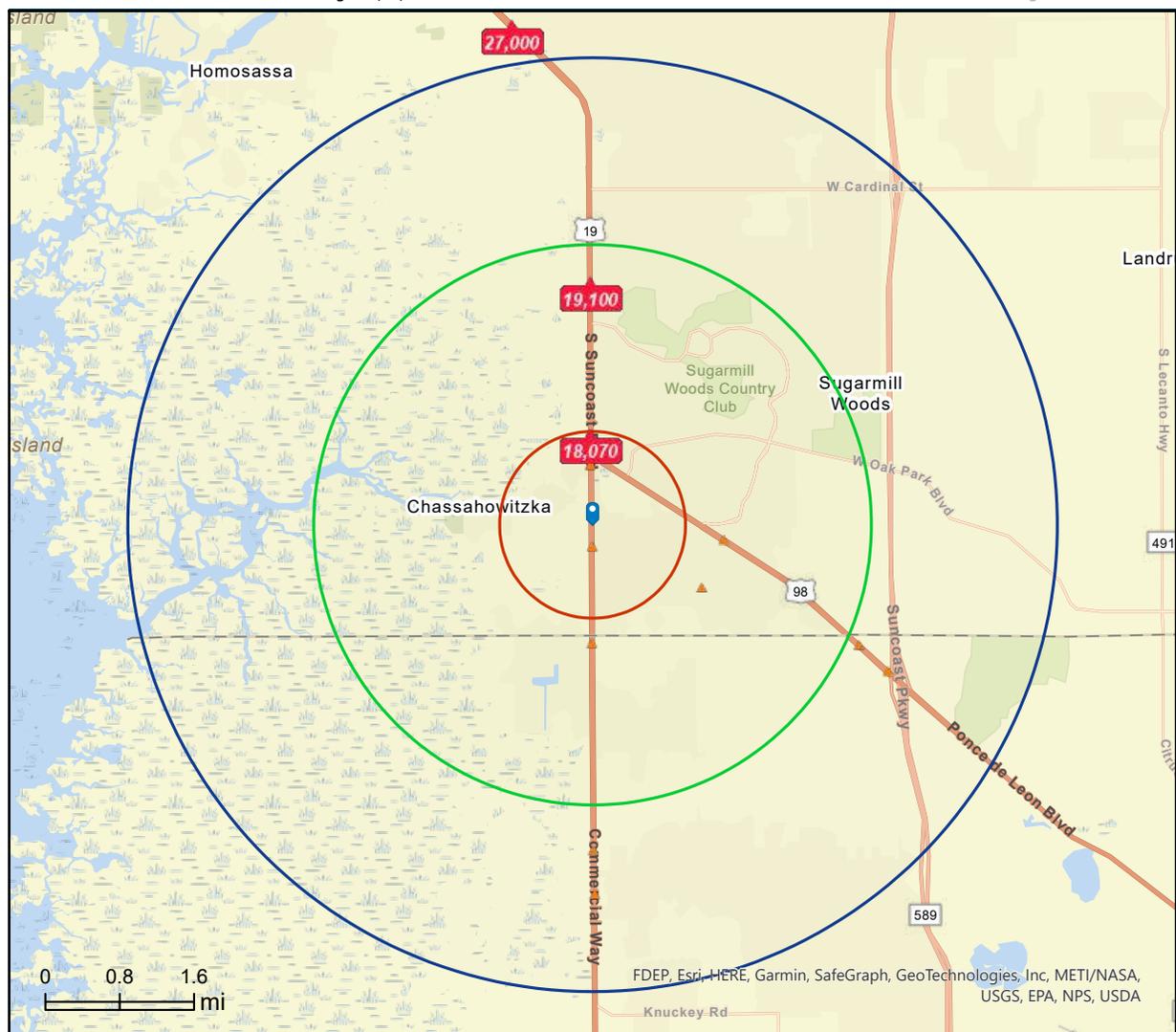
Property Address	10325 S Suncoast Blvd, Homosassa, FL 34446	County	Citrus
Property Type	Commercial Land	Folio/Parcel ID	1182573
Size	11.77± Acres	STR	25-20-17
Zoning	NEC (Neighborhood Commercial) & RUR (Rural Residential)	Utilities	Well and Septic Public Utilities 3,500± feet north on US 19
Future Land Use	GNC (General Commercial) & RUR (Rural Residential)	Road Frontage	996± feet on US 19
Price	\$595,000	Property Taxes	\$1,301.20 (2022)

Market Map

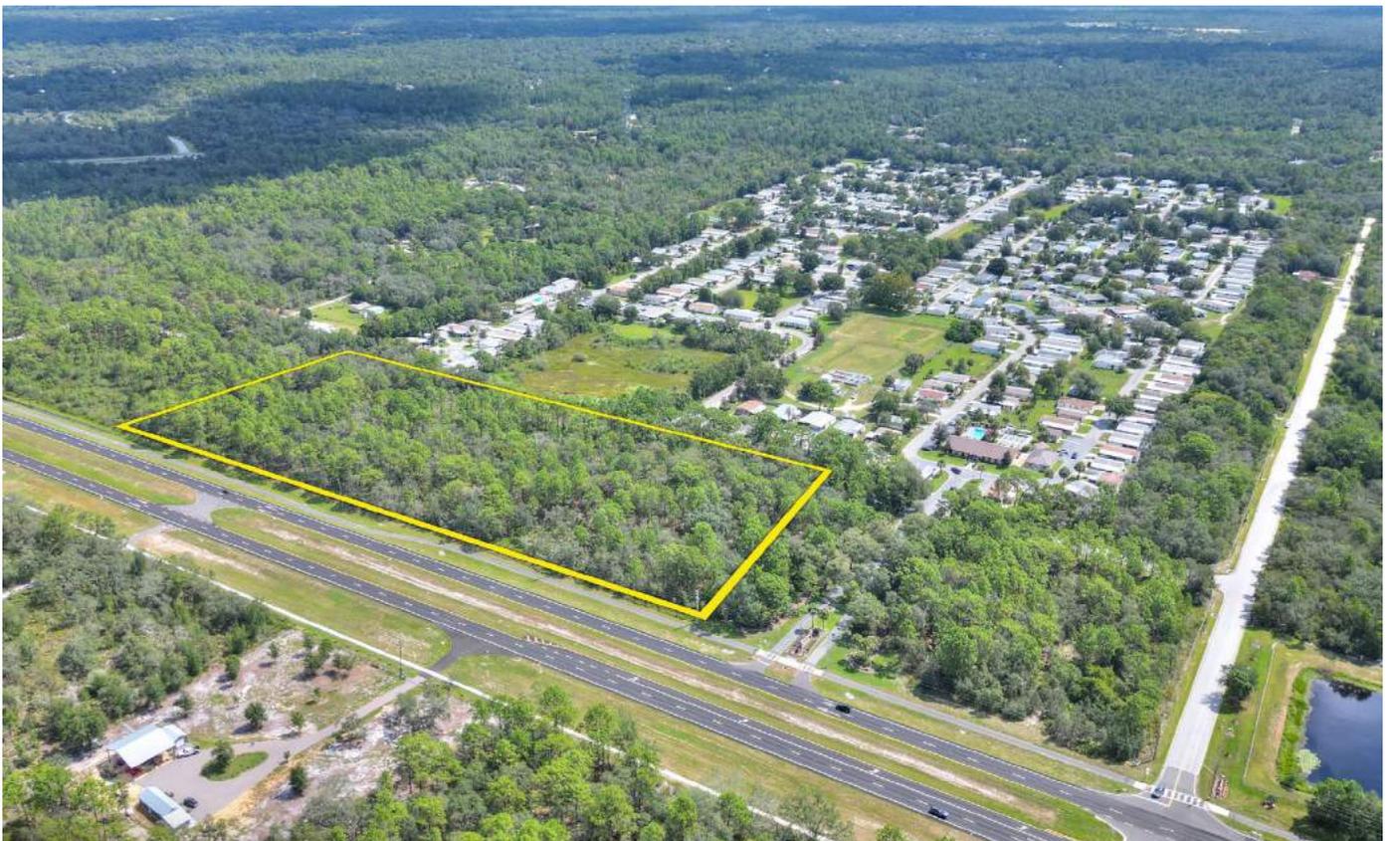


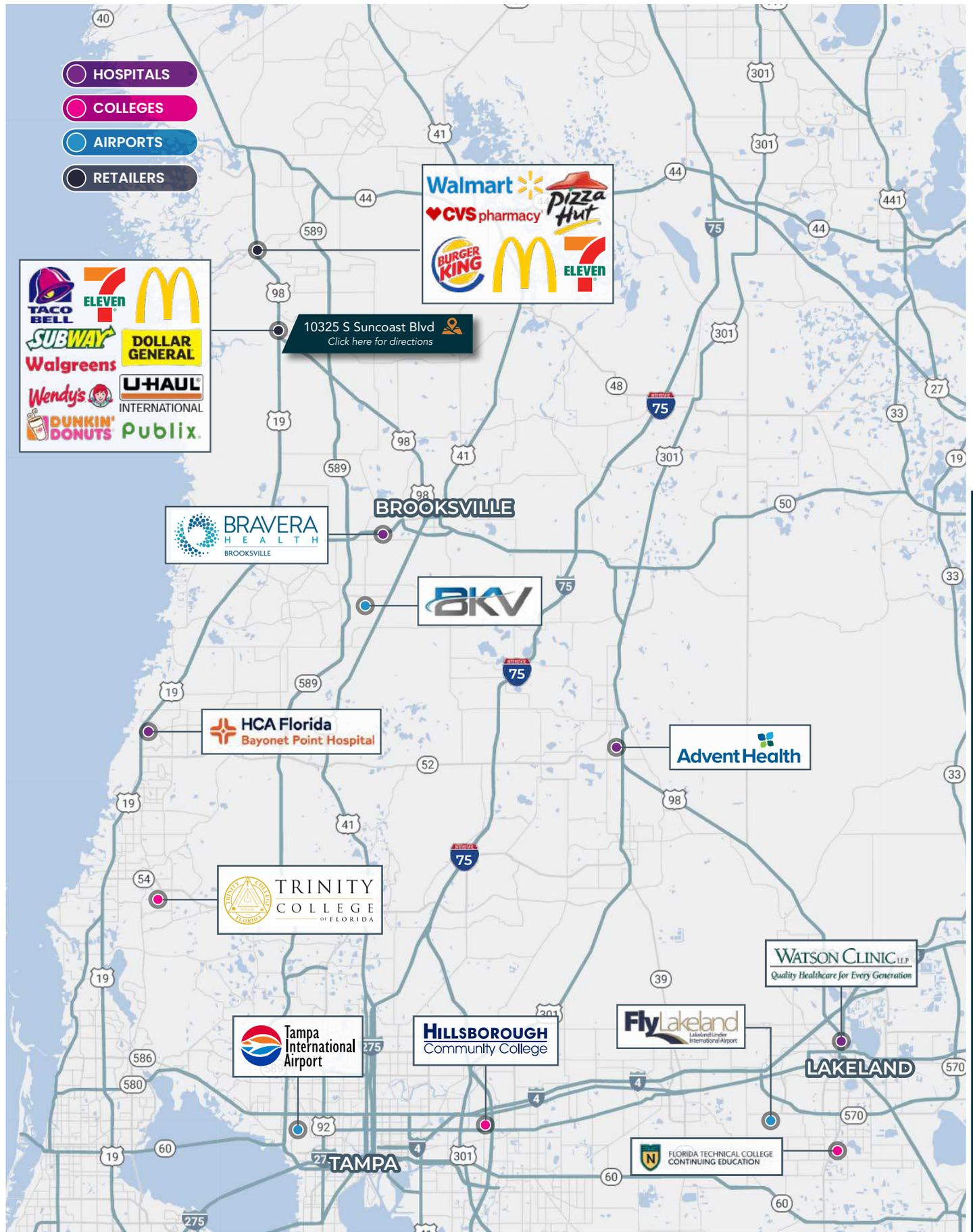
Demographics

3 MILES	5 MILES	10 MILES
11,692 Population	18,177 Population	47,832 Population
5,702 Households	8,464 Households	20,768 Households
\$59,970 Median Household Income	\$58,073 Median Household Income	\$55,179 Median Household Income



Photos





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