

PACKAGE INCLUDES:

2008

- BRIGHT FUTURE FOR CITRUS COUNTY
- MAP OF CITRUS COUNTY
- SUNCOAST EXPRESSWAY EXTENSION (PROPOSED ROUTE)
- ZONING CODES
- TRAFFIC COUNT INFORMATION
- VACANT LAND FOR SALE IN CITRUS COUNTY (5 ACRES AND ABOVE)

Citrus County

focus

*Relocate your business to beautiful
Citrus County.*

VACANT LAND & COMMERCIAL SITE OPPORTUNITIES

PRESENTED BY:



**CITRUS COUNTY
ECONOMIC DEVELOPMENT COUNCIL, INC**
28 N.W. HIGHWAY 19
CRYSTAL RIVER, FL 34428
352-795-2000 / 352-795-0009
www.citrusedc.com



Revised August 2008

This list of vacant land was compiled for builders and developers who are interested in locating to Citrus County, Florida. We did not include parcels less than five acres. Vacant lots and small parcels would be too numerous to include in this booklet.



PREPARED AND COMPILED BY:

Marlin Realty & Investments, Inc.
547 West Fort Island Trail, Suite H
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Citrus County *a bright future*

We're expecting Citrus County to experience a “boom” over the next ten years due to a combination of several major factors.

First, we have room for a lot of residential growth due to a current inventory of over 70,000 improved residential building lots. Our mild climate, close proximity to the Gulf of Mexico and low standard of living will continue to attract retirees to this area. We see the potential for a relatively rosy fiscal future, driven by a wave of wealthy retirees. Already there are strong signs that a sorting process is going on with the beginning wave of “baby boomer” retirees, and Florida is becoming a chosen destination for the more affluent – and the wave of retirees will not flatten until early in the 2020's. A lot of these affluent retirees will want to continue to work which adds to an already large pool of highly skilled potential employees.

Second, Progress Energy, the company that supplies electrical power to Central and West Florida, is planning to build two nuclear reactors to fuel a new power plant located just across the north Citrus County line in Levy County. They plan to spend approximately 17 billion dollars and employ 5,000 to 7,000 construction workers over a five year period starting in approximately two years. After the power plant is constructed, they plan to employ approximately 1,000 permanent workers. An additional two thousand auxiliary support jobs are also expected to be created. Construction workers and permanent employees are expected to live and shop in Citrus County since Levy County has few shopping and housing opportunities north of the proposed power plant site.

Third, in approximately two years, construction should start on the extension of the Suncoast Parkway through Citrus County. They are currently surveying and finalizing the route. This will bring more money and employees into the area and will open Citrus County to the Greater Tampa Bay market.

Fourth, commercial expansion is already happening. A lot of companies are beginning to see the potential of the county. A new Holiday Inn Express Hotel has been constructed on Route 44 and another is under construction near Crystal River. Existing hotels are expanding. National retailers are now looking to locate stores in Citrus County. Construction should start soon on a large Wal-Mart anchored power center planned for the corner of Route 486 and Route 491. Target Stores announced that they plan to have a new store in Citrus County sometime over the next five years. There is an active campaign to bring new industry into the county and there has been a proposal to expand the Crystal River Airport to support the future commercial growth.

There are a lot of exciting things happening. It's a great time to locate your business to Citrus County. The future is bright. Now is the time to get on board.

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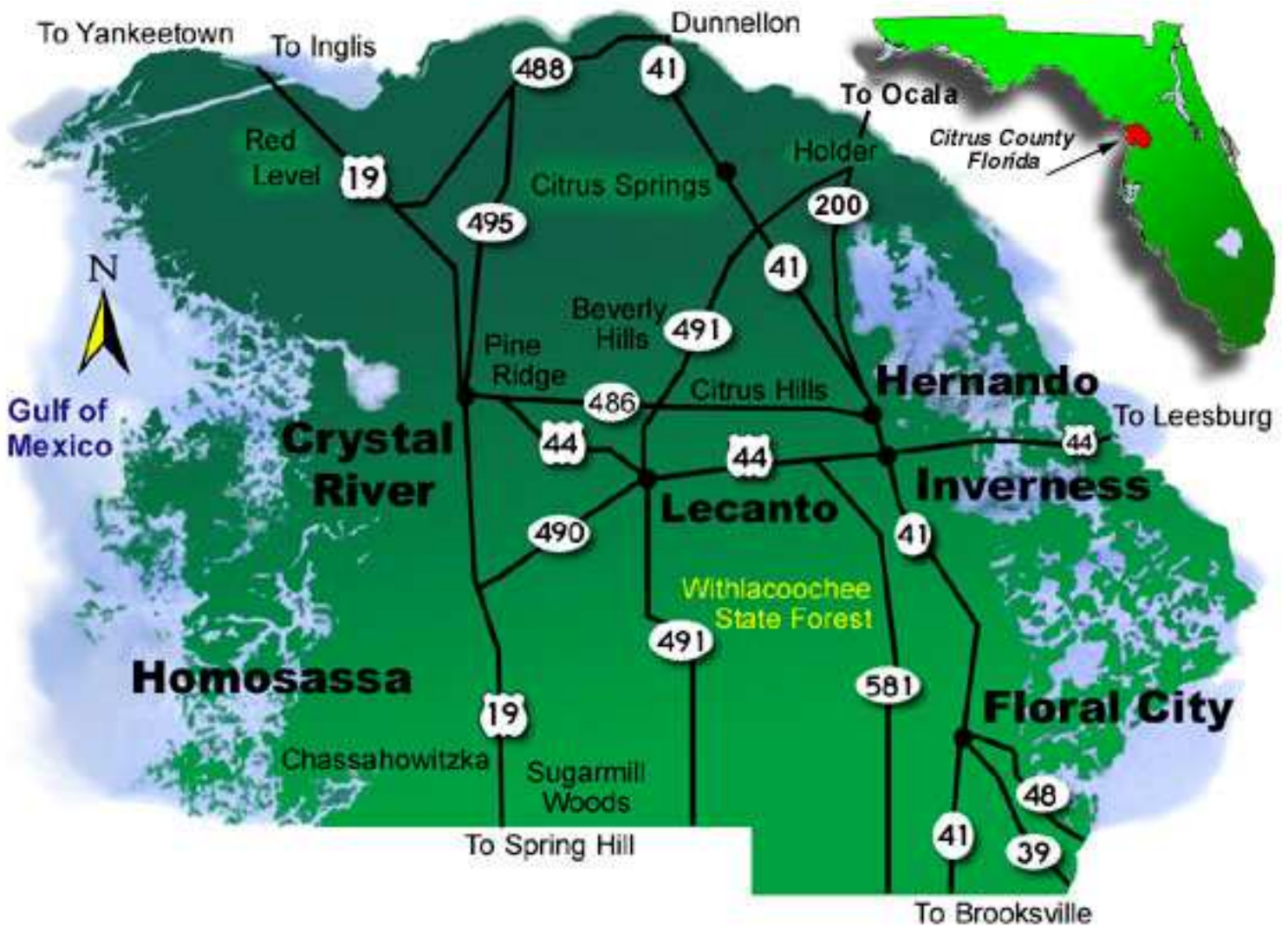


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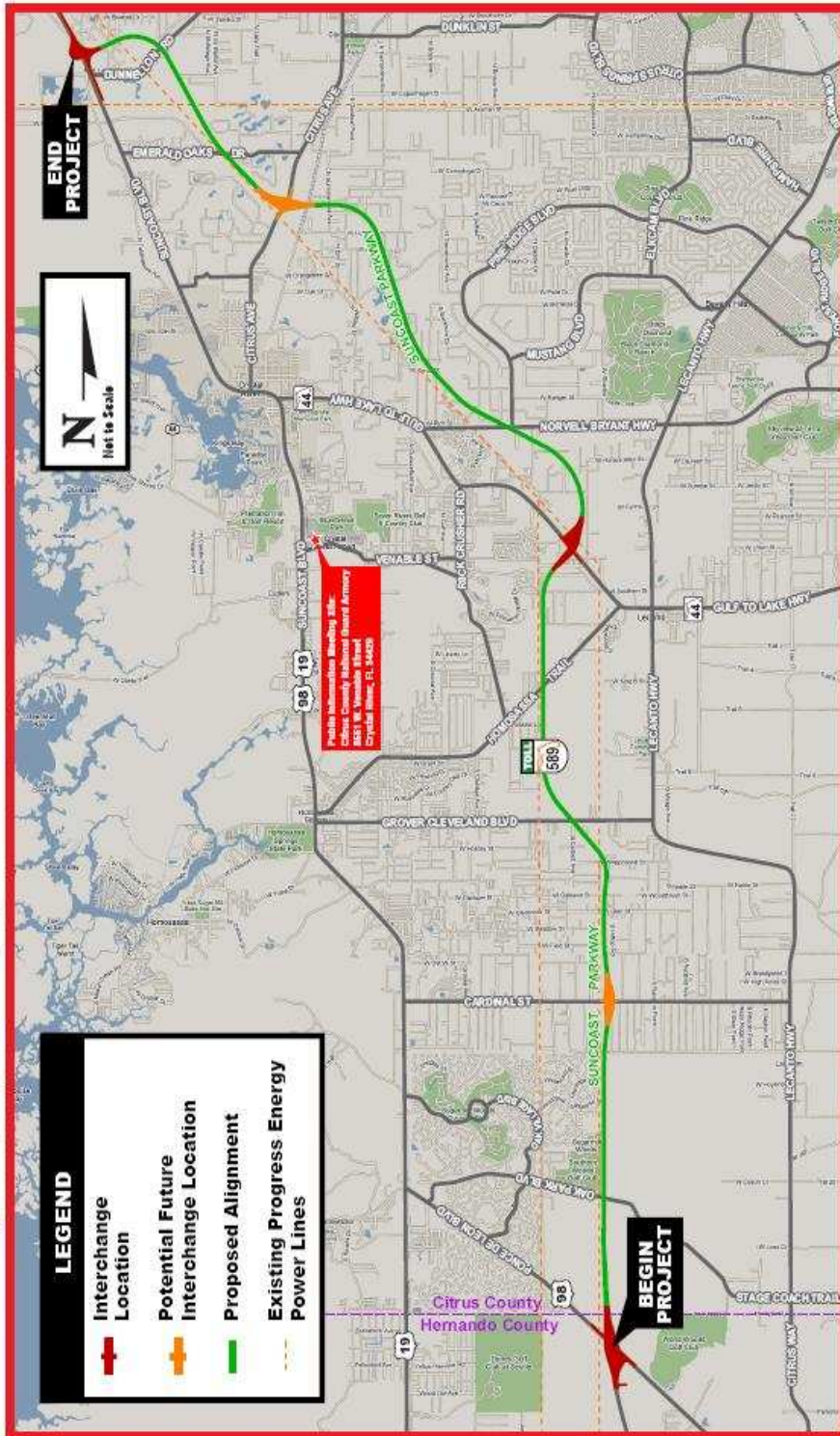
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Citrus County *suncoast parkway*

Suncoast Parkway 2 Map - Updated July 2, 2008



The Suncoast Parkway currently extends from the Veterans Expressway in Tampa to U.S. Highway 98 near the Hernando-Citrus County line, a distance of approximately 42 miles. The proposed Suncoast Parkway 2 project would extend approximately 27 miles through Hernando and Citrus Counties from U.S. 98 to U.S. 19.

Given expected future development, the Suncoast Parkway 2 project will provide needed relief to the local roadway network. As one of the fastest growing counties in the state, traffic volumes in Citrus County are expected to increase dramatically in the coming years.

For additional design project details, to add your name to the mailing list and / or make comments, we suggest you visit www.suncoast2online.com.

* Information and map found on the Florida Department of Transportation's - Florida's Turnpike Enterprise's Website.
<http://www.suncoast2online.com/>

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Citrus County zoning codes

CODE	DESCRIPTION
AGR	AGRICULTURE
AGRM	AGRICULTURE MOBILE HOMES
B1	OFFICE/SERVICE
C	COMMERCIAL(INVERNESS)
C1	LARGE SCALE COMMERCIAL(CRYSTAL RIVER)
C1A	HIGHWAY COMMERCIAL
C1M&M1	COMMERCIAL(CR COMM MARINAS)
C1W	WATERFRONT COMMERCIAL DISTRICT
C2A	CENTRAL BUSINESS DISTRICT CR
CBD	CTRL BUS DIST(CR&INV)
CL	COASTAL LAKES LOW INTENSITY
CLC	COASTAL LAKES COMMERCL
CLCP	COASTAL LAKES COMM PLAN DEV
CLM	COASTAL LAKES MOBILE HOMES
CLP	COASTAL LAKES (PLANNED DEVELOPMENT)
CLR	COASTAL LAKES & RVRS
CLRM	COASTAL LAKES & RVRS(MH ALLOWED)
CLRP	COASTAL LAKES &RVRS PLAN DEV
CONM	CONSERVATION MOBILE HOMES
CONS	CONSERVATION
CP	COASTAL PRESERVATION
CRR	CENTRAL RIDGE RESIDENTIAL
CRV	CONSERVATION
ED	EDUCATIONAL
EXT	EXTRACTIVE (MINING)
EXTM	UNDEFINED EXT MH ALLOWED
GNC	GEN COMMERCIAL
GNCP	GEN COMMERCIAL PLAN DEV MH OK
H1	MEDICAL OFFICE
HDR	HIGH DENSITY RESIDEN
HDRM	HIGH DENSITY RESIDEN MH
HDRP	HIGH DENSITY RESIDEN PLAN DEV
IM	INDUSTRIAL MANUFACTU
IND	INDUSTRIAL
INDP	INDUSTRIAL PLAN DEV
LD	LOW DENSITY(CR & INV)
LDR	LOW DENSITY RESIDENT
LDRM	LOW DENSITY RESIDENT MH OK
LDRMP	LOW DENSITY RESIDENT MH PLANNED D
LDRP	LOW DENSITY RESIDENT PLAN DEV
LMD	LOW MEDIUM DENS(INV)
M1	HEAVY INDUSTRIAL

CODE	DESCRIPTION
M1A	LIGHT INDUSTRIAL
MD	MEDIUM DENSITY(CR&IN)
MDR	MED DENSITY RESIDENT
MDRM	MED DENSITY RESIDENT INC MH
MDRP	MED DENSITY RESIDENT INC PLAN DEV
MHP	MOBILEHOME PARK
MULTI	MULTI IN HOUSE MORE THAN 1 ZONE NEIGHBORHOOD BUS/RESID (CRYSTAL RIVER)
NBR	
OSR	OPEN SPACE/REC (INV)
OUA	OPEN USE AGR
P	PLANNED
PD	PLANNED DEV (CR)
PDR	PLANNED DEVELOPMENT(SEE OVERLAY)
PDRM	PLANNED DEVELOPMENT MH
PSI	PUBLIC/SEMI INSTITUT
PSIM	PUBLIC/SEMI INSTITUT MH
PSO	PROF SERVICES/OFFICE
PSOM	PROF SERVICES/OFFICE MH
PSOP	PROF SERVICES/OFFICE PLAN DEV
PSP	PUBLIC/SEMI PUBLIC
PW	PRESERVA/WETLAND(INV)
R1	RESID - 1 ACRE SF UNIT 1000SQFT
R1A	SINGLE FAMILY DWELLING (1200 SQ FT)
R1AA	UNDEFINED SFR WATERFRONT
R1MH	SINGLE FAMILY RESIDENTIAL MOBILE HOME
R2	RESID - 2 ACRE MULTI FAMILY RESID
R2A	TWO FAMILY RESIDENTIAL DUPLEX
R3	RESID - 3 ACRE CLUSTER/ATTACHED RES
REC	RECREATIONAL OPEN SPACE
RECP	UNDEFINED REC PLAN/DEV
RO	RESIDENT/OFFICE(INV)
RUR	RURAL RESIDENTIAL
RURM	RURAL RESIDENTIAL MH ALLOWED
RURMP	RURAL RESIDENTIAL INC MH
RURP	RURAL RESIDENTIAL PLAN DEV
RVP	RV PARK
SLD	SUBURBAN LOW DENSITY
TCU	TRANSPORT/UTILITIES
TCUP	TRANSPORT/UTILITIES PLAN DEV
TUC	TRANSPORT/COMMUNICATION UTILITY(CR)
ULD	URBAN LOW DENS (INV)

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Citrus County *traffic*

The Community Development Division receives the traffic count data from Road Maintenance Division and uses a software program to run volume and classification reports for the traffic count stations. The Traffic Count Stations Map was prepared based on the location of the traffic count stations.

Citrus County was for years a relatively rural county that has recently experienced tremendous growth, causing volume and congestion on its roadways typical of more developed counties. Several of the adjacent counties (Pasco, Hernando, and Sumter) have been identified as the “100 Fastest Growing Counties” in the U.S., according to the U.S. Census Bureau.

The County is traversed by four principal arterials, three minor arterials and over 70 collector roads. Roadways are functionally classified as limited access, principal arterial, minor arterial, major collector, minor collector and local. These classifications are determined by land use and traffic volume. Roadways are further classified to the Level of Service A thru F which is determined by the operating level of the roadway with various traffic volumes.

The Road Maintenance Division, Traffic Control Section has responsibility for collecting, recording and maintaining traffic count data. Traffic counts are taken semi-annually at established count stations to determine changes in volume and distribution of vehicular traffic within the County. The standard duration of each count is 48 hours where counts are taken during the weekday to provide the average daily traffic (ADT).

Contact Cynthia Jones, Community Development Division, (352) 527-5247 or http://citrus.fl.us/devservices/commdev/traffic_counts.htm for additional information.

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Citrus County *vacant land*

NUMBER	ACRES	LOCATION	LAND USE/ZONING	COMMENTS	PRICE
CVL 601	18	North Suncoast Blvd., Crystal River, Florida	C1A	Located just north of the Crystal River Mall near Ford Dealership	\$ 1,900,000.00
CVL 602	6.29	North Suncoast Blvd., Crystal River, Florida	LDR	Located north of the Crystal River Mall and Seven Rivers Hospital	\$ 139,900.00
CVL 603	8.54	North Suncoast Blvd., Crystal River, Florida	LDR	Located north of the Crystal River Mall near Seven Rivers Hospital	\$ 139,900.00
CVL 604	57+	Yulee Drive & Bradshaw, Homosassa, Florida	Residential with Commercial Overtones	Large tract near the Homosassa Springs State Wildlife Park	\$ 499,000.00
CVL 605	9	Hwy 19 & Tallahassee Road, Crystal River, Florida	PSO	Located directly across Highway 19 from Seven Rivers Hospital	\$ 900,000.00
CVL 606	12.28	North Suncoast Blvd., Crystal River, Florida	C1A	1,773 foot frontage on U.S. Hwy 19 - 300 to 325 feet deep	\$ 1,000,000.00
CVL 607	7.50	South Dimensions Terrace, Homosassa, Florida	Industrial	Owner will sub-divide into 2.5 acre tracts	\$ 562,500.00
CVL 608	6.50	Northeast 7th Avenue, Crystal River, Florida	High Density/Multi-Residential	12 Units per acre permitted	\$ 325,000.00
CVL 609	5.72	North Lecanto Hwy-A, Beverly Hills, Florida	Office/Commercial	Near planned Public Supermarket Site	\$ 399,900.00
CVL 610A	10.40	West Gulf To Lake Hwy, Lecanto, Florida	General/Commercial	This site can be combined with Parcel 610B - Good location for medical use	\$ 1,200,000.00
CVL 610B	8.29	Gulf To Lake Hwy, Lecanto, Florida	Commerical	Can be combined with Parcel 610A	\$ 450,000.00
CVL 611	7.50	West 486, Lecanto, Florida	PSO/LDR	Near Proposed Walmart Center	\$ 499,900.00
CVL 612	18.70	East Norvell Bryant Hwy, Citrus Hills, Florida	Mixed Use/Commercial/Residential	Fronts on four-lane Highway	\$ 499,900.00
CVL 613	9	S Grover Cleveland Blvd., Homosassa, Florida	MOL	Located one block off U.S. Hwy 19 - Can be sub-divided	\$ 500,000.00

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NUMBER	ACRES	LOCATION	LAND USE/ZONING	COMMENTS	PRICE
CVL 614	9 Parcels	Gulf To Lake Hwy, Meadowcrest Office Park, Crystal River, Florida	Office/Commercial	Several Parcels Available	\$ 5.00/sq. ft.
CVL 615	8	West Gulf To Lake Hwy, Lecanto, Florida	Commercial/TCUP	Close to future Suncoast Expressway Exit	\$ 799,000.00
CVL 616	6.72	South Suncoast Blvd., Homosassa, Florida	GNC	600 foot frontage on U.S. Hwy 19	\$ 799,900.00
CVL 617	6.65	West Gulf To Lake Hwy, Lecanto, Florida	GNC	450 foot highway frontage - Corner Parcel	\$ 800,000.00
CVL 618	8.35	South Suncoast Blvd., Homosassa, Florida	GNC	640 foot frontage by 400 feet deep	\$ 825,000.00
CVL 619	5.5	East Gulf To Lake Hwy, Lecanto, Florida	GNC	Corner parcel with 400 feet of frontage	\$ 825,000.00
CVL 620	33.30	West Dunnellon Road (Hwy 488), Citrus Springs, Florida	Agri/Industrial & Commercial	730 foot road frontage	\$ 875,000.00
CVL 621	5.50	East Gulf To Lake Hwy, Lecanto, Florida	Commerical	Just west of existing Lowes and Walmart Stores	\$ 900,000.00
CVL 622	7	South Suncoast Blvd., Homosassa, Florida	Commercial	High traffic count with 1,320 foot frontage	\$ 950,000.00
CVL 623	6.72	South Suncoast Blvd., Crystal River, Florida	Commercial	Located between Sugarmill Woods Entrance and U.S. Hwy 98	\$ 799,900.00
CVL 624	9.04	West Gulf To Lake Hwy, Lecanto, Florida	PSO	Close to future Suncoast Expressway	\$ 1,200,000.00
CVL 625	8	West Gulf To Lake Hwy, Crystal River, Florida	GNC	High traffic count - Corner Parcel	\$ 1,250,000.00
CVL 626	6.21	North Lecanto Hwy (Hwy 491), Lecanto, Florida	GNC	Approximately 1/4 mile north of a proposed Walmart Center	\$ 1,250,000.00
CVL 627	13.75	CR Hwy 491, Beverly Hills, Florida	Commercial/Mixed Use	2 Road Access - 1,600 foot frontage on CR 491	\$ 1,295,000.00
CVL 628	31	South Lecanto Hwy, Lecanto, Florida	Mixed Use/Commercial/ Residential	1,000 highway frontage	\$ 1,500,000.00
CVL 629	9.66	North Lecanto Hwy, Lecanto, Florida	MOL	Near proposed Walmart Center and Suncoast Parkway	\$ 1,750,000.00
CVL 630	18	North Suncoast Blvd., Crystal River, Florida	Commercial	Great location near the Crystal River Mall	\$ 1,900,000.00
CVI 631	16.39	North Florida Avenue, Inverness, Florida	Agri/Industrial/Commercial	Suitable for Business/Industrial Park	\$ 2,000,000.00
CVL 632	21	West Starlite Path, Lecanto, Florida	GNC	1,300 foot highway frontage	\$ 2,100,000.00

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CVL 633	13	South Suncoast Blvd., Homosassa, Florida	GNC/CLC	Due diligence completed	\$ 3,000,000.00
CVL 634	8.90	North Reston Terrace, Hernando, Florida	GNC/LDR	Corner property - Route 498 Exposure	\$ 3,250,000.00
CVL 635	25	Citrus Avenue, Crystal River, Florida	Commerical/Residential	Located within City limits of Crystal River	\$ 325,000.00
CVL 636	7.10	CR 491 (Lecanto Hwy), Lecanto, Florida	Commerical/Retail	Adjacent to the proposed Walmart Site	\$ 1,750,000.00
CVL 637	193	Hwy 491, Citrus Springs, Florida	Industrial	Route 491 exposure - largest industrial site in Citrus County	\$ 6,000,000.00
CVL 638	315	Venable Road, Crystal River, Florida	Residential	Close to U.S. Hwy 19	\$ 10,000,000.00
CVL 639	16	Hwy 44, Lecanto, Florida	Professional/Service Office	Great location - Over 30,000 cars per day	\$ 1,500,000.00
CVL 640	13.75	Hwy 491, Beverly Hills, Florida	GNC	1,600 foot frontage on Route 491 with 2 access roads	\$ 1,295,000.00
CVL 641	8	Hwy 44, Lecanto, Florida	Commercial	1.8 miles from proposed Suncoast Expressway Extension	\$ 799,000.00
CVL 642	6.21	N. Lecanto Hwy (CR 491), Beverly Hills, Florida	GNC/Commercial	1/4 mile north of proposed Walmart Center	\$ 1,250,000.00
CVL 643	8.9	Route 486, Citrus Hills, Florida	GNC/LDR	High traffic location	\$ 3,250,000.00
CVL 644	21	Route 491 (Lecanto Hwy), Lecanto, Florida	GNC	1,300 foot frontage on Route 491	\$ 2,100,000.00
CVL 645	7.5	Route 486, Lecanto, Florida	PSO/LDR	Mixed use site	\$ 499,900.00
CVL 646	6.5	N.E. 1st Terrace, Crystal River, Florida	High Density/Multi-Family	Within City limits of Crystal River	\$ 325,000.00
CVL 647	16.39	North Florida Avenue, Inverness, Florida	Industrial/Business	Good location for Business/Industrial Park	\$ 2,000,000.00
CVL 648	9	Grover Cleveland Blvd., Homosassa, Florida	Residential/General Commercial	Mixed use - close to Route 19	\$ 500,000.00
CVL 649	13	South Suncoast Blvd., Homosassa, Florida	GNC/CLC	Across from Crystal Chevrolet on U.S. Hwy 19	\$ 3,000,000.00
CVL 650	16	West Garnett Court, Crystal River, Florida	PSO	Located across from Seven Rivers Hospital	\$ 1,900,000.00

**For additional information regarding vacant land or available space in Citrus County please contact
Buck Boyles or Preston Boyles at
Marlin Realty & Investments, Inc.
at 352-563-1524.**

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