

# 193 ACRE INDUSTRIAL/ENERGY SITE

## CITRUS COUNTY, FLORIDA



**Presented by Sunmark Realty, Inc.**  
**P.O. Box 420**  
**Pineland, FL 33945**

**For more information, please contact:**

Noel Andress, CCIM – Broker /  
Owner  
PH: 239-283-1717  
nandress@comcast.net

Sage Andress, ALC, CCIM – Tampa  
Broker/Director  
Ph: 813-416-4254  
sage\_andress@hotmail.com

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### PROPERTY FEATURES:

#### SITE OPPORTUNITY:

193 +/- acres located off of Hwy 491 in Holder, Florida. The site location is situated in the northern part of Citrus County. The property is vacant and ready for the development of an alternative energy site, industrial complex or multi-use site. Limited amount of industrial in Citrus County and surrounding areas.

#### LOCATION:

The property is located at 0092 West Citrus Springs Blvd., Holder, Florida; ½ mile West of the intersection of Hwy 491 & U.S. Hwy 41. The property sits several miles from the new Progress Energy power plant planned in Levy County.

#### ZONING:

Currently zoned IND (Industrial) – Zoning allows multiple uses (commercial, heavy & light Industrial)

#### ACCESS & VISIBILITY:

The property has excellent visibility and access from Hwy 491 to the south and Citrus Springs Blvd. to the North. There's easy access to U.S. Hwy 41 to the East. The planned Suncoast Parkway extension to Tampa will be within 5 minutes +/- driving time to the site (project currently on hold).

#### ROAD FRONTAGE:

912 +/- ft. of County Road 491 frontage & 529 +/- ft. of Citrus Springs Blvd. frontage.

#### UTILITIES:

Electric currently at the boundaries of the site provided by Progress Energy. Large power sub-station located adjacent to the site. 6" water line along N. side of property & sewer available off-site in Citrus Springs.

#### ENVIRONMENTAL:

Phase 1 Environmental report shows no environmental issues of concern.

#### GEOTECHNICAL:

No identified development issues. Topography maps show ground elevations between 70+ feet up to 130+ feet. Data from the FEMA Flood Insurance Rate Maps show that the subject property is not mapped within the 100/yr floodplain.

#### PRICE: CALL FOR PRICING



#### DRIVING DISTANCES

Property to Tampa = 76 +/- miles to downtown Tampa  
Property to Inverness = 10 miles to Inverness  
Property to Ocala = 36 +/- miles to downtown Ocala  
Property to Orlando = 80 +/- miles to downtown Orlando

#### MAJOR ROADS FROM PROPERTY

To I-75 Via Hwy 200 – 18 +/- miles  
To I-75 Via Hwy 44 – 25 +/- miles  
To US Hwy 19 – 10 +/- minutes  
To Suncoast Parkway – 15 minutes



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### LOCATION MAP AERIAL



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### LEGAL DESCRIPTION

#### PARCEL A

PT OF NW1/4 & SW1/4 SW'LY OF SW R/W LN OF ABAND SCL RR LESS CITRUS SPGS UNIT 13 IN PB 6 PG 98, LESS CITRUS SPGS UNIT 18 IN PB 7 PG 34 & LESS PT TO CITRUS CO IN OR BK 817 PG 47 & S 400 FT OF SW1/4 OF SE1/4 W OF LN 387 FT W OF W'LY PLAT LIMIT OF TOWN OF HOLDER IN PB 1 PG 26 & BEG AT CONC MON AT NW COR OF NE1/4, TH N 89 DEG 57M 14S E AL N BDRY OF NE1/4 669.25 FT TO CONC MON. TH S 0 DEG 3M 12S E 48.49 FT TO CONC MON ON N R/W OF SR 491 BEING ON CURVE CONC S'LY & HAVING RAD OF 2914.93 FT, TH SW'LY AL R/W THRU CTRL ANG OF 13 DEG 45M 35S 700.03 FT TO CONC MON ON W BDRY OF NE1/4, CHORD BEARING & DIS BETW MON S 73 DEG 43M 11S W 698.35 FT, TH N 0 DEG 13M 15S E AL W BDRY 244.12 FT TO POB TITLE IN OR BK 756 PG 1043, OR BK 794 PG 1341 & UTIL EASM IN OR BK 824 PGS 1648-1656 1994 LESS OUTS: OR BK 994 PG 445(34000), OR BK 1002 PG 1380 (70001)

#### PARCEL B

PT OF SE1/4 S & E OF CITRUS SPGS UNIT 13 DESC IN OR BK 756 PG 1043

#### PARCEL C

PT OF NE1/4 N OF N R/W LN OF FLA PWR EASM & E OF CITRUS SPGS UNIT 13 DESC IN OR BK 756 PG 1043

### COUNTY PARCEL IDENTIFICATIONS

Parcel Identification	Neighborhood Code	PC Code / Desc.	Millage Code / Desc.	Map Sec	Map Twp	Map Rng
19E17S30 31000	0091	(40) VACANT INDUSTRIAL	(000X) WITHLACOOCHEE BASIN	30	17	19

Parcel Identification	Neighborhood Code	PC Code / Desc.	Millage Code / Desc.	Map Sec	Map Twp	Map Rng
18E17S36 11000	0091	(40) VACANT INDUSTRIAL	(000X) WITHLACOOCHEE BASIN	36	17	18

Parcel Identification	Neighborhood Code	PC Code / Desc.	Millage Code / Desc.	Map Sec	Map Twp	Map Rng
18E17S25 12000	1557	(40) VACANT INDUSTRIAL	(000X) WITHLACOOCHEE BASIN	25	17	18

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### ZONING CHART

#### Industrial District (IND)

This category is intended for manufacturing, processing, storage and warehousing, wholesaling, and distribution. The industrial category allows for any industrial use, or for transportation, communication, and utility use.

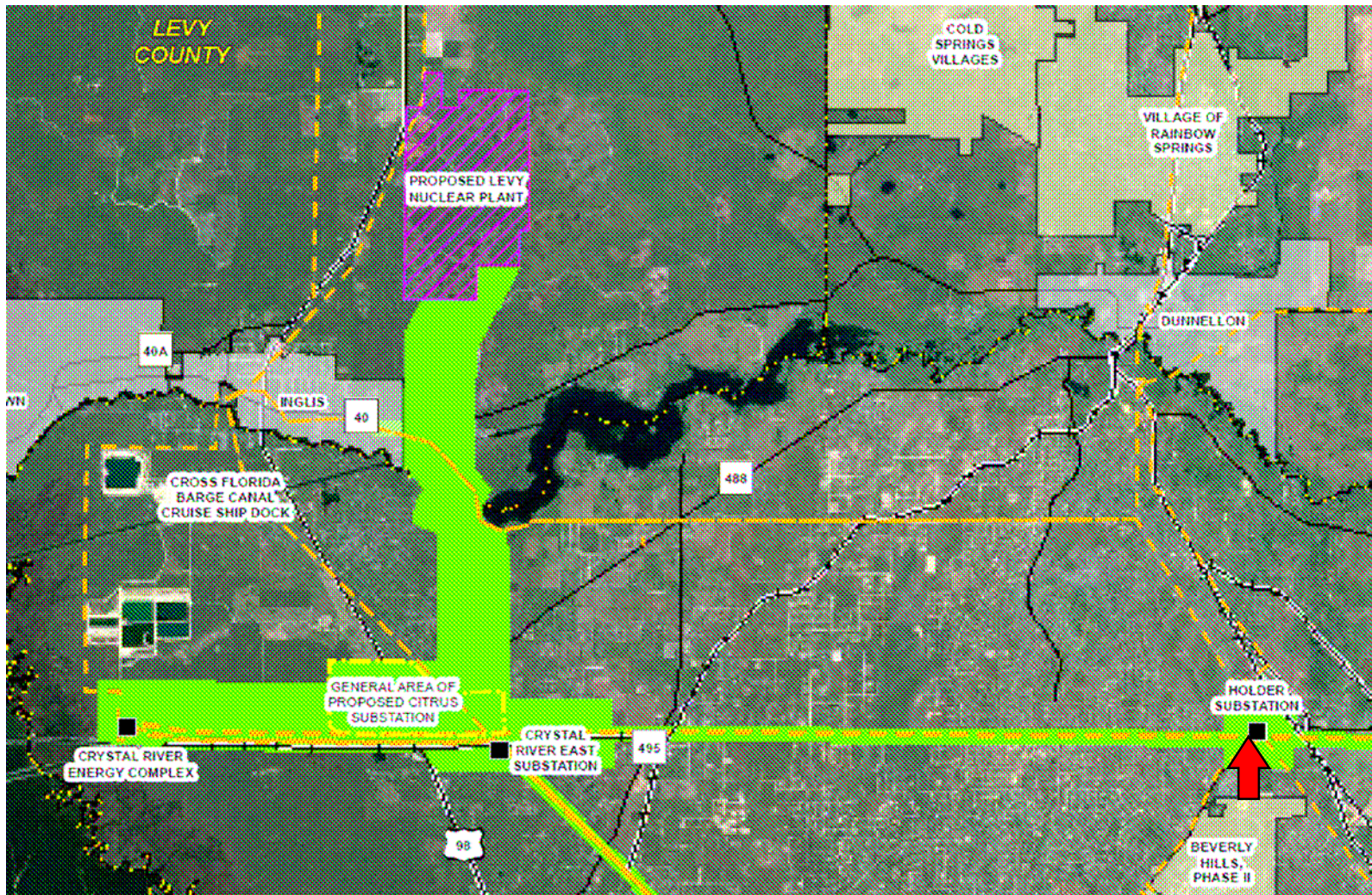
The following is a list of land uses with notations as to whether they are permitted as a Level 1 review, require a Conditional Use (Level 2 Review), or have other requirements as listed. Uses not specifically listed are prohibited.

IND District	<u>KEY – LEVEL OF REVIEW</u>		
	<b>1</b> = Level 1 Review <b>2</b> = Level 2 - Conditional Use Review <b>D</b> = Depends on use – subject to specific criteria in LDC. <b>S</b> = Subject to Interpretation pursuant to Section 1410. of LDC.		
USES			
Outdoor Recreation			
Shooting Range	2	Other substantially similar uses	S
Agricultural			
Aquaculture	1	Other substantially similar uses	S
Confinement Feeding		1	
Other Industrial			
High Intensity Industrial Uses (not specifically identified in this section)	2	Junkyards/Salvage Yards <sup>1</sup>	1
Commercial Incinerators	2	Commercial Recycling Centers <sup>1</sup>	1
Manufacturing	1	Landfills <sup>1</sup>	2
Wholesaling	1	Hazardous Material Facilities <sup>1</sup>	2
Processing	D	Crematorium	1
Storage	1	Power Generation Facilities	1
Distribution Center	1	C & D Facilities <sup>1</sup>	2
Warehousing	1	Slaughter House	2
LP Gas Storage/Distrib. (exceeding 1,000 g	1	Other substantially similar uses	S
Public Service/Utility			
Emergency Service Facilities	1	Airports/Airfields	2
Communication/Transmission Towers	1	Truck/Bus Terminals	2
Utility Facilities (Water & Wastewater) <sup>2</sup>	1	Parking Facilities	1
Maintenance Facilities	1	Wellfields (Greater than 100,000 gpd) <sup>2</sup>	2
LP Gas Storage/Distribution (up to 1,000 gal)	1	Other substantially similar uses	S
Office			
General Office	1	Other substantially similar uses	S
Government Facility		2	
Neighborhood Commercial			
Fraternal Organization/Lodge	1	Other substantially similar uses	S
GENERAL COMMERCIAL			
Sales, Rental, Service, Repair – motorized vehicles	1	Billboard & Offsite Advertising	1
Truck Stops	1	Hotel/Motel	1
Tavern, Bar, Lounge, Night Club, Dance Hall	1	Marina	1
Race Track/Outdoor Arena	2	Golf Driving Range/Miniature Golf	1
Veterinary Off/Animal Hosp/Pet Groom (with outside kennels)	1	Commercial/Trade Schools	1

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## PROGRESS ENERGY GRID SYSTEM W/ PROPOSED NUCLEAR PLANT



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