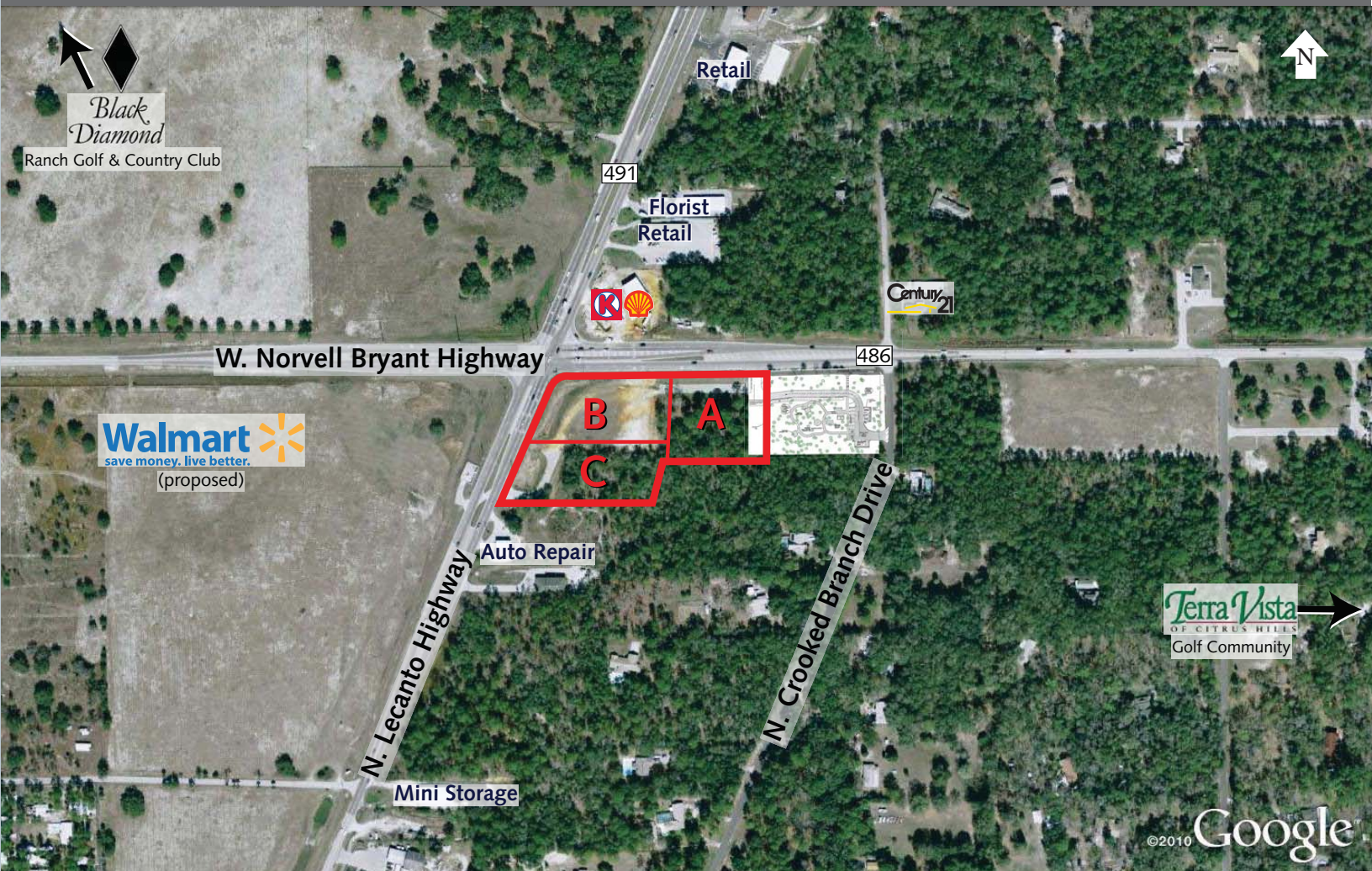


Lecanto Corners

For Sale: 4.1± Acres in Lecanto, Florida

Prime Location Between Two Major Golf Communities!



Located on the southeast corner of N. Lecanto Highway (CR-491) and W. Norvell Bryant Highway (CR-486) in Lecanto, Citrus County, Florida 34461

PURCHASE PRICE: 4.1± Acres Total – \$2,250,000 (\$12.60 per SF)

Parcel A – \$650,000

Parcel B – \$1,100,000 (Under Contract)

Parcel C – \$500,000 - (Under Contract)

For more information
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THE LAN SHARKS



THE DUNCAN COMPANIES, INC.

Licensed Real Estate Broker

LECANTO CORNERS

4.1± Acres in Lecanto, Florida

LECANTO SUMMARY

Lecanto is world famous for being the home of the Black Diamond Ranch Golf and Country Club. The courses feature 45 holes of golf in all, with four "quarry holes," ranking among the world's best. Lecanto is positioned for immediate residential and retail/commercial growth!

LOCATION

At the southeast corner of N. Lecanto Highway (CR-491) and W. Norvell Bryant Highway (CR-486) in Lecanto, Citrus County, Florida 34461
 Located within close proximity to Inverness and Beverly Hills

DEMOGRAPHICS

2009 Total Population

1 Mile	3 Miles	5 Miles
639	15,178	37,317

2009 Average Household Income

1 Mile	3 Miles	5 Miles
\$57,380	\$47,101	\$42,538

2009 Average Households

	1 Mile	3 Miles	5 Miles
Renter	8.9%	9.8%	11.8%
Owner	81.0%	76.4%	74.4%

PROPERTY HIGHLIGHTS

- 4.1± Acres Total (3 parcels available)
- Prime Uses Include: Retail, Bank, Pharmacy, Restaurant and Office
- Tax District: Unincorporated Citrus County
- Zoning: GNC (General Commercial)
PSO (Professional Services Office)
- Future Land Use: GNC (General Commercial)
- Utilities: Water and sewer to the site
- Retention: Offsite
- Altkey(s) #: 2932295; 2932309; 2932317
- Frontage: 407.55' on N. Lecanto Highway (CR-491)
597.48' on W. Norvell Bryant Highway (CR-486)
- Taxes (2009): \$20,071.86
- Traffic Counts (2009):
N. Lecanto Highway (CR-491) – 9,587 AADT
W. Norvell Bryant Highway (CR-486) – 5,975 AADT
- Access: Off Lecanto Highway and Norvell Bryant Highway
- The new Citrus County Bike Trailhead is currently under construction directly to the east of the site
- Just under three miles to the east is **Terra Vista of Citrus Hills Golf and Country Club**, featuring three 18-hole championship golf courses. Terra Vista was named one of "America's Top 100 Master Planned Communities" by Where to Retire Magazine.
- Lecanto has a shortage of neighborhood retail, medical and office.
- Great opportunity for national brands to emerge upon the scene!



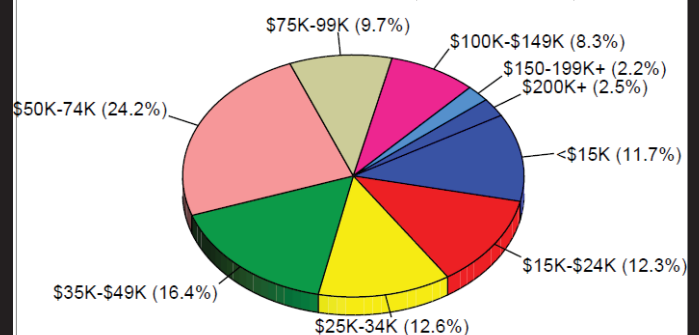
Area Businesses

- Best Western
- Beverly Hills Motel
- Burger King
- Citrus Hills Lodge Hernando
- Citrus Memorial Hospital
- Doing Dinner
- Dan's Clam Stand
- Domino's Pizza
- Holiday Inn Express and Suites
- Lecanto High School
- Quiznos Sub Shop
- Rainbow Grill
- Rob's Cafe
- Rocco's Pizza and Cafe
- Romano's Fine Italian Dining
- Vanilla Bean Cafe

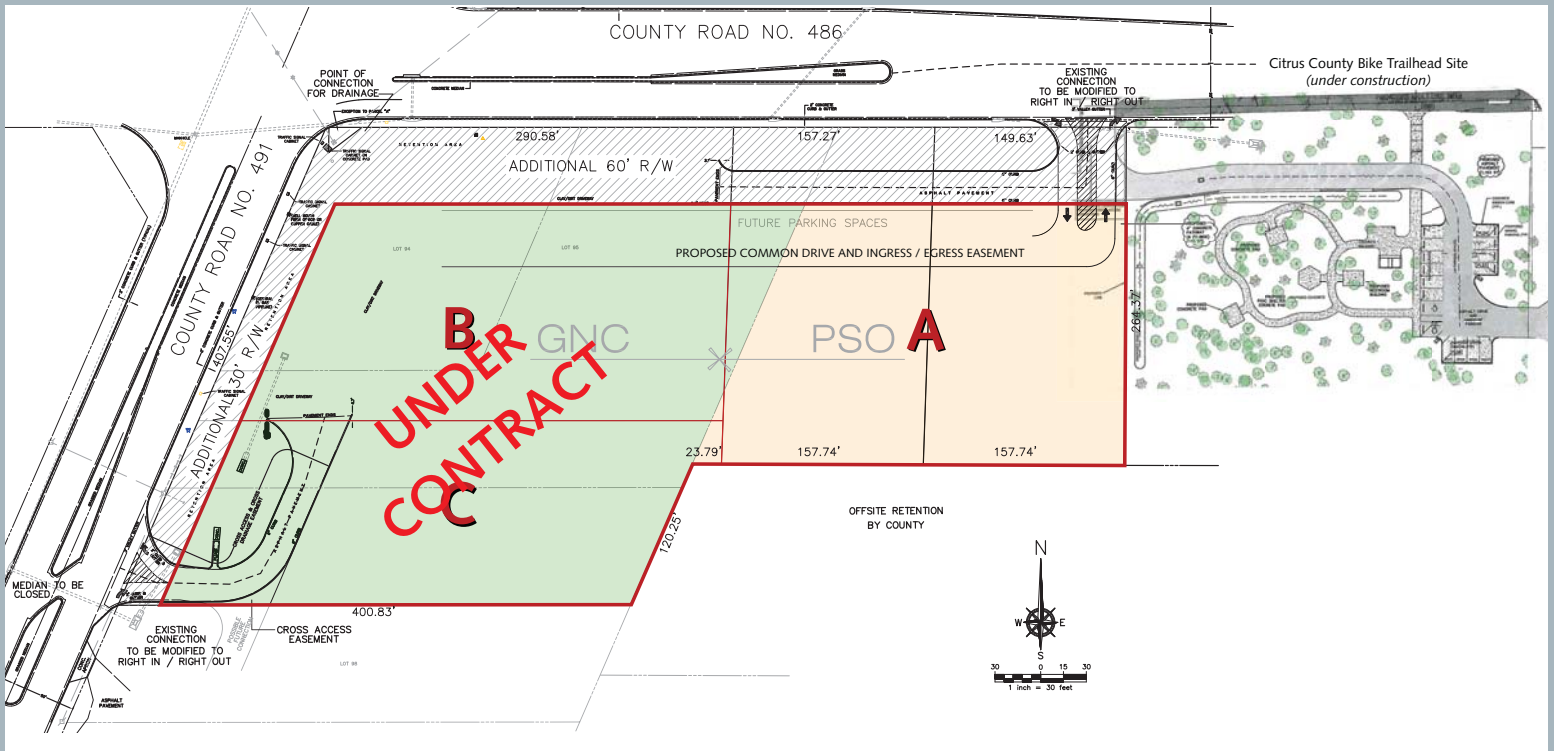
Area Attractions

- Black Diamond Ranch Golf and Country Club
- Brentwood Farms Golf Club
- Central Florida Community College
- Gulf Islands Civic Theater
- Homosassa Springs State Wildlife Park
- Terra Vista of Citrus Hills Golf and Country Club

2009 Household Income (3 mile radius)

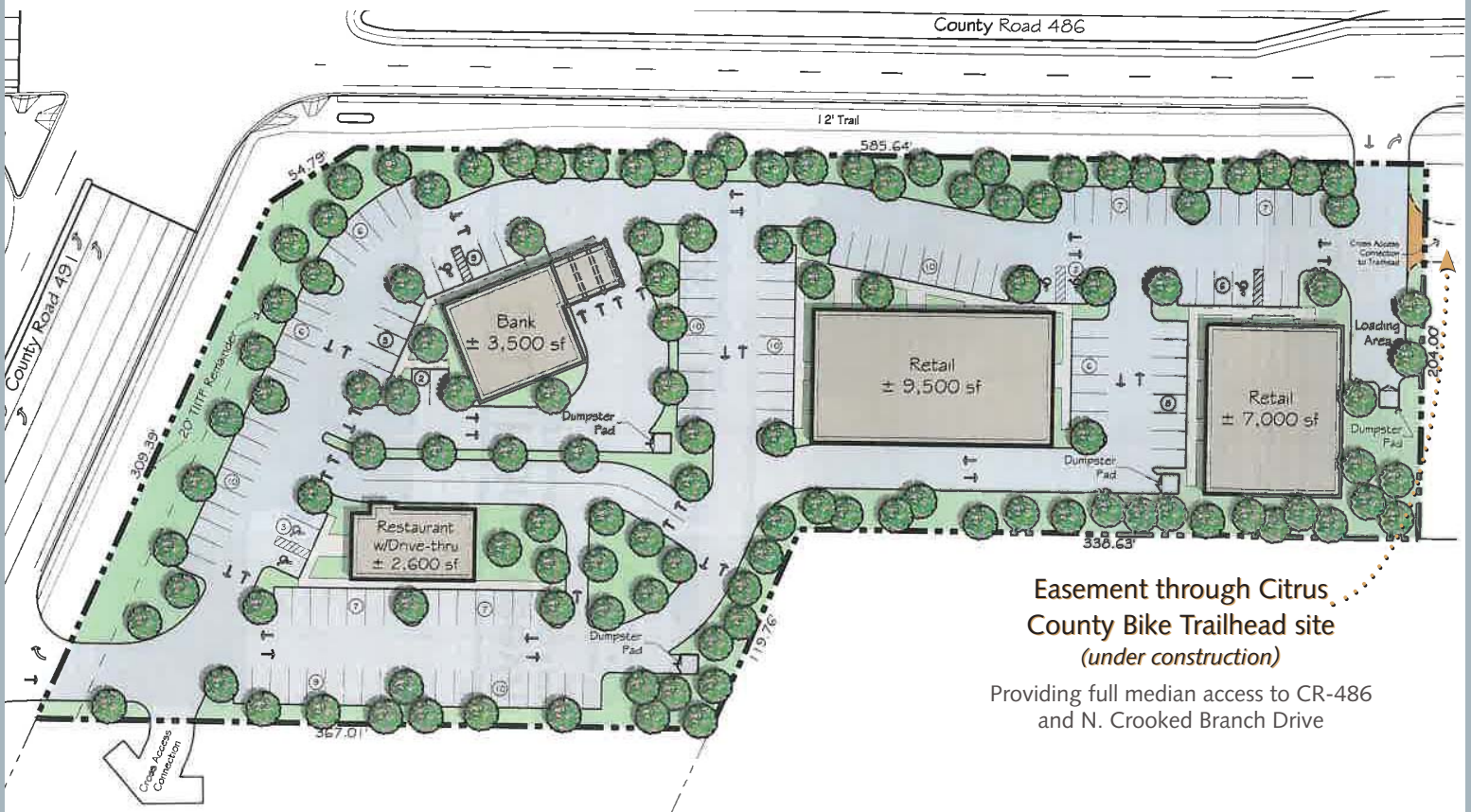


Site Survey



Preliminary Site Plan

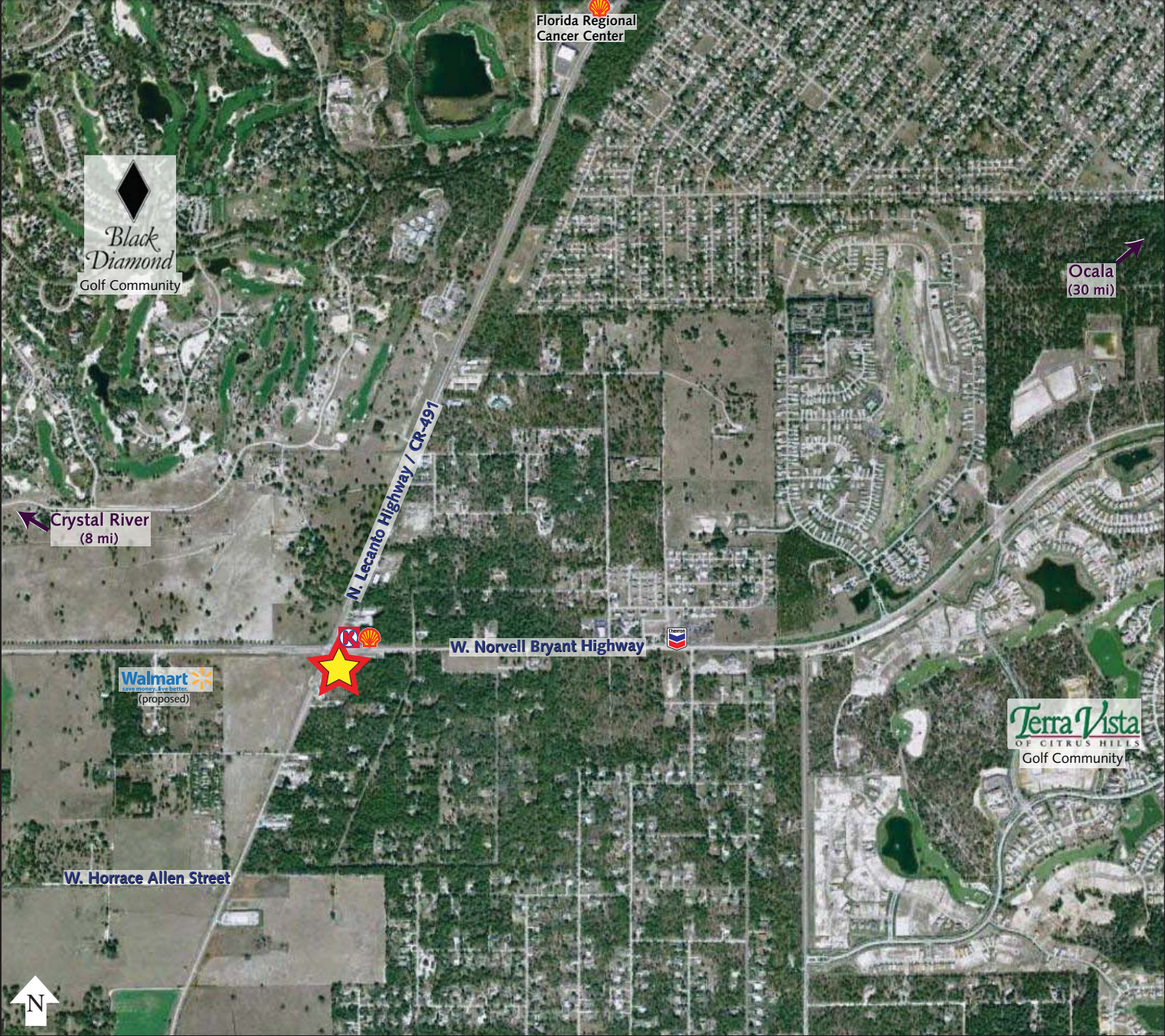
(additional plans also available)



Easement through Citrus County Bike Trailhead site (under construction)

Providing full median access to CR-486 and N. Crooked Branch Drive

Lecanto, Florida



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