

****NOT FOR PUBLIC DISTRIBUTION: MEMBERS ONLY****

Vacant Land **110 N Florida Avenue** **L\$990,000**
312814 _Active **Inverness, FL 34453**



Cross Street: N Sportsman Point
County: Citrus
Waterfront: No
Subdivision: Avondale
Waterfront Ft:
Road Front: 150
Apx. Lot Size: 16.39 Acres
Short Sale: No
Rear Exposure: W
Area: 08
Sec/Twp/Rng: 1/ 19/ 19
Apx. Acres: 16.39
Alt Key: 1632714
Lender Owned: No

Public Rems: Great opportunity for developer. Suitable for First Class Industrial/Business Park. Very hard to find industrial land in Citrus County. Current boundary survey, recent Phase 1 Environmental Audit available - absolutely clean property! Potable water engineering analysis completed. Joint use R/W agreement secured from County. FDOT widening of US 41 is in the works. 30 percent plans available. Excellent topography - gentle slope from N to S. SWFWMD aerial topo available.

Directions: From Old Inverness Courthouse, north on US 41, 2.4 miles to Sportsmans Point. Property is on west side of US 41 (N. Florida Avenue) just north of Sportsman s Bowl. See sign. Enter at trail.

FEATURES

Water Type:
Water Feat.:
On Site Util: Electric-SECO , Overhead , Telephone , Well
Avail Utilities: Electric-SECO , Overhead , Telephone , Well
Special Info: Aerial Photo , Elevation Letter , Sold As Is , Sumter Electric , Survey , Title Insurance
Lot Desc: 2+ Lots , Acreage , Flat , Irregular , Non-Waterfront , Wooded
Buildings: None
Comm Amen:
Road Type: Federal , Paved
Restrictions: No Restrictions
Condo Fees:
Zoning: Agri/Industrial , Commercial
Sewer/Water: Sewer - None , Water - Private Well
Fencing: None
Possession: At Close , Negotiable
Terms Avail: Cash , Conventional , Owner Finance

Taxes: \$ 3,131.00
HOA: No
Elementary:
Tax Year: 2010
Monthly Dues: \$0
Middle:
Homestead: No
Yearly Dues: \$0
High:
Flood Plain: Unverified
Zoning: GNC
Agent Owned: Yes

Legal: Lots 15-19, Avondale Subdivision, less R/W AltKeys - 1632714, 2701781

AGENT/BROKER INFO

Showing: Gate Code Required , Go There , Vacant
List Off: Charles Hicks Realty
Firm/Office: 355/0
Phone/Fax: (352) 637-6262 / () -
Email: chicks1777@tampabay.rr.com
List Agt: Charles Hicks
Phone: (352) 637-6262
Email: chicks1777@tampabay.rr.com
Co LAgt:
Agent#: 1157
Cell: (352) 201-1802
Agent#:

Agent Rems: Easily accessible to show completely from your car. Gate padlock 22-28-34. Check MLS Attachments to print - Site Locator Map, Concept Plan, Trail Map and Phase 1 Environmental Audit Summary. Note Concept Plan here is oriented so North is up. Site sign is oriented differently to show relationship with US 41. Do not get confused. Land borders Inverness City Limits facilitating annexation if determined to be desirable.

In-Firm Rems:

List Date: 02/23/2007
Expire Dt: 12/31/2011
Cont Date:
Pend Date:
Leased Dt:
With Date:
Title Co Ph#: 00
Closed Date:
Owner/2nd Owner: Hicks / Bruce Investments, Inc./ Michael Bruce
Owner Address:
BA Comp %: 4.00
NR Comp %: 4.00
TB Comp %: 4.00
Pend Agt:
LBox Serial #: 00
Orig List \$: \$2,000,000
Title Co Add.: xx
Closed \$:
BA Comp \$: \$0
NR Comp \$: \$0
TB Comp \$: \$0
Occupancy: Vacant
Occupant/Ph #: No occupant/ () -
Title Co: Undetermined
How Sold:
Var/Dual RC: No
List Type: Excl. Right to Sell
Internet: Yes
DOM: 1567
Logged in Agt: Charles Hicks
Cancel Off Mkt:
Org LA/CA: hickch4/
Phone #: (352) 637-6262
Email:

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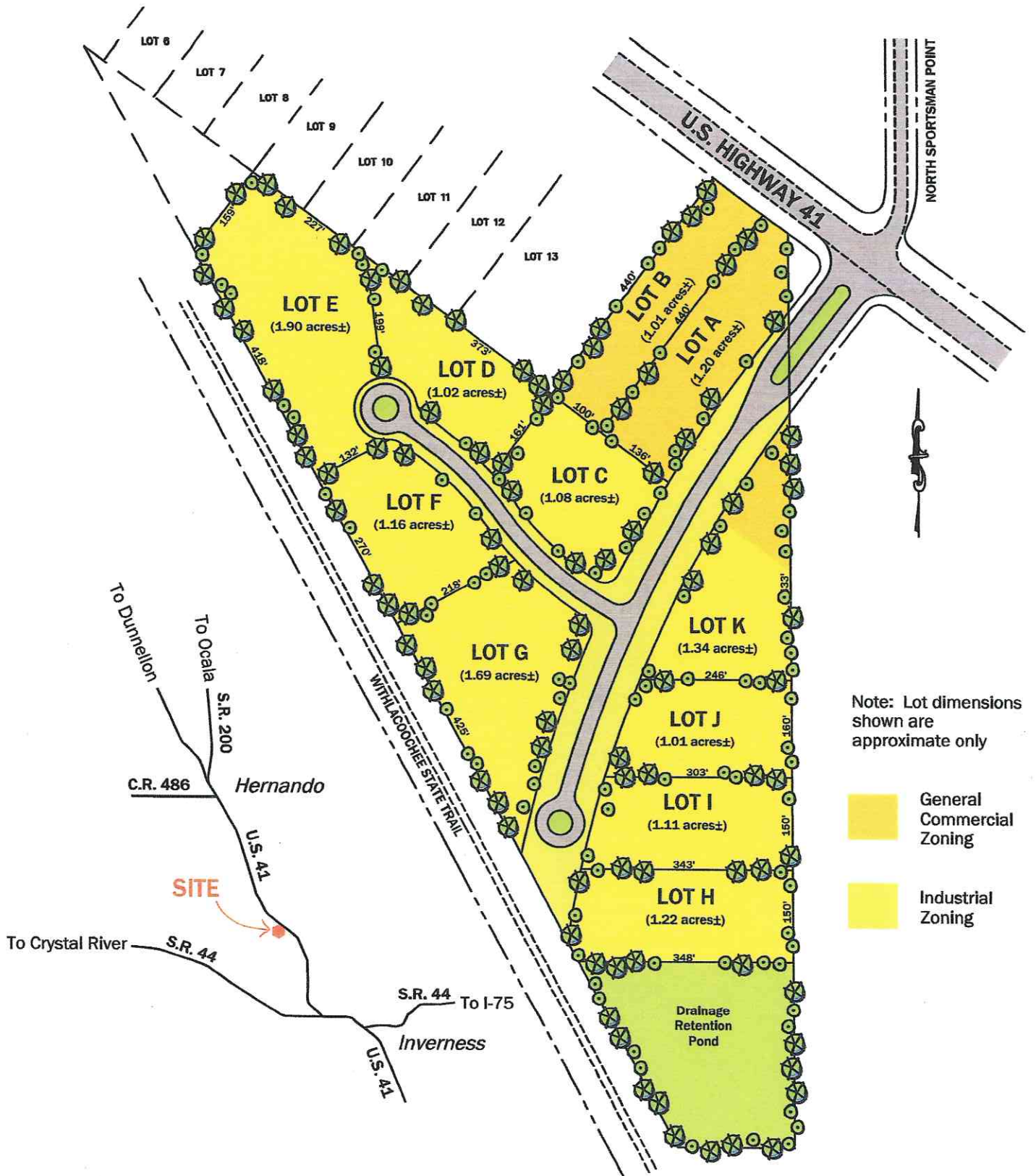
N. Florida Avenue (US 41)

Tangelo

Live Oak

Jasmine

Withlacoochee Trail



INVERNESS BUSINESS PARK

HICKS / BRUCE INVESTMENTS
 2917 North Chandler Drive
 Hernando, FL 34442
 Phone: 352-637-6262 or
 727-527-2314