

# Fischbach LAND COMPANY



Fischbach Land Company  
917 S. Parsons Avenue  
Brandon, FL 33511  
813-540-1000

**US Highway 19, 14.49± Acres, Homosassa, FL**  
**820± Feet Of Frontage On US-19, Zoned GNC And Is In The Path Of Growth**  
[FischbachLandCompany.com/US19CommercialLand](http://FischbachLandCompany.com/US19CommercialLand)

Reed Fischbach  
[reed@fischbachlandcompany.com](mailto:reed@fischbachlandcompany.com)  
Blaise Lelaulu  
[blaise@fischbachlandcompany.com](mailto:blaise@fischbachlandcompany.com)

Prime location of 14.49± acres located on US-19 with over 820± feet of frontage on US-19. This property is zoned GNC and is in the path of growth, with the Suncoast Parkway extension expected to be completed in 2022. The extension adds a direct route to Tampa. This site is just over a half mile north of the S. Suncoast Blvd. and W. Grover Cleveland Blvd. intersection, which is currently home to Publix, Winn-Dixie, Walgreens, CVS, and Hardee's.

**County:** Citrus

**Property Type:** Commercial Land, Development Land

**Sale Price:** \$850,000

**Acreage:** 14.49± Acres

**Price per Acre:** \$56,661.45

**Lot Dimensions:** 820 x 735± feet

**Property Address:** 3314 S. Suncoast Blvd. Homosassa, FL 34448

**Nearest Intersection:** S. Suncoast Blvd. & W. Jump Ct

**Road Frontage:** 820± feet on Suncoast Blvd. (US-19)

**Water By:** 8-inch water main (Homosassa Special Water District)

**Sewer By:** 8-inch force main on East side of US-19

**Electric By:** Duke Energy

**Soil Types:** Predominately Citronelle & Hallandale

**Zoning:** GNC – General Commercial

**Future Land Use:** GNC – General Commercial

**STR:** 22-19-17

**Alternate Key:** 1122961

**Property Taxes:** \$15,833.75 (Year 2020)

**Property Uses:** Potential mixed use project, multifamily (10 units per acre), assisted living facility, hospital, light manufacturing & distribution center, shopping center



## Prime Location

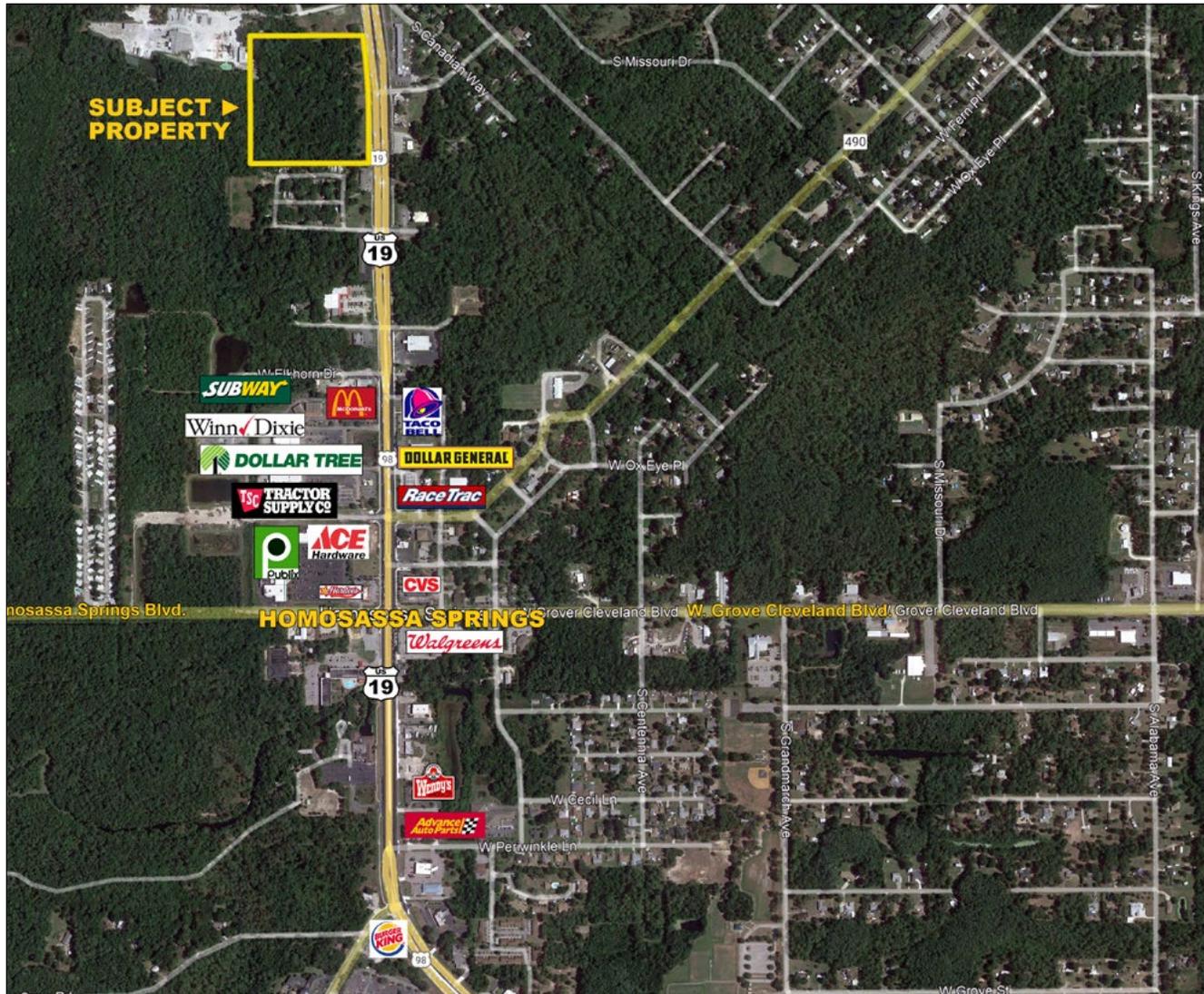
Over 820± Feet Of Frontage On Us-19

Zoned GNC

In The Path Of Exponential Growth

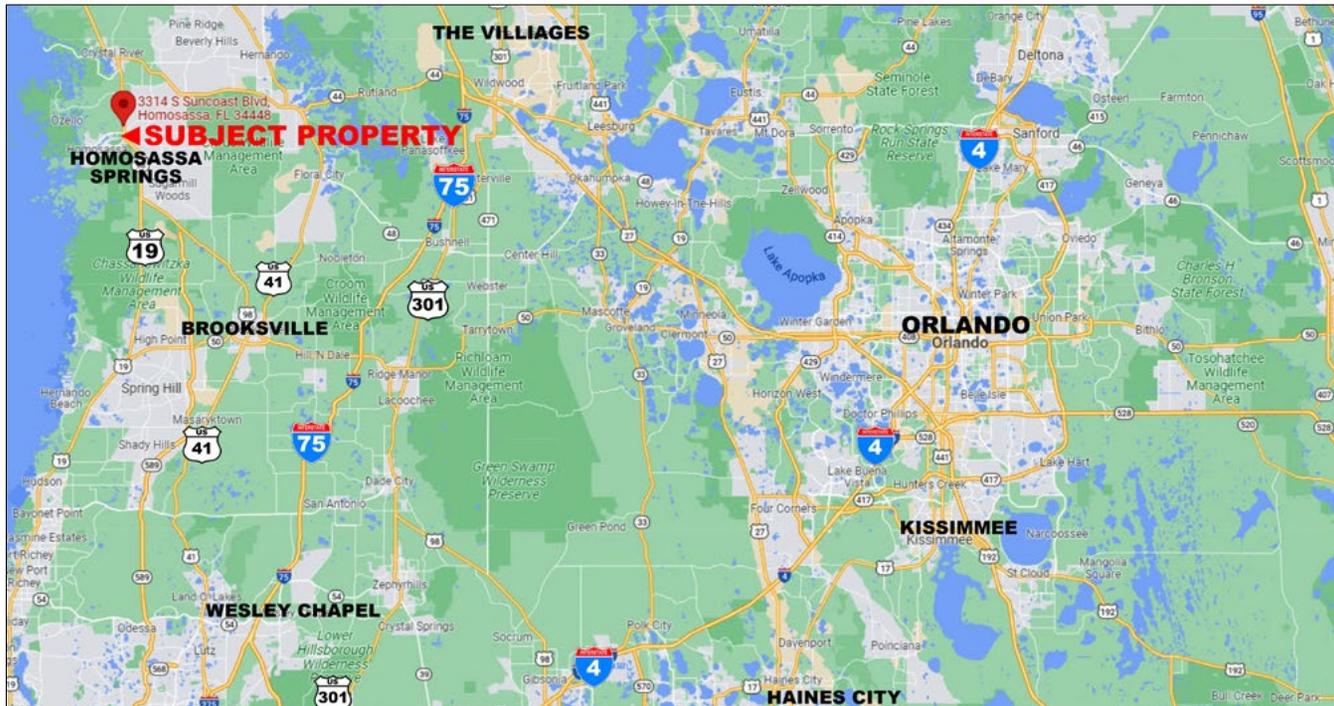
Suncoast Parkway Extension Will Add a Direct Route To Tampa

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**Just Over A Half Mile North Of The S. Suncoast Blvd. & W. Grover Cleveland Blvd. Intersection  
Close to Publix, Winn-Dixie, Walgreens, CVS, And Hardees**



**Directions to Property From US-19 W:**

- Turn right onto US-19 N / S. Suncoast Blvd. (5.6 miles)
- Continue on US-19 N / S. Suncoast Blvd. (1.2 miles)
- Property will be on West side of the road
- Look for sign