

# RESIDENTIAL DEVELOPMENT OPPORTUNITY

2095 N Miller Run Terrace, Crystal River, FL 34428

Contact: Austin McWilliams  
 Senior Sales & Leasing Associate

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Contact: Jesse King  
 Sales & Leasing Associate

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 P: 407.872.0177 ext. 136

## For Sale: Inquire for Price

3.3 Acre Residential Site

Parcel ID: 17E18S24 22200



Visit [FCPG.com/Crystal\\_River](https://www.fcpg.com/Crystal_River)  
 For a Development  
 Highlight Video



3.3-acre Residential Site with PUD Entitlements for 56-unit Multifamily Development. Zoning and Site Plan Approval in-place for seven 8-plex units

High Density Residential zoning with PUD overlay allows for short and long term rentals

Local municipality dynamic provides potential for lower density Townhome project

Ideally situated within 1 mile of access to new Hwy 589 Roadway Extension to be completed by 2026

Strategically located within 5 minutes of Target, Publix, Walmart Supercenter, new YMCA, and additional regional and national retailers

Historical development plans upon request

Located in fast-growing Citrus County with thousands of single family homes and townhomes within a 5 mile radius

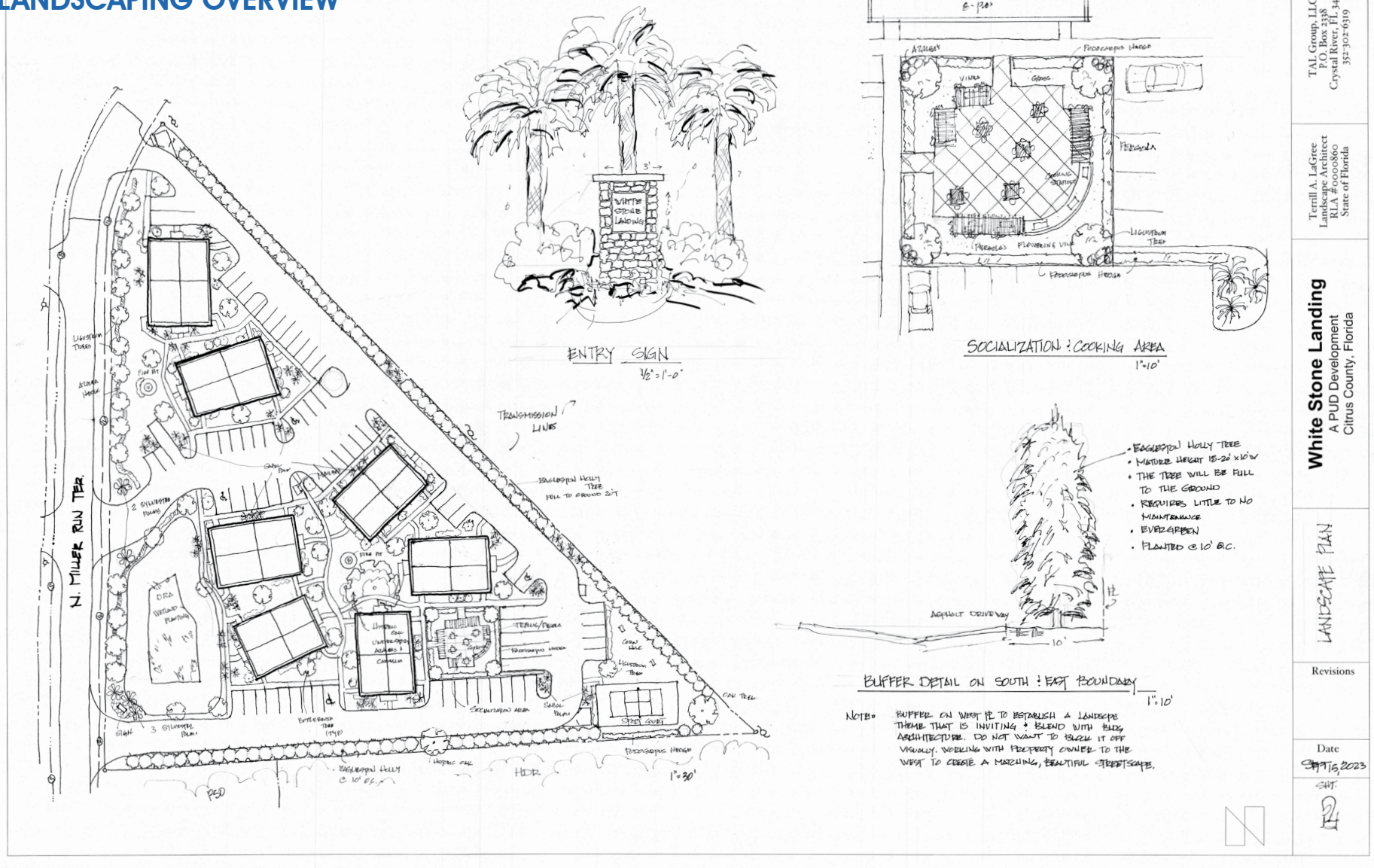
\*Engineering, Entitlements & Permits for above sample rendering

615 E. Colonial Dr., Orlando, FL 32803 Phone: 407.872.0209 Fax: 407.426.8542

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# PROPOSED DEVELOPMENT PLAN

## LANDSCAPING OVERVIEW



TAL Group, LLC  
P.O. Box 2338  
Crystal River, FL 34423  
352-302-6310

Terrill A. LaGree  
Landscape Architect  
RLA #000860  
State of Florida

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Commercial Real Estate Services

# SURROUNDING AREA



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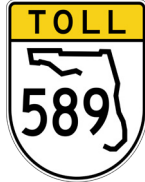
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# LOCATION

## Drive Times & Traffic Counts



2 minutes  
(0.8 miles)



Current: 8 mins / 4.3 miles  
Future: 2 mins / 0.9 miles



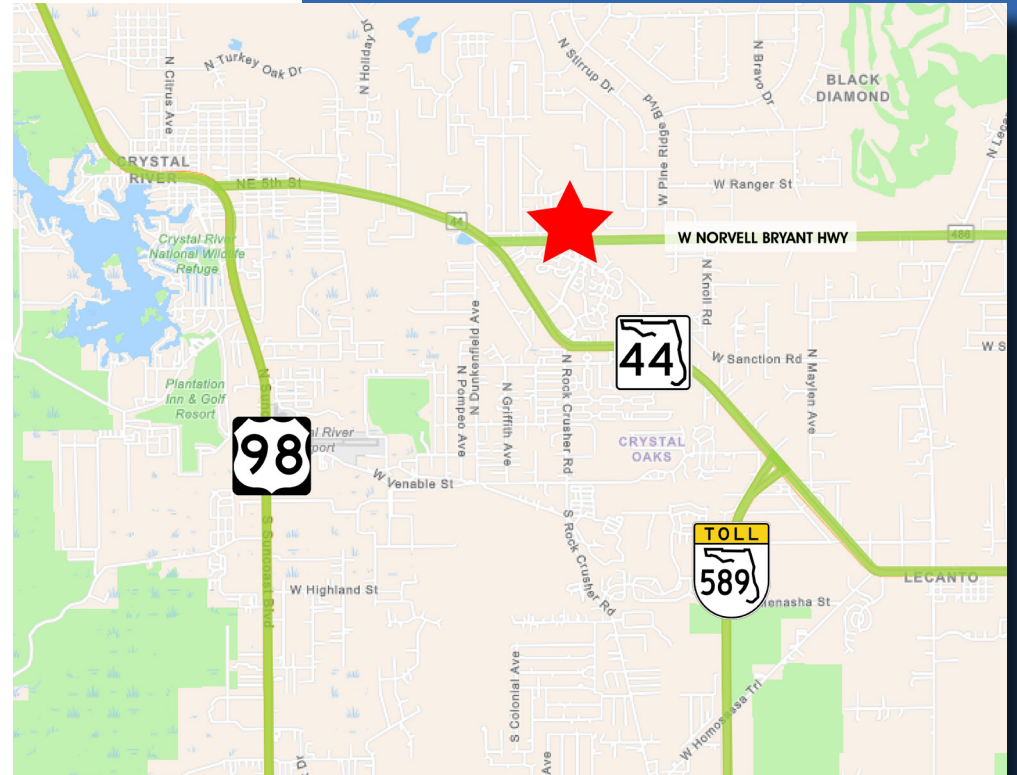
8 minutes  
(3.2 miles)



16 minutes  
(10.2 miles)



43 minutes  
(31.0 miles)



## Average Annual Daily Trips

### 2022

W Norvell Bryant Hwy	13,000
State Road 44	31,500
N Suncoast Blvd / Toll Road 589	27,500

## Surrounding Businesses

### 2023

	5 Mins	10 Mins	15 Mins
Retail Businesses	42	192	319
Food & Drink Businesses	12	78	122

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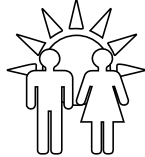
# DEMOGRAPHICS



**EMPLOYMENT  
POPULATION**  
± 12,553  
(10 min drive time)



**MEDIAN AGE**  
59.7  
(10 min drive time)



**DAYTIME  
POPULATION**  
29,647  
(10 min drive time)



Total Population



Total Families



Total Households



Average  
Income

		Total Population	Total Families	Total Households	Average Income
5 mins	2023	3,397	969	1,635	\$62,948
10 mins	2023	25,161	6,919	11,149	\$72,660
15 mins	2023	61,716	17,551	27,310	\$72,859



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