

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

E: Jesse@FCPG.com
 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

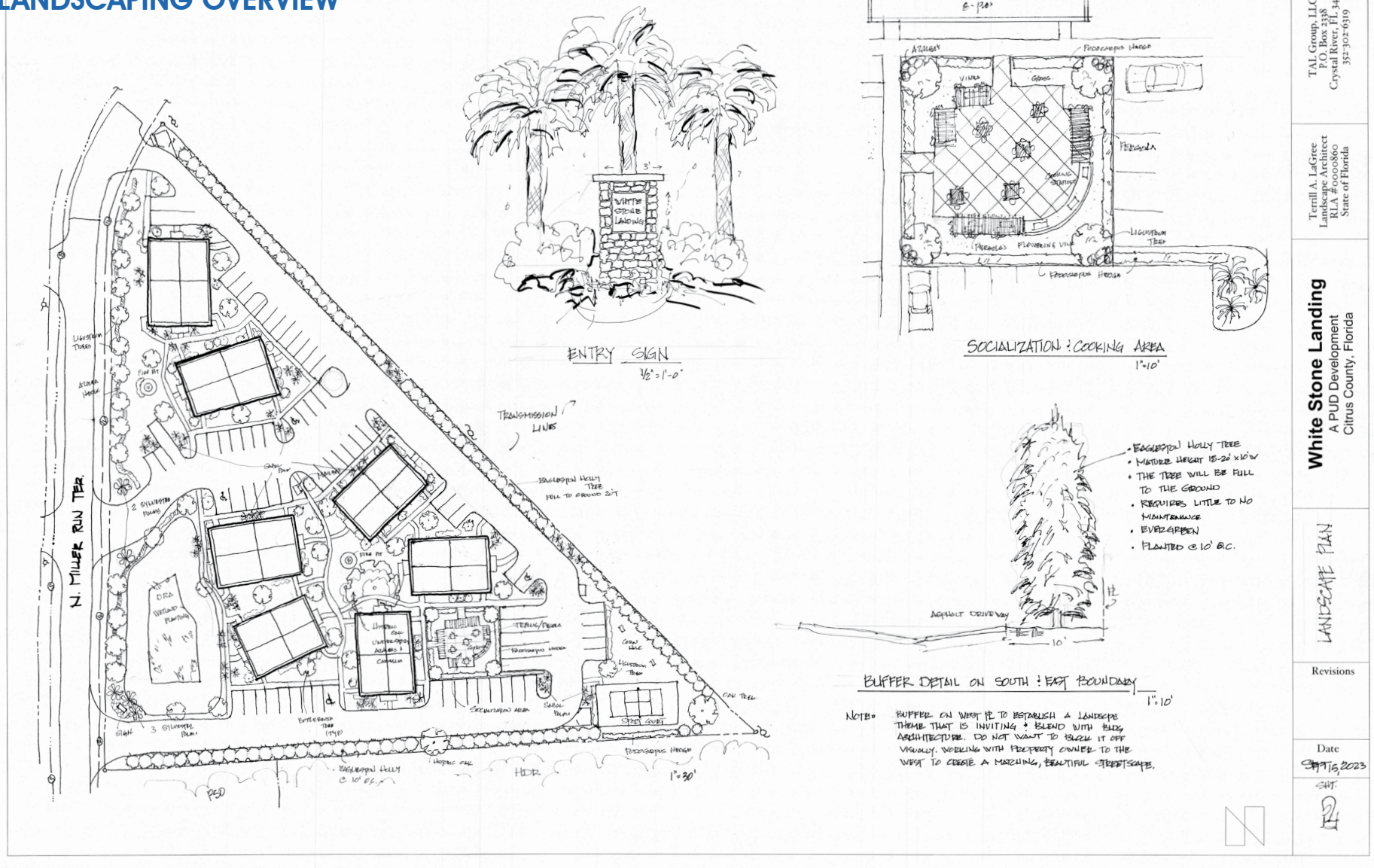
*Engineering, Entitlements & Permits for above sample rendering

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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F C FIRST CAPITAL
P G Property Group, Inc.
Commercial Real Estate Services

SURROUNDING AREA



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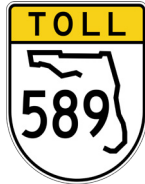
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LOCATION

Drive Times & Traffic Counts



2 minutes
(0.8 miles)



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



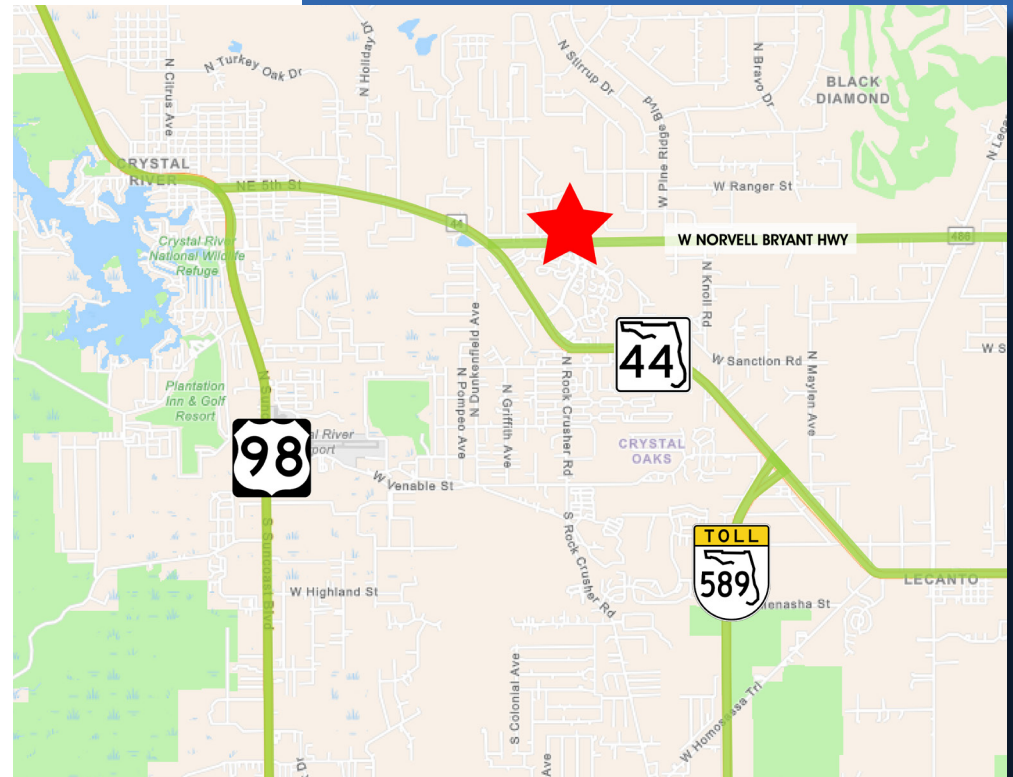
8 minutes
(3.2 miles)



16 minutes
(10.2 miles)



43 minutes
(31.0 miles)



Average Annual Daily Trips

2023

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

Surrounding Businesses

2024

	5 Mins	10 Mins	15 Mins
Retail Businesses	38	224	420
Food & Drink Businesses	9	59	115

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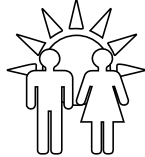
DEMOGRAPHICS



**EMPLOYMENT
POPULATION**
± 10,118
(10 min drive time)



MEDIAN AGE
60.6
(10 min drive time)



**DAYTIME
POPULATION**
22,686
(10 min drive time)



Total Population



Total Families



Total Households



Average
Income

		Total Population	Total Families	Total Households	Average Income
5 mins	2024	2,244	636	1,134	\$66,924
10 mins	2024	17,669	4,600	7,689	\$78,001
15 mins	2024	56,147	15,760	25,464	\$81,190



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