

Ozello Trail Commercial

534 S Suncoast Blvd, Homosassa, Florida 34448

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23,000 ±
Cars/Day

W Ozello Trail



PROPERTY OVERVIEW

23,000 ±
Cars/Day



Sale Price

\$2,500,000

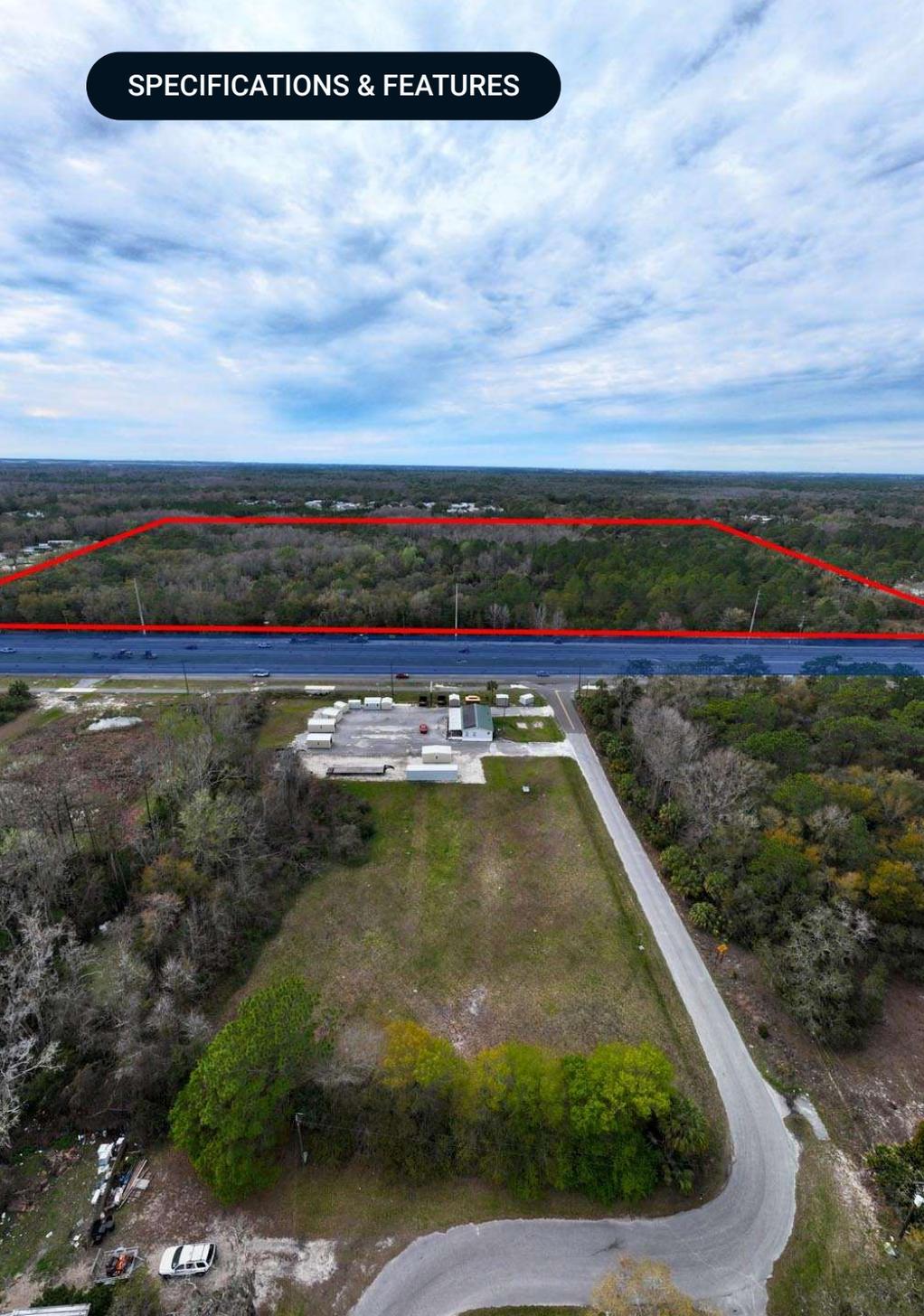
Property Overview

This subject property is an excellent opportunity for mixed use development at the intersection of U.S Highway 19 and picturesque Ozello Trail, between Homosassa and Crystal River. There are three different zonings on the property. It is diagonally contiguous with the City boundaries of Crystal River, and Residential and Commercial uses are allowed under the Zoning classifications. The location is close to shopping centers, restaurants, and a good amount of outdoor recreation. Crystal River is well known for boating, fishing, and scalloping. The springs in the area are also a popular attraction. This is an excellent site for a residential and/or commercial developer.

Offering Summary

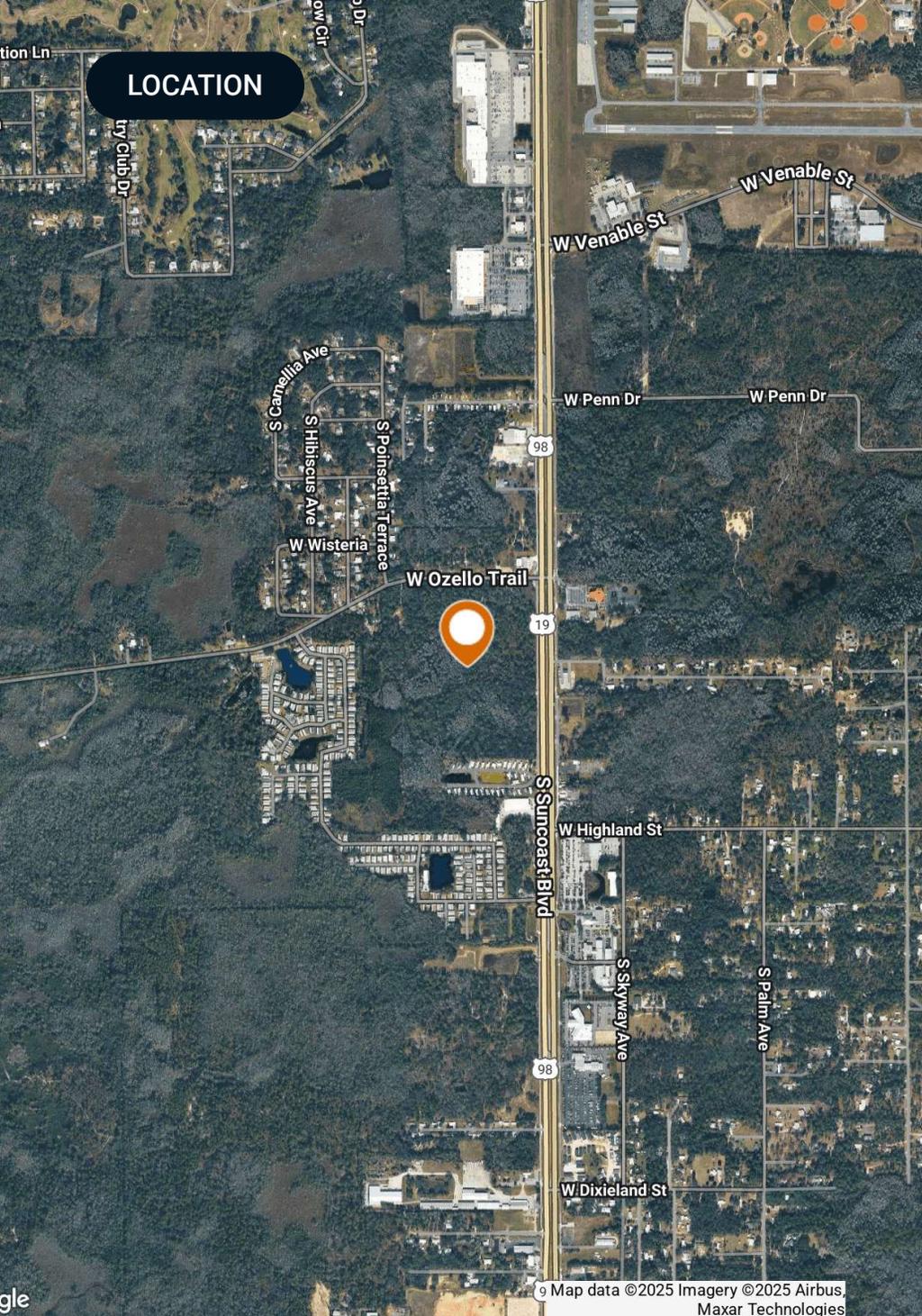
Acreage:	46.25 Acres
Price / Acre:	\$54,054
State:	Florida
City:	Homosassa
County:	Citrus
Property Type:	Development Land
Video:	View Here

SPECIFICATIONS & FEATURES



Specifications & Features

- Uplands / Wetlands:** 30.89 acres of upland / 15.37 acres of wetland
- Myakka
 - Okeelanta
- Soil Types:**
- Tavares
 - Basinger
- Zoning / FLU:** Citrus County Zoning - Low Density Residential (LDR) allows 2-6 units per acre, General Commercial District (GNC) allows commercial activity and multifamily with 6-10 units per acre, Coastal and Lakes District (CL) allows one residential unit per twenty acres.
- Water Source & Utilities:** Citrus County Utilities Division water and sewer on West Ozello Trail
- Road Frontage:** About 1,230 feet on W. Ozello Trail and about 1,630 feet on S. Suncoast Blvd
- Nearest Point of Interest:**
- About 2 miles from downtown Crystal River
 - 3.7 miles from Publix
 - 3.5 miles from Walmart Supercenter
 - 6.9 miles to Riverhaven Marina
 - 7 miles to Homosassa Riverfront restaurants, entertainment and boat ramps



Location & Driving Directions

Parcel: 17E19S03 34000 and 17E19S03 34200

GPS: 28.854492, -82.5818369

Driving Directions: Contact agent

Showing Instructions: Drive by or call listing agent

ZONING MAP

Ozello Trail

- Polygon
- Zoning: Institutional
- Zoning: Water
- Zoning: Unknown
- Zoning: Commercial
- Zoning: Residential



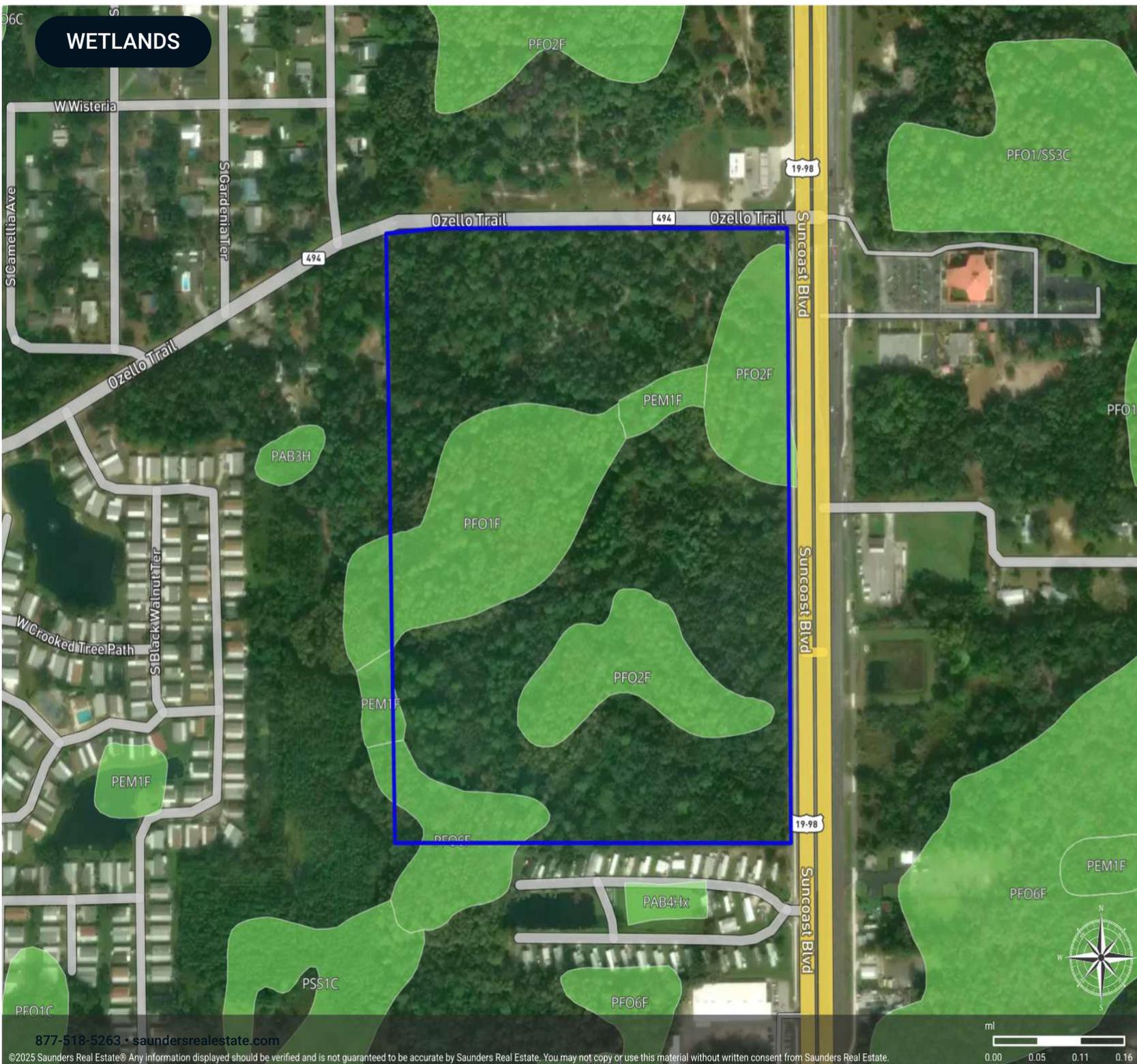
D6C

WETLANDS

Wetlands NWI

- Polygon
- Wetlands NWI: Palustrine

CODE	DESCRIPTION	ACRES
PFO2F	Freshwater Forested/Shrub Wetland	6.75
PFO1F	Freshwater Forested/Shrub Wetland	6.37
PFO6F	Freshwater Forested/Shrub Wetland	1.50
PEM1F	Freshwater Emergent Wetland	0.75
TOTAL UPLAND		30.89
TOTAL WETLAND		15.37
TOTAL		46.26



RETAILER MAP

Crystal River



W Fort Island Trail

98

W Venable St

98

W Ozello Trail

W Gulf to Lak

W Norvell Bryant

N Dukenfield Ave

Dunkenfield Ave

N Dunkenfield Ave

N Rock Crusher Rd

W Venable St

S Rock Crusher Rd

DEMOGRAPHICS MAP & REPORT

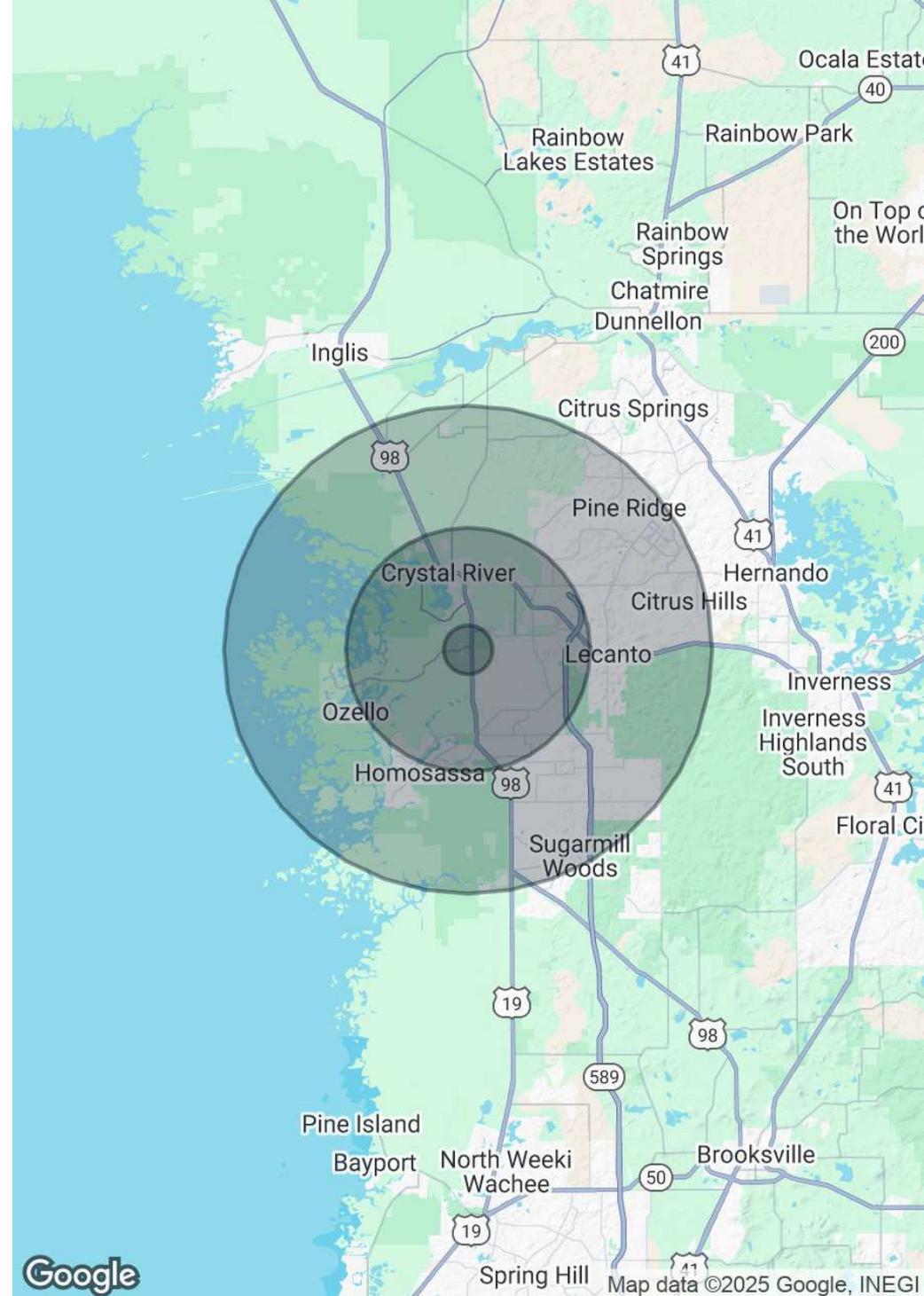
Population

	1 Mile	5 Miles	10 Miles
Total Population	431	21,103	74,715
Average Age	59.6	53.5	56
Average Age (Male)	56.4	52.6	55.9
Average Age (Female)	59.4	54.1	56.4

Households & Income

	1 Mile	5 Miles	10 Miles
Total Households	261	11,719	40,832
# of Persons per HH	1.7	1.8	1.8
Average HH Income	\$43,096	\$48,083	\$52,723
Average House Value	\$89,072	\$137,910	\$171,925

2020 American Community Survey (ACS)



ADDITIONAL PHOTOS





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REAL ESTATE



SAUNDERS
LAND



SAUNDERS
COMMERCIAL

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