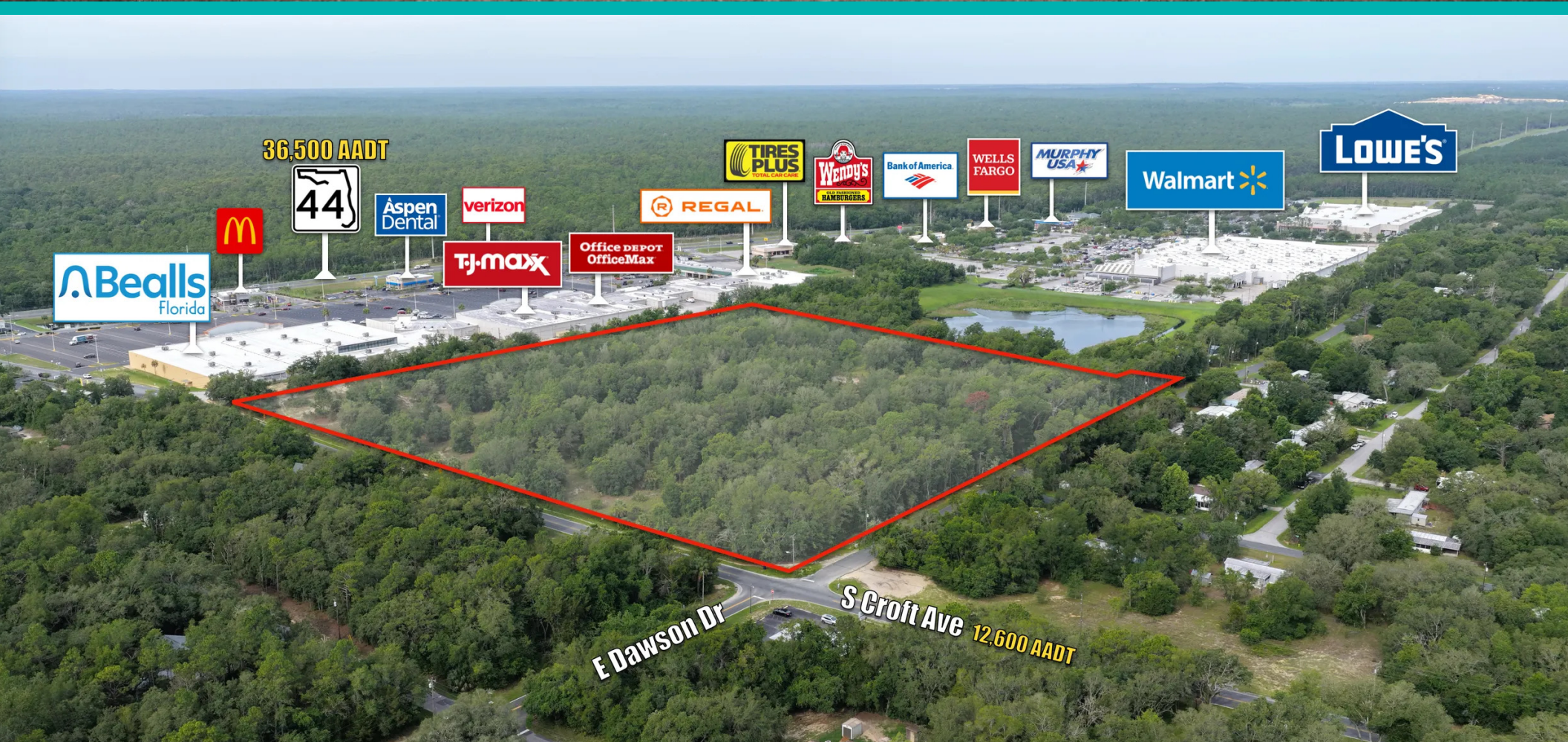


Offering Memorandum



INVERNESS CROFT

376 S CROFT AVE, INVERNESS, FL 34453

Eshenbaugh
LAND COMPANY
The Dirt Dog 

www.thedirtdog.com

Property Description

PROPERTY DESCRIPTION

The opportunity is to acquire 17.09± acres located at 376 S Croft Avenue in Inverness, Florida. The property is 100% uplands and benefits from available public utilities. With the existing HDR (High Density Residential) zoning, and visibility from SR 44, the site offers a strong development opportunity for a variety of potential uses, subject to county approvals.

LOCATION DESCRIPTION

The property is located just west of Historic Downtown Inverness and east of Lecanto, within close proximity to major retail, healthcare, recreation, and the College of Central Florida's Citrus Campus. Positioned near SR 44 and S Croft Avenue, the site benefits from convenient access to one of Citrus County's primary east-west corridors, with surrounding demand drivers including shopping, entertainment, golf, lakes, and the Withlacoochee State Trail.

MUNICIPALITY

Citrus County

PROPERTY SIZE

17.09± Acres

ZONING

HDR (High Density Residential), MDR MH (Medium Density Residential - MH Allowed)

FUTURE LAND USE

Industrial

PARCEL ID

19E19S10 11100

PRICE

\$1,879,000

BROKER CONTACT INFO

Ryan Sampson, CCIM, ALC

Senior Advisor/Managing Partner

813.287.8787 x104

ryan@thedirtdog.com

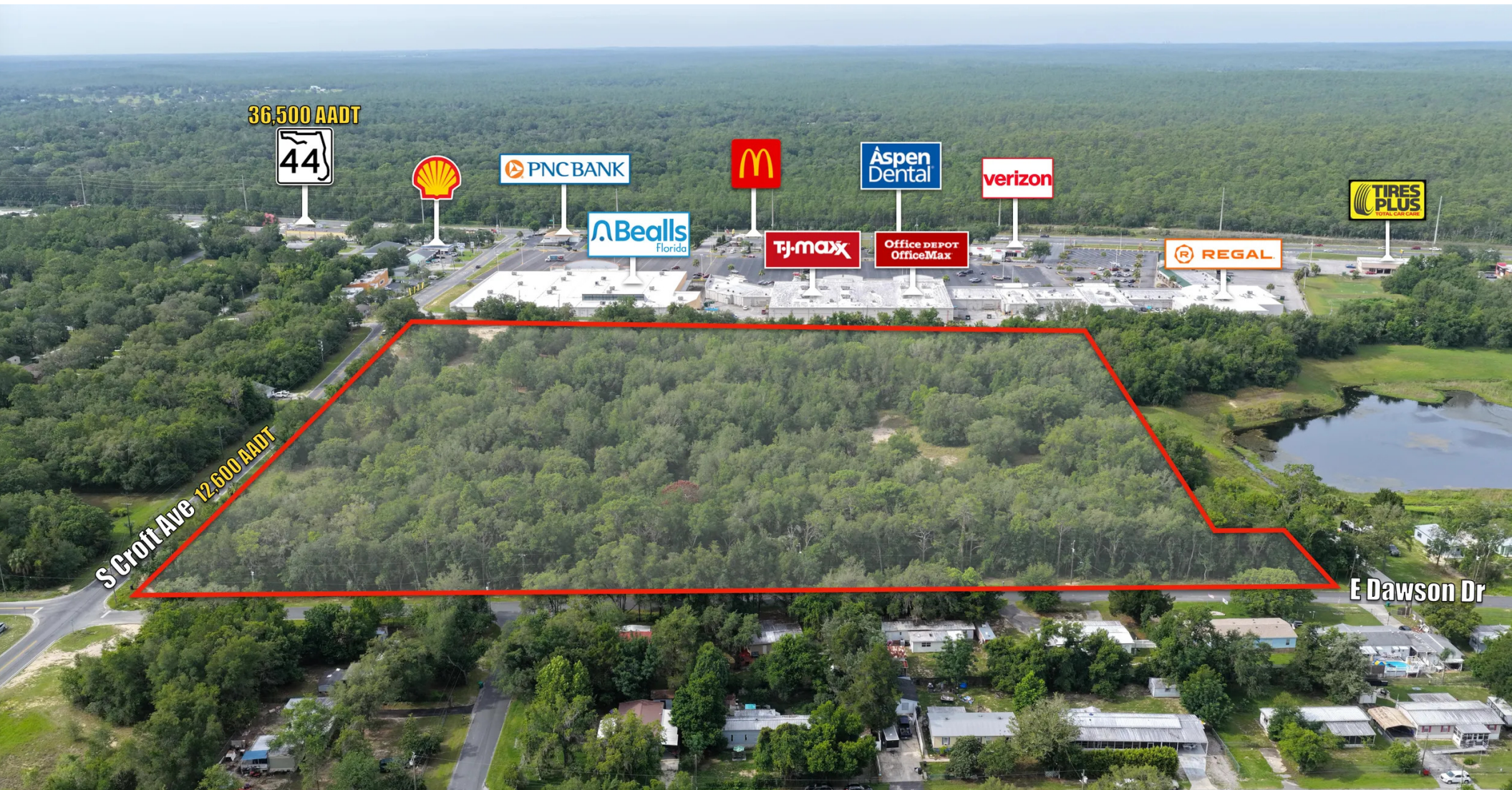
Aerial



Aerial



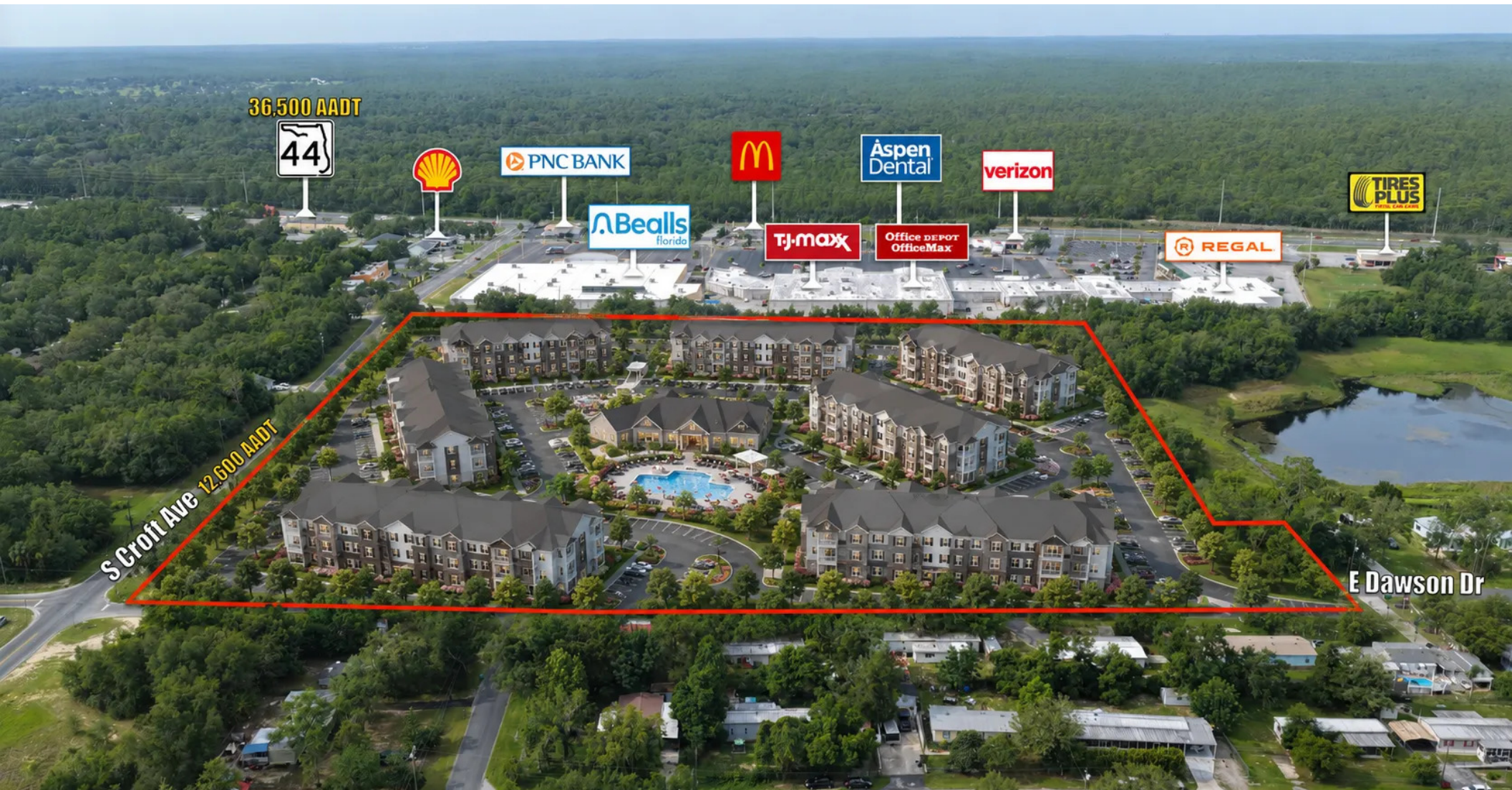
Aerial



Conceptual Aerial



Conceptual Aerial



36,500 AADT



S Croft Ave 12,600 AADT

E Dawson Dr

Conceptual Plan



Demographics Map & Report

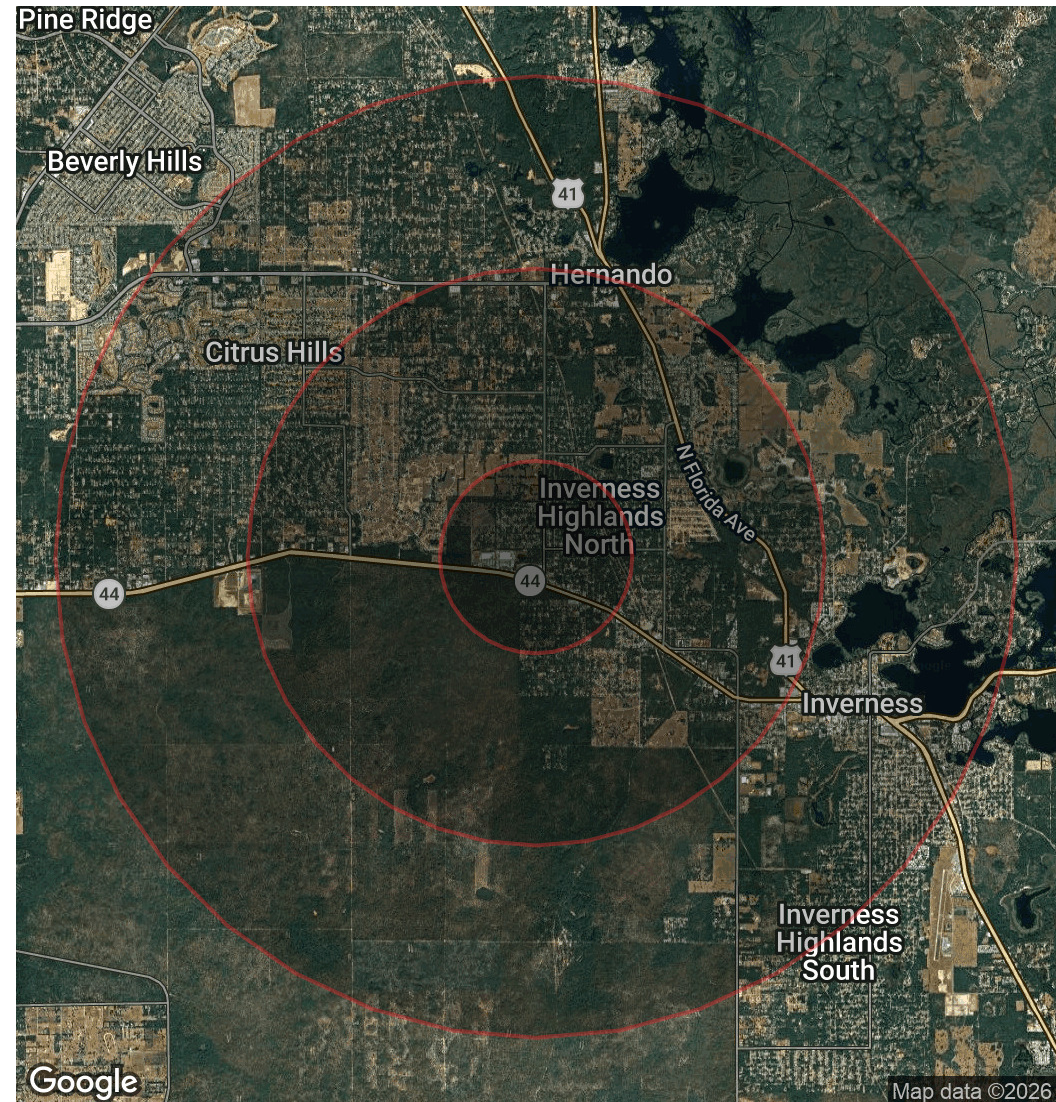
POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	2,055	12,995	32,923
Average Age	41.2	52.7	56.8
Average Age (Male)	38.6	49.3	53.4
Average Age (Female)	44.5	53.9	57.7

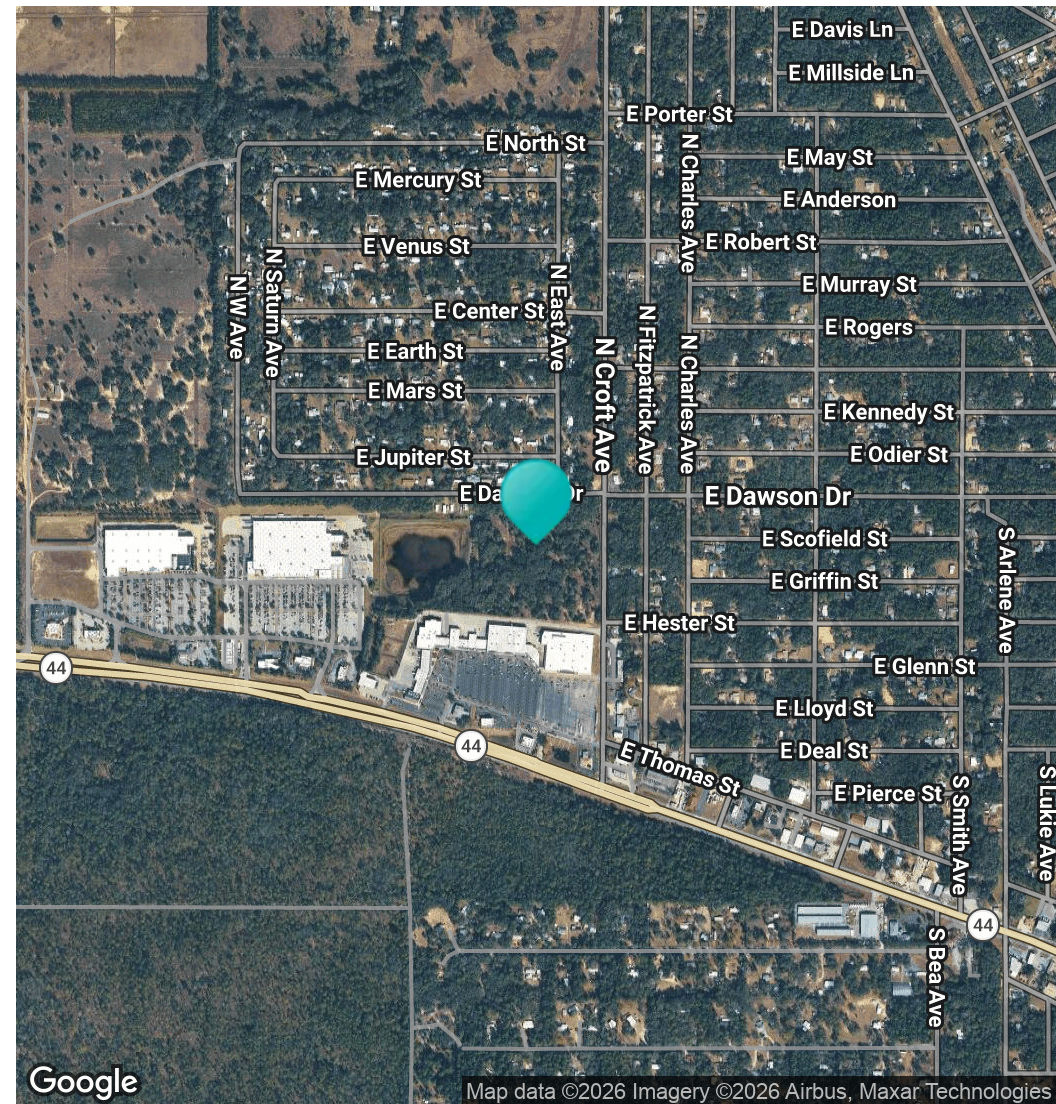
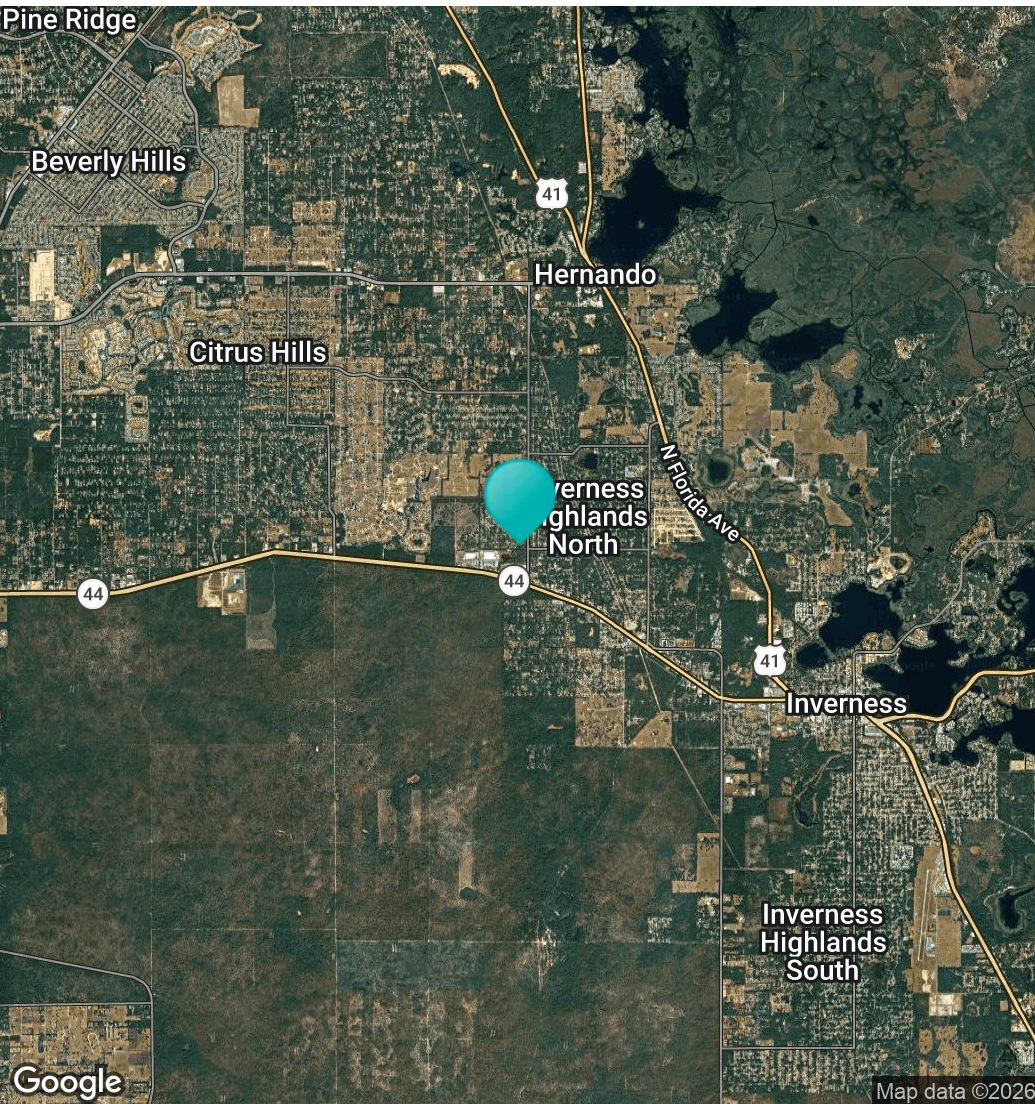
HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	812	5,680	14,961
# of Persons per HH	2.5	2.3	2.2
Average HH Income	\$63,924	\$68,007	\$77,570
Average House Value	\$205,933	\$226,661	\$282,946

2023 American Community Survey (ACS)



Location Maps



Confidentiality & Disclaimer

All materials and information received or derived from Eshenbaugh Land Company, LLC its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

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EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Eshenbaugh Land Company, LLC makes no warranties and/or representations

regarding the veracity, completeness, or relevance of any financial data or assumptions. Eshenbaugh Land Company, LLC does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Eshenbaugh Land Company, LLC in compliance with all applicable fair housing and equal opportunity laws.

Eshenbaugh Land Company is a licensed real estate brokerage firm in Florida and William A. Eshenbaugh is the broker of record.



36,500 AADT



Bealls Florida



Aspen Dental

verizon

T.J. Maxx

Office DEPOT OfficeMax

REGAL

TIRES PLUS TOTAL CAR CARE

Wendy's OLD FASHIONED HAMBURGERS

Bank of America

WELLS FARGO

MURPHY USA

Walmart

LOWE'S

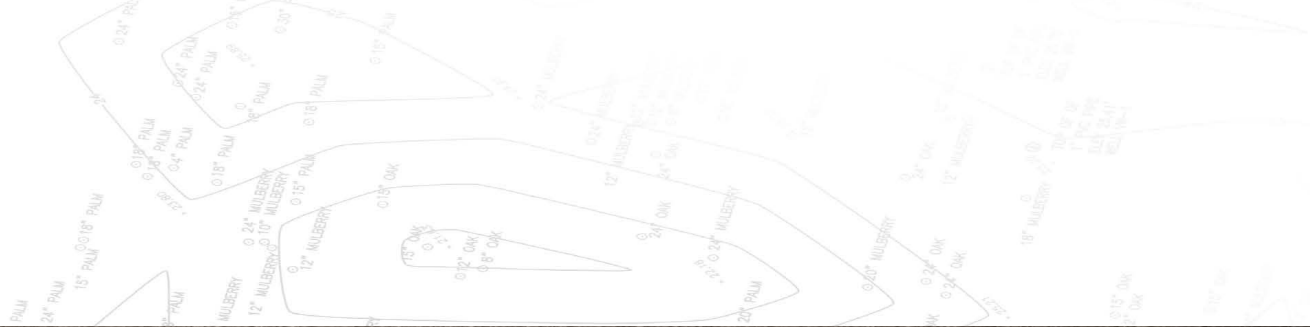
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Questions | Give us a call or drop us an email

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