



151 FINISHED LOTS - READY TO BUILD ON!

Grand Park North
Dunnellon, FL

Rainbow Springs

AVISON
YOUNG





Executive Summary

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Property Stats

Property Name	Grand Park North at Rainbow Springs
Address	SW 77th Loop, Dunnellon, FL 34432
Lot size (ac)	50.00 AC
Individual Lot Size	0.30 AC
Total Lots	151
Primary Zoning	Residential
Market	North Central Florida
Price	\$4,530,000

Grand Park North at Rainbow Springs

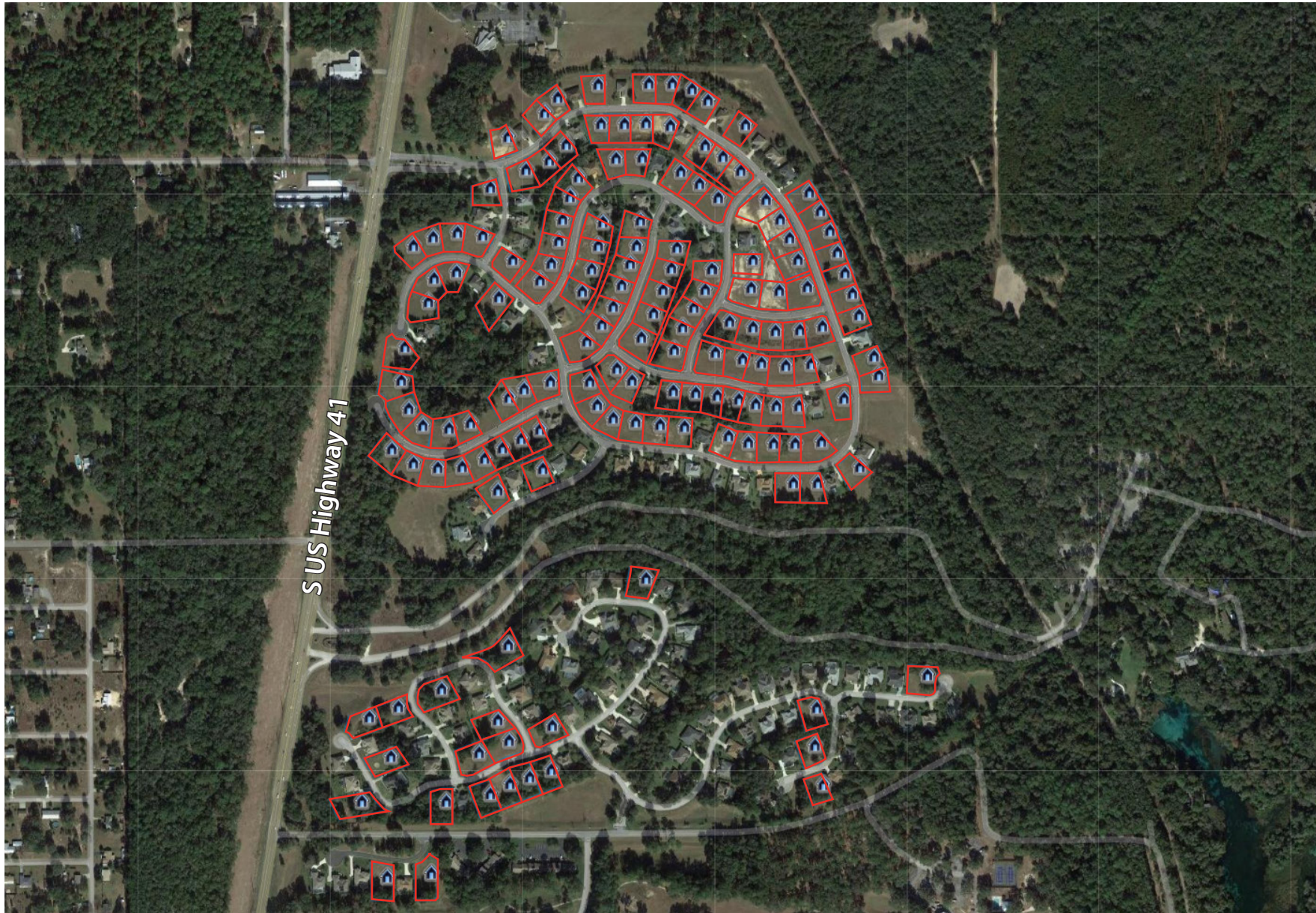
[Dunnellon, FL 34432](#)

Avison Young (AY) is pleased to exclusively offer for Grand Park North at Rainbow Springs in Dunnellon, FL. This 50.00± residential neighborhood with 151 finished lots, on US highway 41.

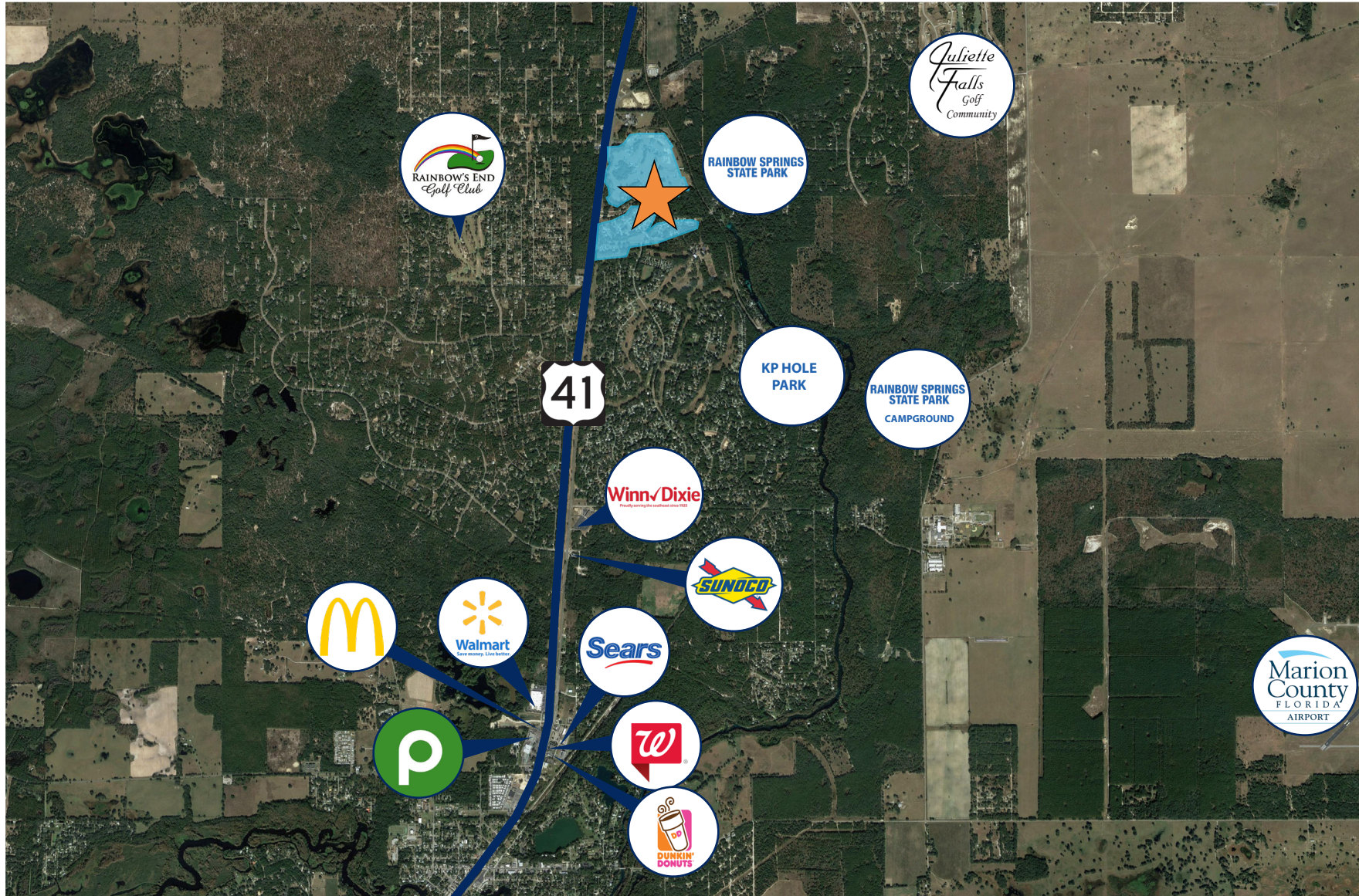
Investment Highlights

- 151 finished lots
- Underground Utilities
- 0.30 Acre Lots
- Near Rainbow Springs State Park
- Full control of HOA

Lot Locations



Location

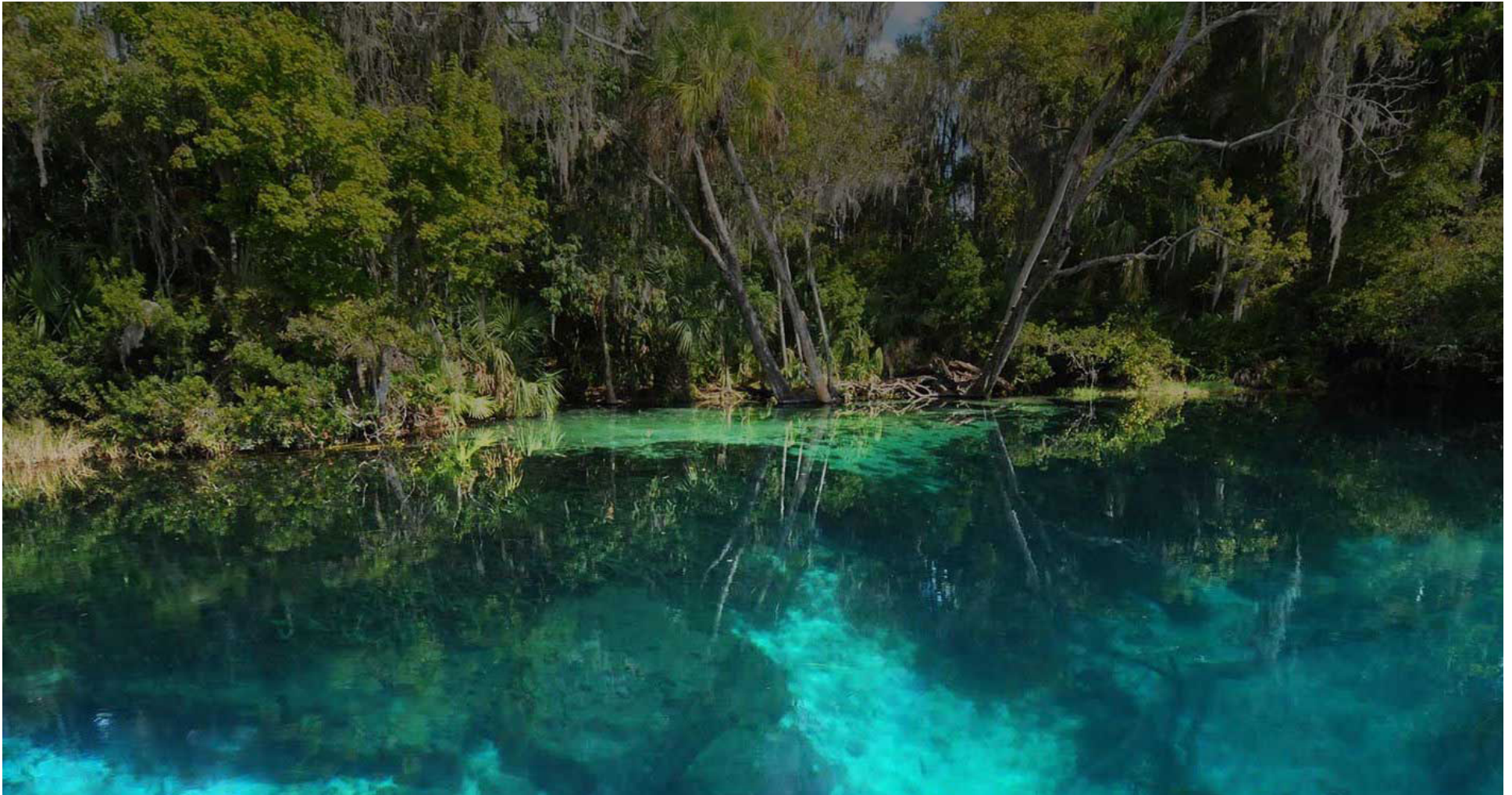


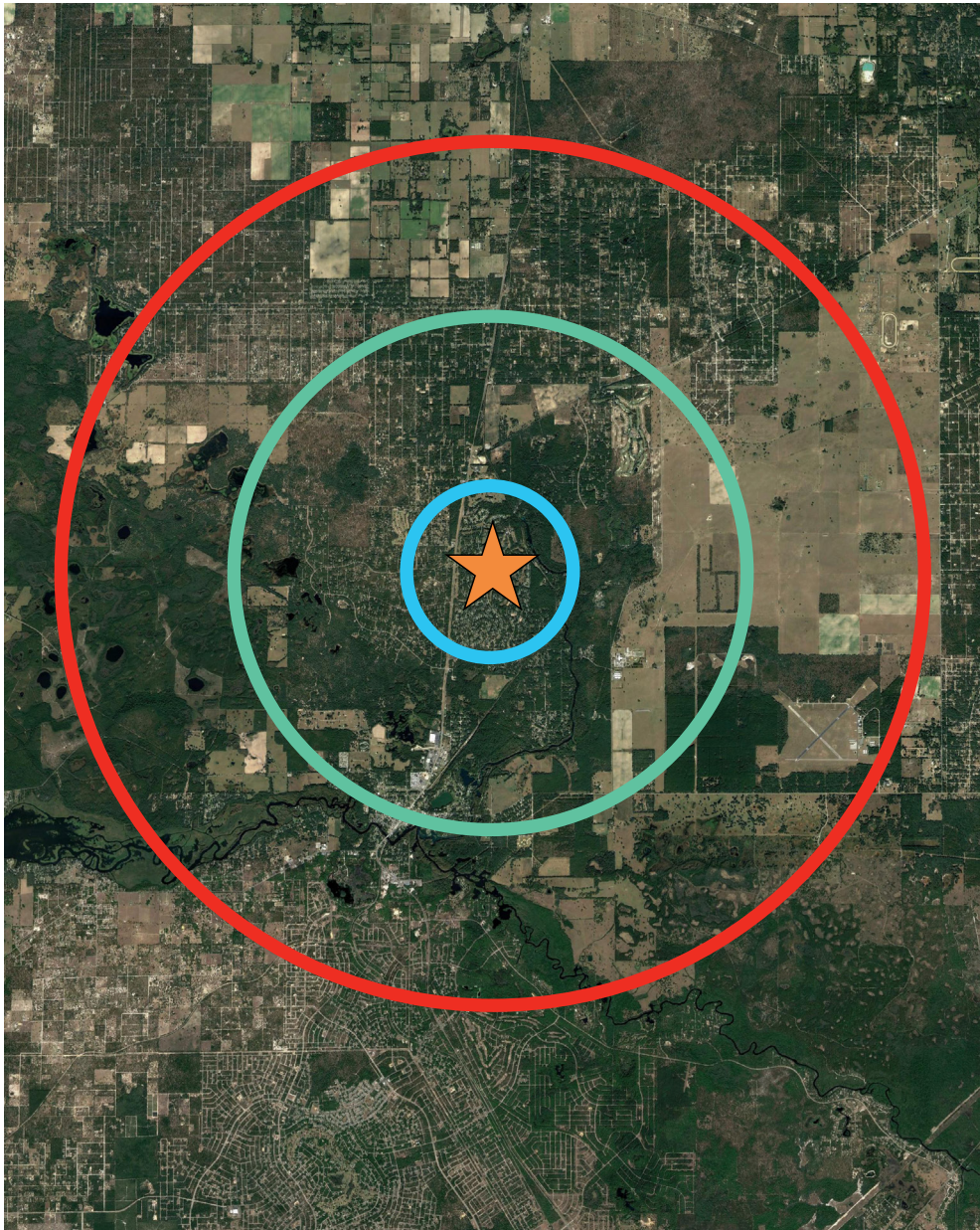


Area Overview

Rainbow Springs State Park

One of Florida's largest springs, the headsprings of the Rainbow River originates in this 1,472-acre park. Rainbow Springs is a popular spot for swimmers, kayakers, tubers, and campers. The area surrounding the park has been inhabited by human cultures for at least 10,000 years, Pioneers first settled the headsprings in 1839. It is also an aquatic preserve and an Outstanding Florida Water.





	1-Mile Radius	3-Mile Radius	5-Mile Radius
Population	2,974	7,893	14,903
Households	1,448	3,843	6,897
Avg HH Income	\$66,122	\$63,134	\$55,330
Median Home Value	\$168,226	\$151,842	\$132,453
Median Age	63.1	60.6	55.6
Total Businesses	29	429	584
Total Employees	162	2,583	3,288



Population: Over 14,903 thousand people within a 5 mile radius.



Density: Over 6,897 households within a 5 mile radius.



Income: Average household income of \$55,330 within a 5 mile radius.



Employment: Total employment population of 3,288 employees within a 5 mile radius.



CONTACTS:

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