

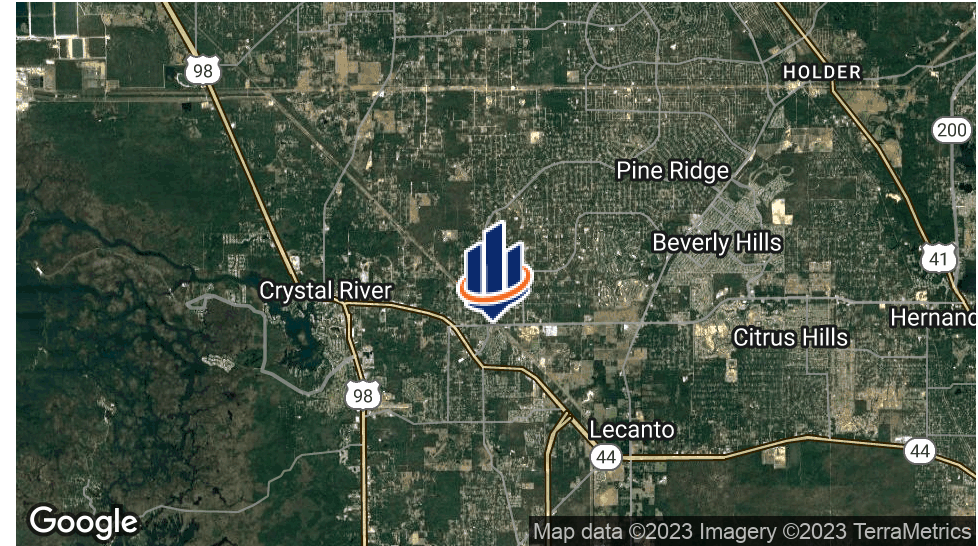


**MEADOWCREST
RESIDENTIAL
MIXED-USE
OPPORTUNITY**

W NORVELL BRYANT HWY
CRYSTAL RIVER, FL 34429

Greg Driskell Clay Taylor, ALC
386.867.2736 863.224.0835
greg.driskell@svn.com clay.taylor@svn.com

Property Summary



OFFERING SUMMARY

Sale Price:	\$1,500,000
Lot Size:	11 Acres
Price / Acre:	\$136,364
Zoning:	MF
APN:	17E18S250270 0020

PROPERTY OVERVIEW

Meadowcrest Residential Mixed Use features 11 acres along West Norvell Bryant Highway close to the Suncoast Parkway's next extension. Perfect for a multi-family development and a retail establishment along a busy Crystal River corridor (13,000 vehicles per day average), the tract boasts easy access to Crystal River's shopping and other services. Future tenants will be just a short drive away from outdoor destinations such as Crystal River State Preserve, Three Sisters Springs, Kings Bay, Withlacoochee State Forest, and the Gulf of Mexico, with Ocala and Gainesville only a little farther. This property is the remaining part of the Meadowcrest DRI and is approved for 168 condo or apartment units. Utilities are ready for hook-up.

PROPERTY HIGHLIGHTS

- Multi-family residential & commercial - approved for 168 MF units
- The property has three access points stubbed out.
- Water and sewer are at the property
- Excellent road frontage

Property Description



PROPERTY DESCRIPTION

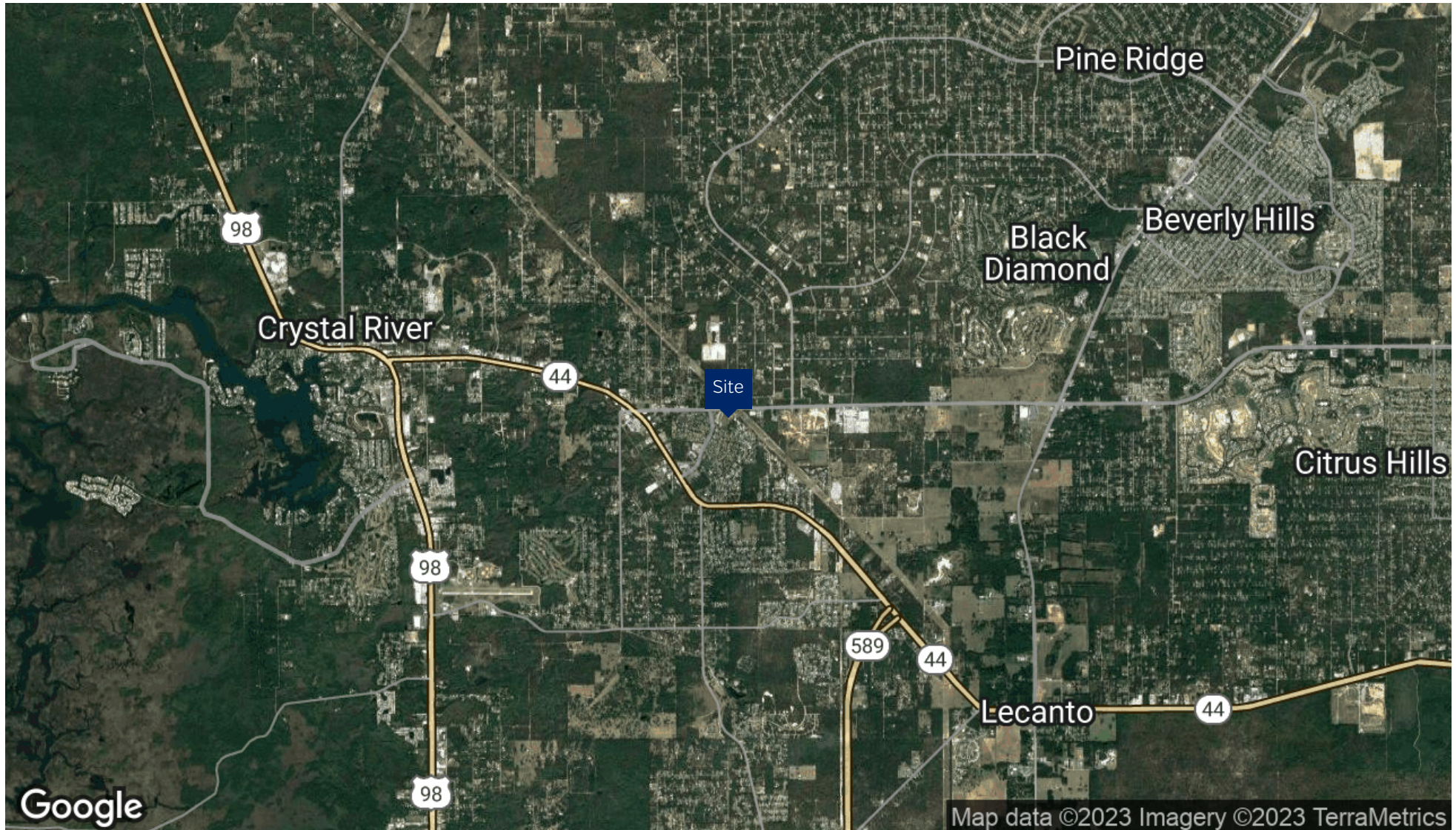
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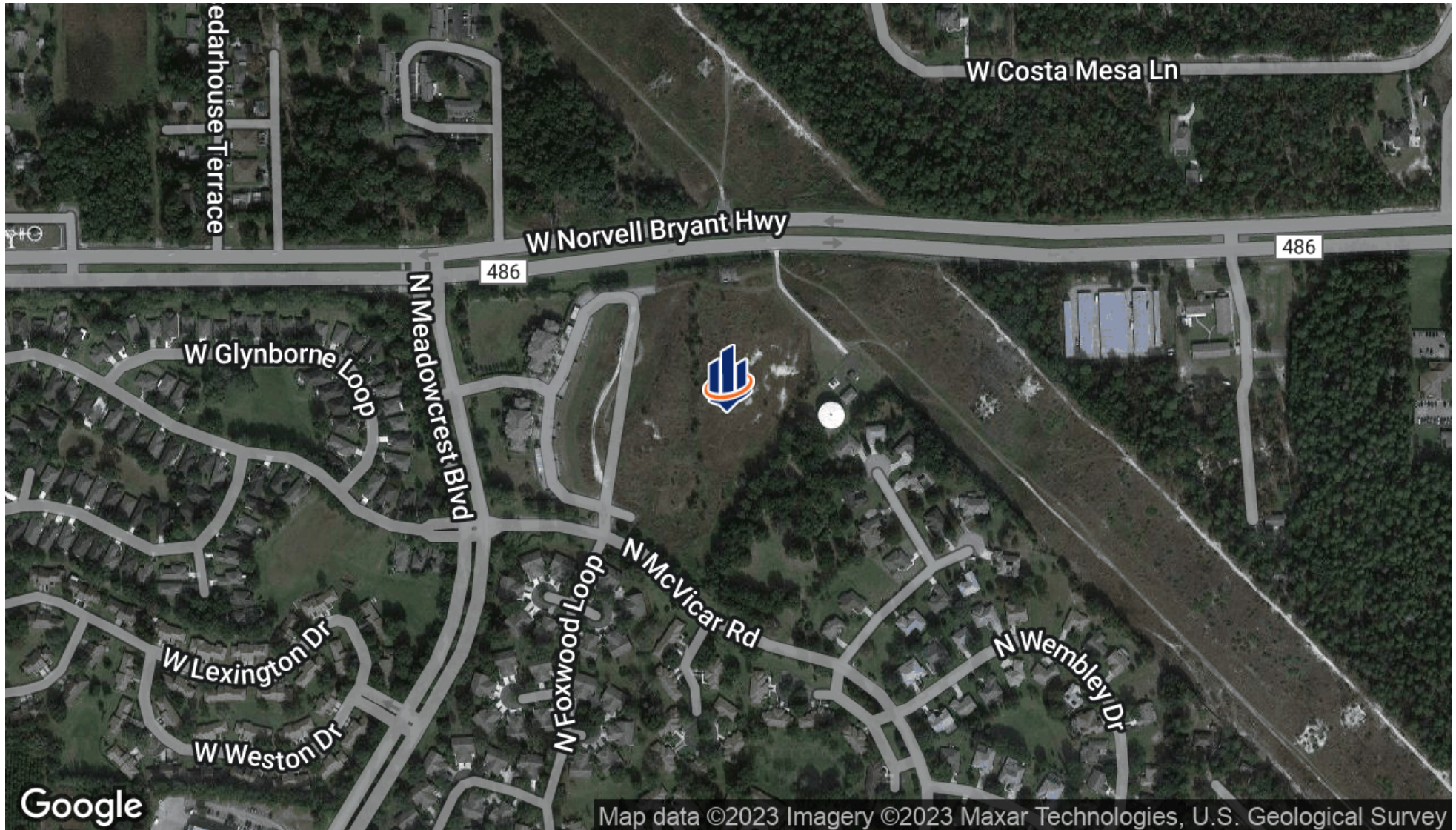
LOCATION DESCRIPTION

Located on the south side of W Norvell Bryant Hwy [486] 8/10 mile east of SR 44 and 3 miles west of N Lecanto Hwy [491]

Regional Map



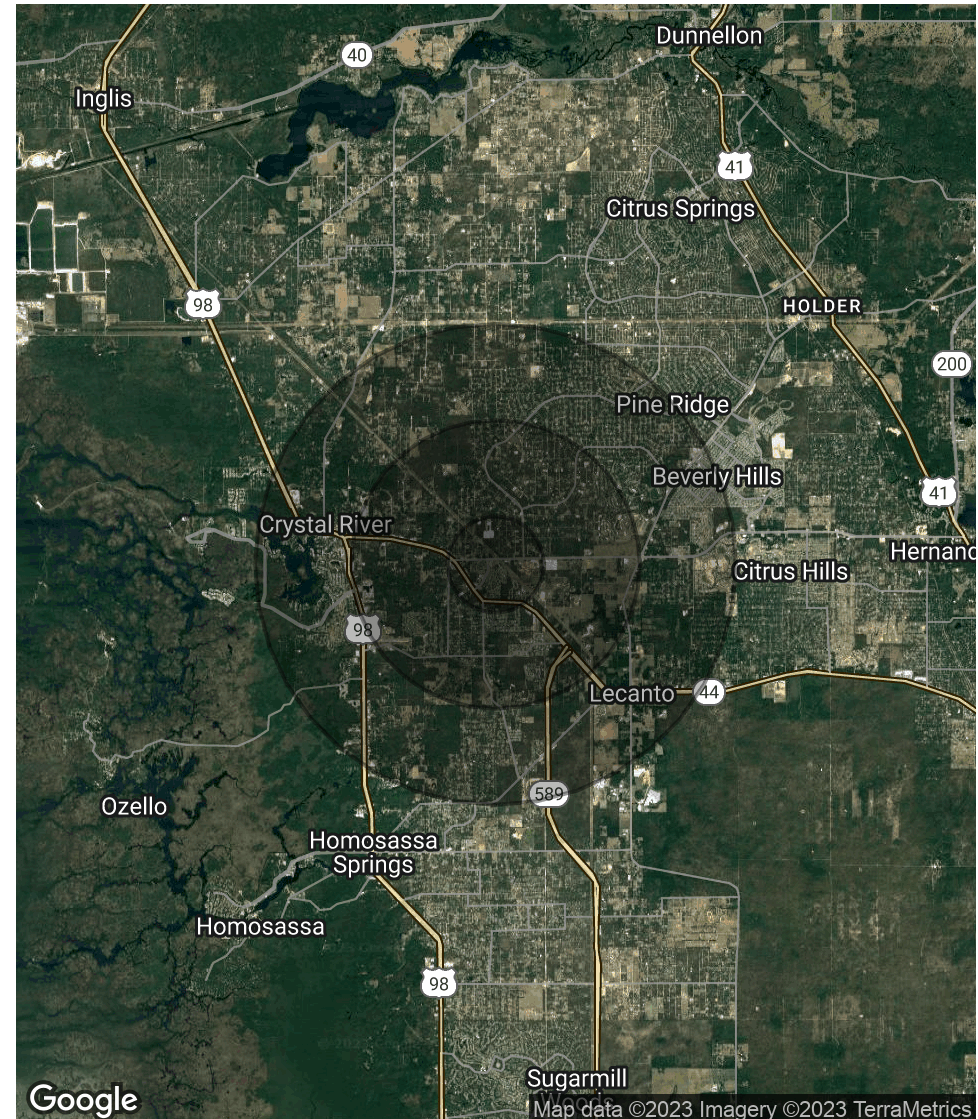
Location Map



Demographics Map & Report

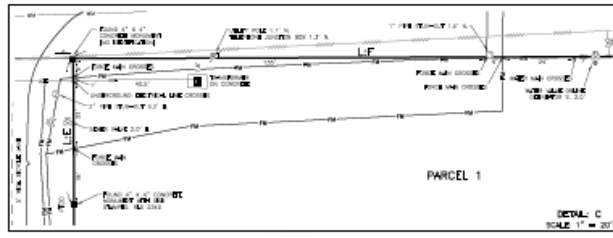
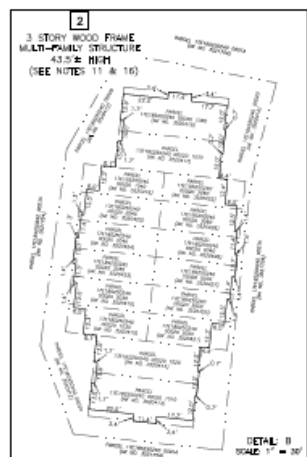
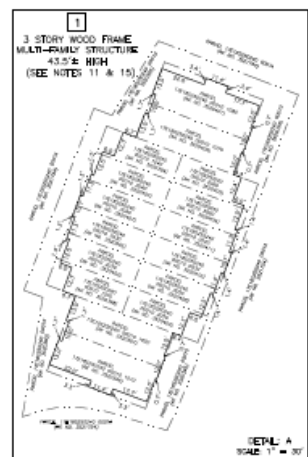
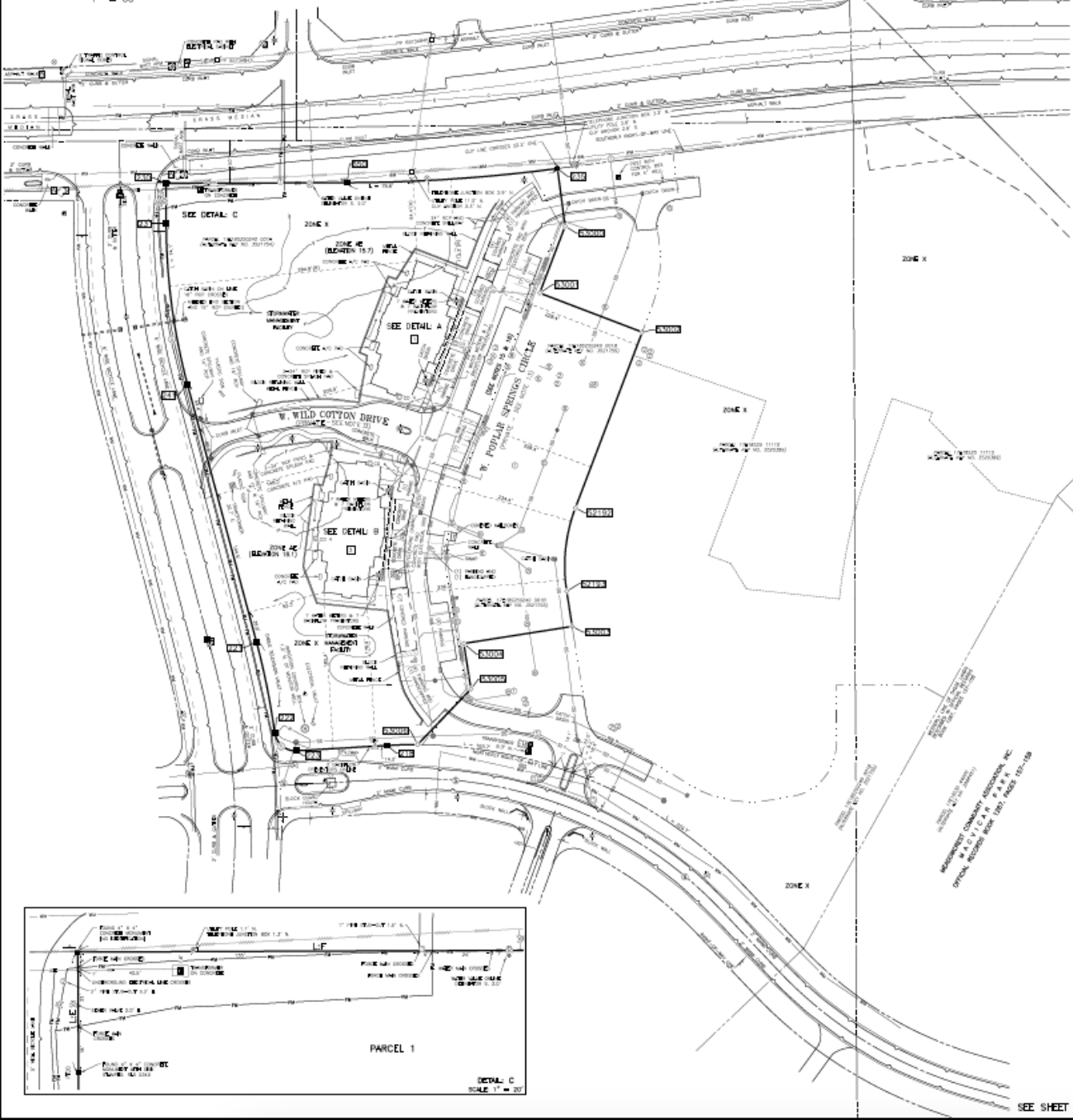
	1 MILE	3 MILES	5 MILES
POPULATION			
Total Population	1,211	7,906	17,199
Average Age	64.0	57.5	56.3
Average Age (Male)	64.0	58.4	56.0
Average Age (Female)	64.4	54.5	55.0
HOUSEHOLDS & INCOME			
Total Households	815	4,463	9,431
# of Persons per HH	1.5	1.8	1.8
Average HH Income	\$53,753	\$51,917	\$54,103
Average House Value	\$273,665	\$166,569	\$178,439

* Demographic data derived from 2020 ACS - US Census





BOUNDARY SURVEY (AN ALTA/NSPS LAND TITLE SURVEY)



- ### IMPROVEMENTS LEGEND:
- | | |
|--|---|
| <ul style="list-style-type: none"> ⊕ = GATE VALVE ⊙ = IRRIGATION VALVE ⊕ = TELEPHONE JUNCTION BOX ⊕ = CABLE TELEVISION RESE ⊕ = MANHOLE SANITARY SEWER ⊕ = CLEAN-OUT ⊕ = BOLLARD ⊕ = GATE POST ⊕ = POST OR POLE ⊕ = PIPE STUBOUT & SIZE ⊕ = STREET SIGN ⊕ = SIGN ⊕ = TELEMETER ⊕ = DESCRIPTIVE POINT ⊕ = BOUNDARY LINE ⊕ = FRAME LINE / PARCEL ACCOUNT LIM ⊕ = FUTURE PHASE LINE ⊕ = SECTION LINES ⊕ = LOT LINE ⊕ = RIGHT-OF-WAY LINE ⊕ = CENTERLINE OF RIGHT-OF-WAY ⊕ = GARDENIT LINE ⊕ = FENCE LINE ⊕ = BUILDINGS ⊕ = EDGE OF ASPHALT PAVEMENT ⊕ = BACK OF CURB ⊕ = UNIMPROVED ROADWAYS ⊕ = UNDERGROUND ELECTRICAL LINE ⊕ = UNDERGROUND TELEPHONE ⊕ = OVERHEAD UTILITY LINE ⊕ = STORM DRAINAGE PIPES ⊕ = FORCE MAIN ⊕ = WATER MAIN ⊕ = FLOOD ZONE LIMITS (SEE NOTE 8) ⊕ = PARCEL ACCOUNT LIMITS | <ul style="list-style-type: none"> L-R = LINE TABLE REFERENCE C-R = CURVE TABLE REFERENCE (M) = FIELD MEASURED DIMENSION (D) = DIMENSION PER DEED/DESCRIPTION (R) = RADIAL PC = POINT OF CURVATURE PT = POINT OF TANGENCY PVC = POINT OF VERTICAL CURVATURE CL = CENTERLINE PVC = POLYVINYL CHLORIDE CMP = CORRUGATED METAL PIPE LS = LICENSED BUSINESS AK = ALTERNATE KEY ⊕ = SECTION NUMBER ⊕ = BUILDING IDENTIFICATION ⊕ = BURIED UTILITY MARKER ⊕ = ELECTRICAL TRANSFORMER ⊕ = ELECTRICAL PULL BOX ⊕ = ELECTRICAL JUNCTION BOX ⊕ = ELECTRIC METER ⊕ = FLOOD LIGHT ⊕ = UTILITY POLE ⊕ = LIGHT POLE METAL ⊕ = LIGHT POLE WOOD ⊕ = LIGHT POLE CONCRETE ⊕ = GUY ANCHOR ⊕ = MONITORING WELL ⊕ = FIVE HYDRANT ⊕ = WATER METER ⊕ = FAUCET ⊕ = WATER VALVE |
|--|---|



**BOUNDARY SURVEY
(AN ALTA/NSPS LAND TITLE SURVEY)
BRIMMELL ADDITION AT MEADOWCROFT
PARCEL 1
PHYSICAL IMPROVEMENTS & FEATURES**

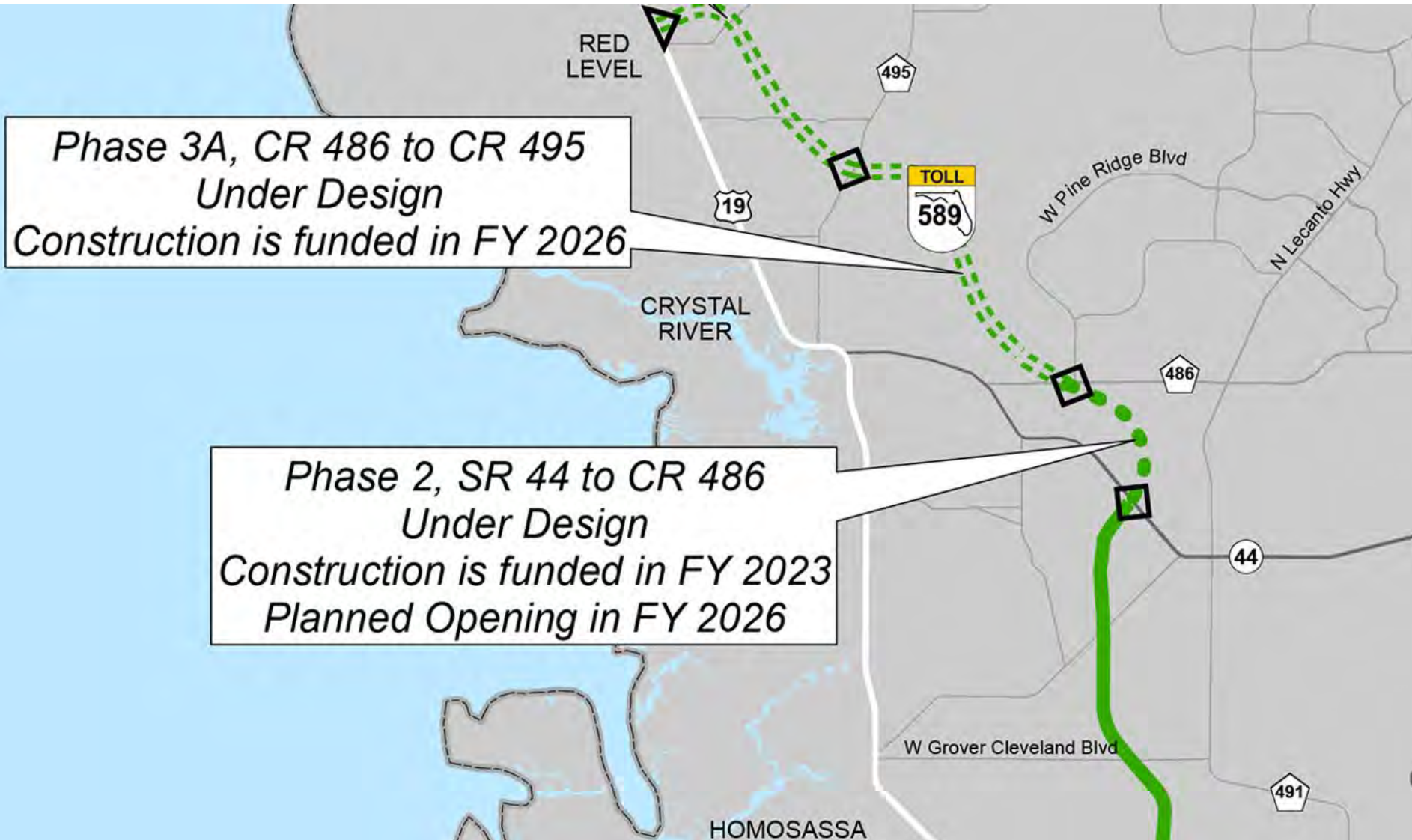
**PREPARED FOR
FLORIDA GROWTH PROPERTIES, LLC**

**Pigeon - Roberts
& Associates, LLC**
 1000 N. W. 10th St., Suite 100
 Ft. Lauderdale, FL 33304
 TEL: 954-561-1111
 FAX: 954-561-1112
 WWW: www.pigeon-roberts.com

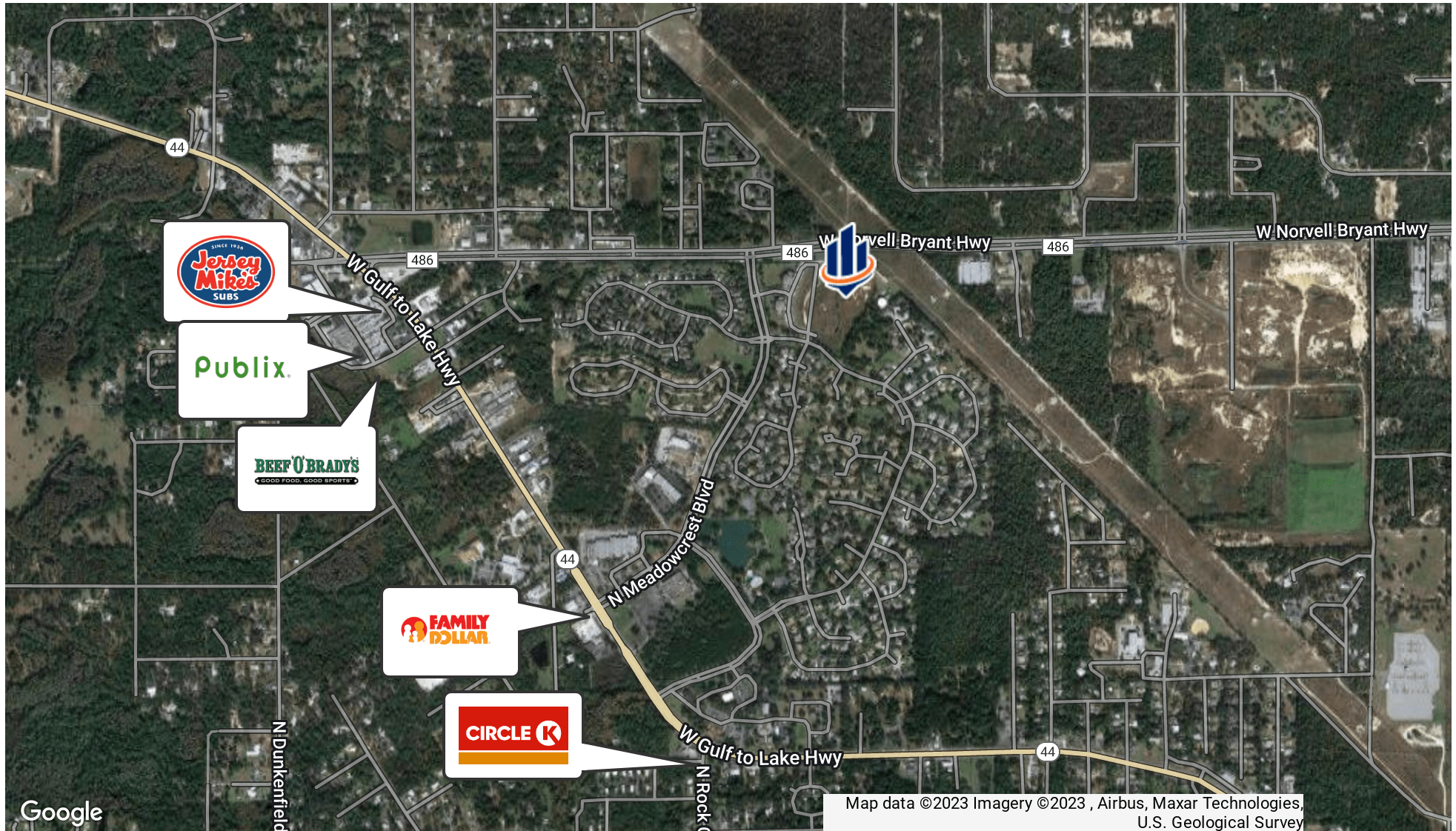
CERTIFICATE OF AUTHORIZATION
 STATE OF FLORIDA
 BOARD OF PROFESSIONAL SURVEYORS
 No. 487.02001
 Job No. 487.02
 03 of 03

SEE SHEET 1 FOR DESCRIPTION & NOTES; SEE SHEET 2 FOR VICINITY MAP & GRAPHIC DEPICTION OF BOUNDARY SURVEY

Suncoast Parkway Phase II Map



Retailer Map



Additional Photos



Aerial Photos





GREG DRISKELL

Senior Advisor

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PROFESSIONAL BACKGROUND

Greg Driskell is an Advisor at SVN | Saunders Ralston Dantzler Real Estate in Lake City, Florida.

Greg is a Senior Forester with Natural Resource Planning Services, Inc. [NRPS], a forestry consulting firm operating in Florida and Georgia. He has worked with NRPS since 2016 and has over 30 years of experience in a variety of land management and procurement roles with timber investment and forestry companies located in both Florida and Louisiana. Learn more at legacywildlife.com.

Greg is a 6th-generation Floridian who was born and raised near St. Petersburg, FL. He has received a B.S. degree in Forest Resources and Conservation from the University of Florida. Greg is also a member of the Society of American Foresters, and the Florida Forestry Association, and has served in various leadership roles with these organizations. He is also a 2000 graduate of the Florida Natural Resources Leadership Institute. Greg and his wife, Martina, live in Trenton, Florida.

Greg specializes in:

- Timberland
- Recreational Land
- Agricultural Land
- Conservation Easements

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CLAY TAYLOR, ALC

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PROFESSIONAL BACKGROUND

Clay Taylor, ALC is a Senior Advisor at SVN | Saunders Ralston Dantzler Real Estate in Lakeland, Florida.

Clay has been with SVN SRE for 15 years now. Prior to that, he worked 23 years with the Polk County School Board, 21 of those years being at Lakeland High School as a teacher and football coach. While there, he coached the defensive backs as that was the position he played at LHS and in college. The last 10 years he was the defensive coordinator, where he helped lead the Dreadnaughts team to six State Championships and the “mythical” National Championship twice.

Clay obtained a Bachelor of Science degree in Food and Resource Economics from the University of Florida. Prior to that he attended and played football at Carson Newman College in Jefferson TN and the University of Central Florida in Orlando, FL.

Clay is a member of National RLI [Realtor’s Land Institute] and has served as treasurer of the Florida RLI Chapter since 2008. He is also a member of the FAR [Florida Association of Realtors®], the NAR [National Association of Realtors®], the LAR [Lakeland Association of Realtors®] and the CID [Commercial & Industrial Division of LAR].

Clay’s personal interests include exercising, hunting, fishing, watching sports, traveling, and spending time with his wife Gigi, his adult children Maddie, Clayton and Jesse, and his yellow lab Tucker.

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