

OZELLO TRAIL COMMERCIAL

534 S SUNCOAST BLVD
HOMOSASSA, FL 34448

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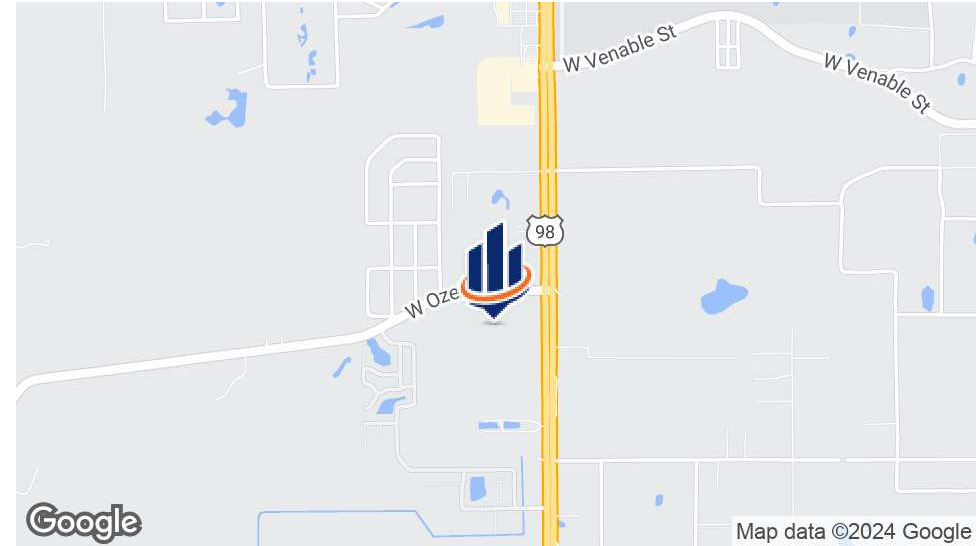
W Ozello Trail



23,000 ±
Cars/Day



Property Summary



OFFERING SUMMARY

Sale Price:	\$2,500,000
Lot Size:	46.25 ± Acres
Price / Acre:	\$54,054
Zoning:	Citrus County Zoning - Low Density Residential (LDR) 11.8 acres, General Commercial District (GNC), Coastal and Lakes District (CLO)
APN:	17E19S03 34000 & 17E19S03 34200
Road Frontage:	1,640 ± FT (Hwy 19)
Video:	View Here

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.

PROPERTY HIGHLIGHTS

- Water and sewer on West Ozello Trail
- Residential and/or commercial development opportunity
- 1,640 ± FT of road frontage on U.S Hwy 19
- 1,220 ± FT of road frontage on W Ozello Trail
- Springs in close proximity

Property Description



LOCATION DESCRIPTION

The property is located on the southwest corner of US Highway 19 and Ozello Trail. It is approximately 1 ± mile south from the Crystal River/Captain Tom Davis Field Airport. Fort Island Beach is located approximately 19 ± minutes northwest from the property as well.

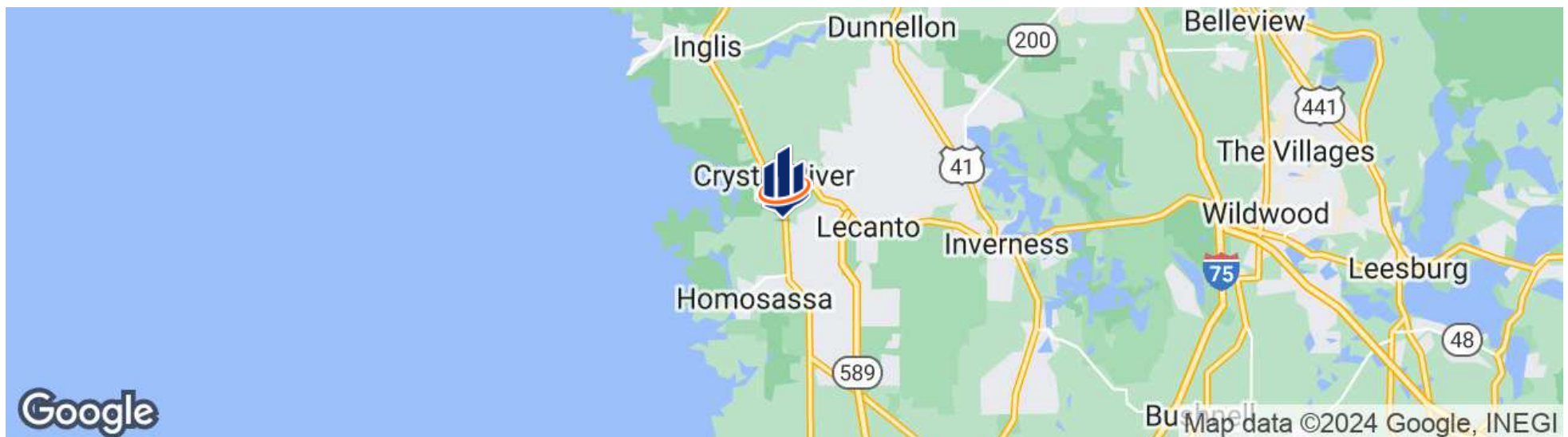
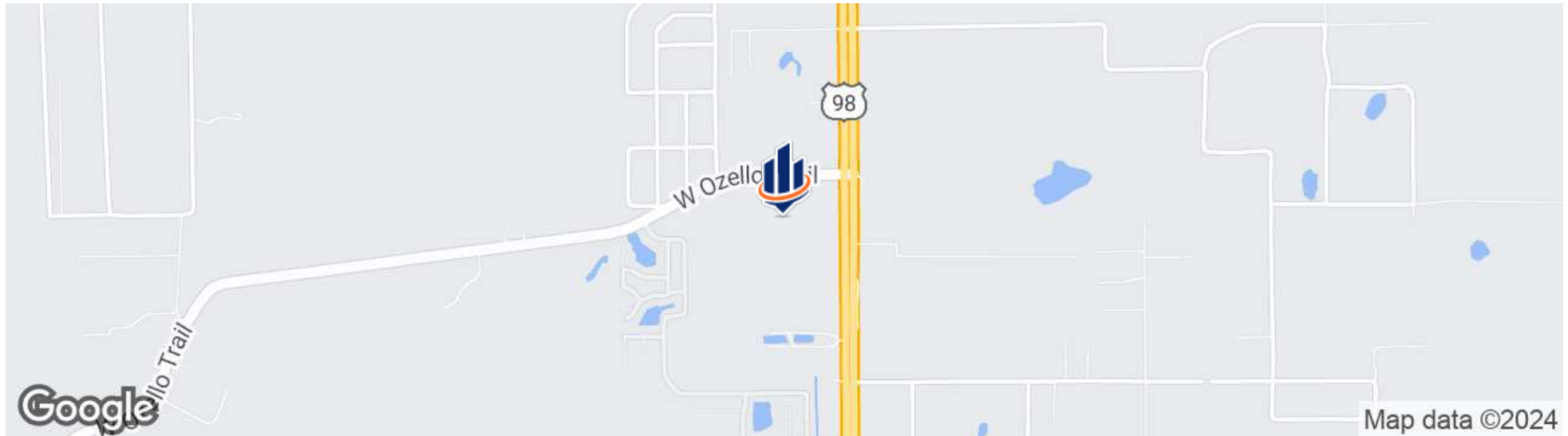
Surrounding retailers nearby include Home Depot, Publix, Dollar General, Chili's, Hampton Inn, and many more. The Crystal River Preserve State park is also located to the west of the property.

Crystal River/ Captain Tom Davis Field Airport

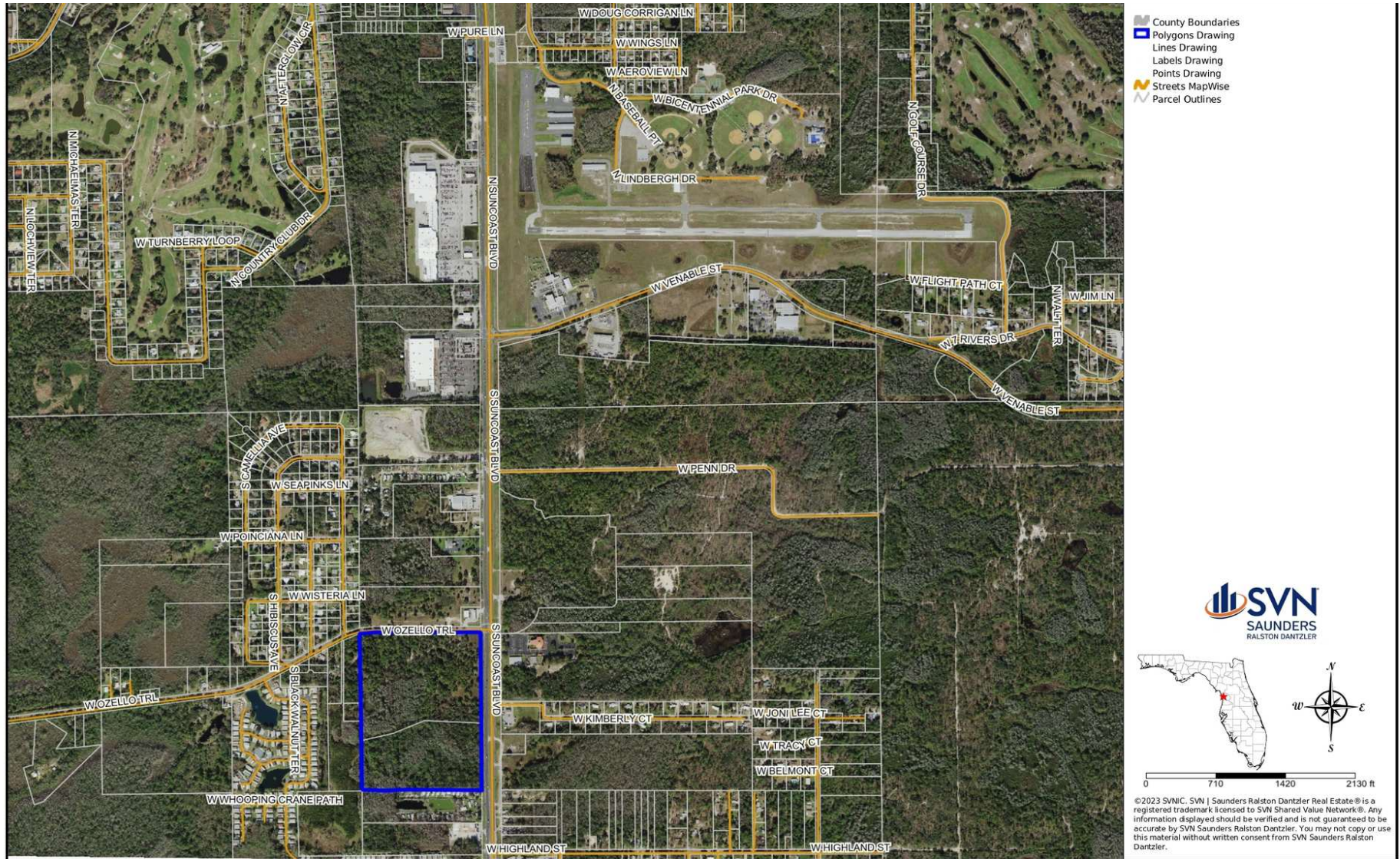
**23,000 ±
Cars/Day**



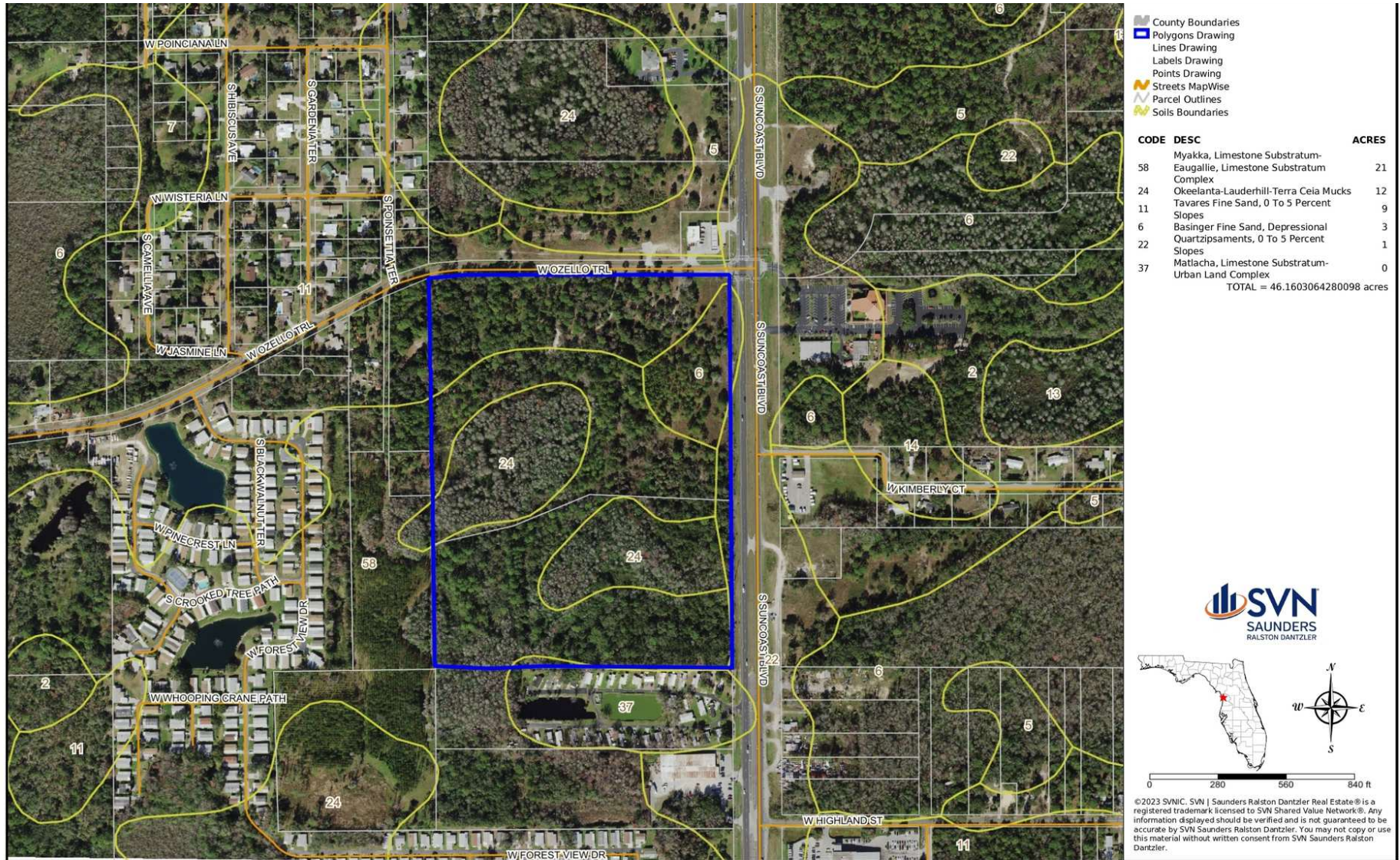
Regional & Location Map



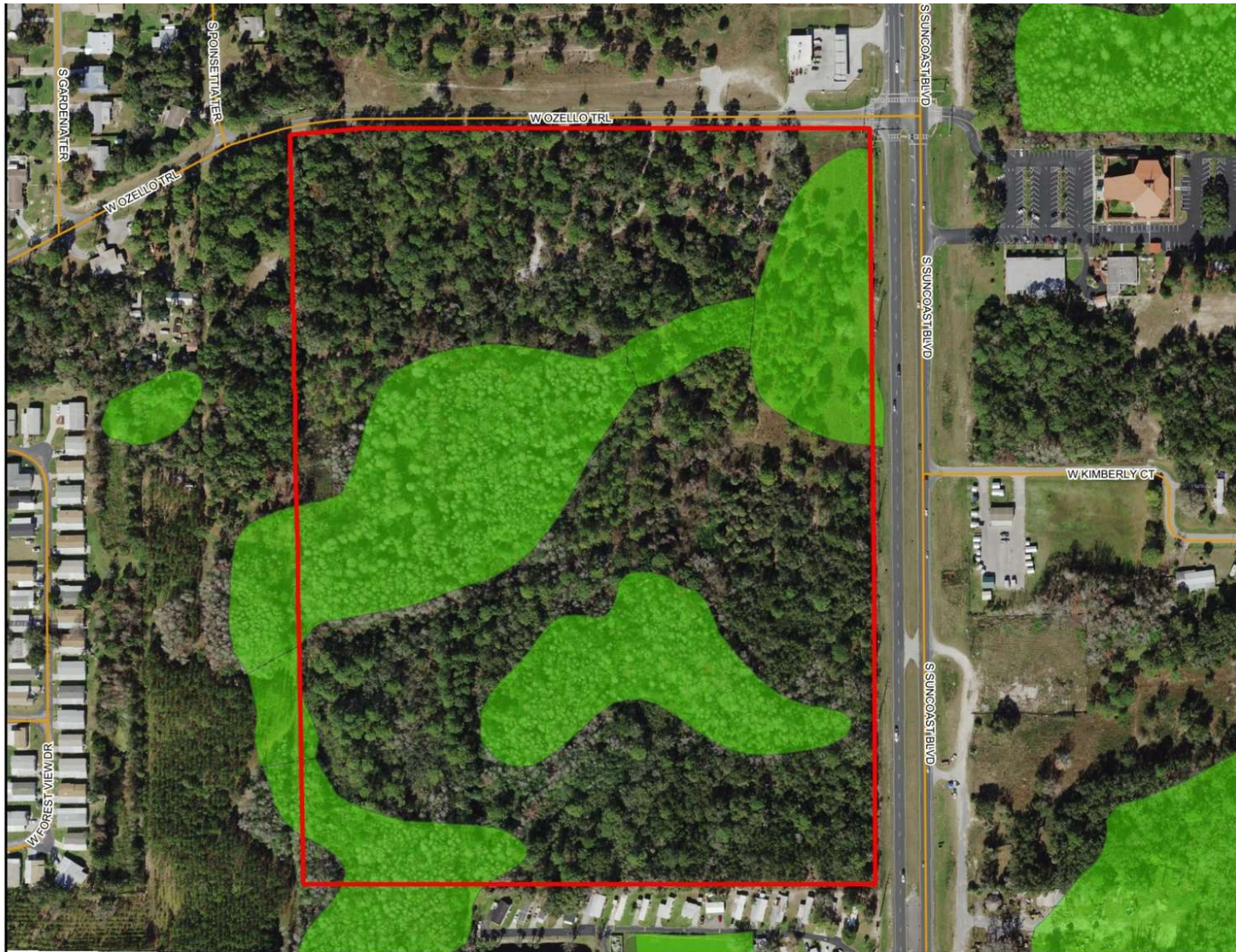
Surrounding Area



Soil Map



Wetland Map



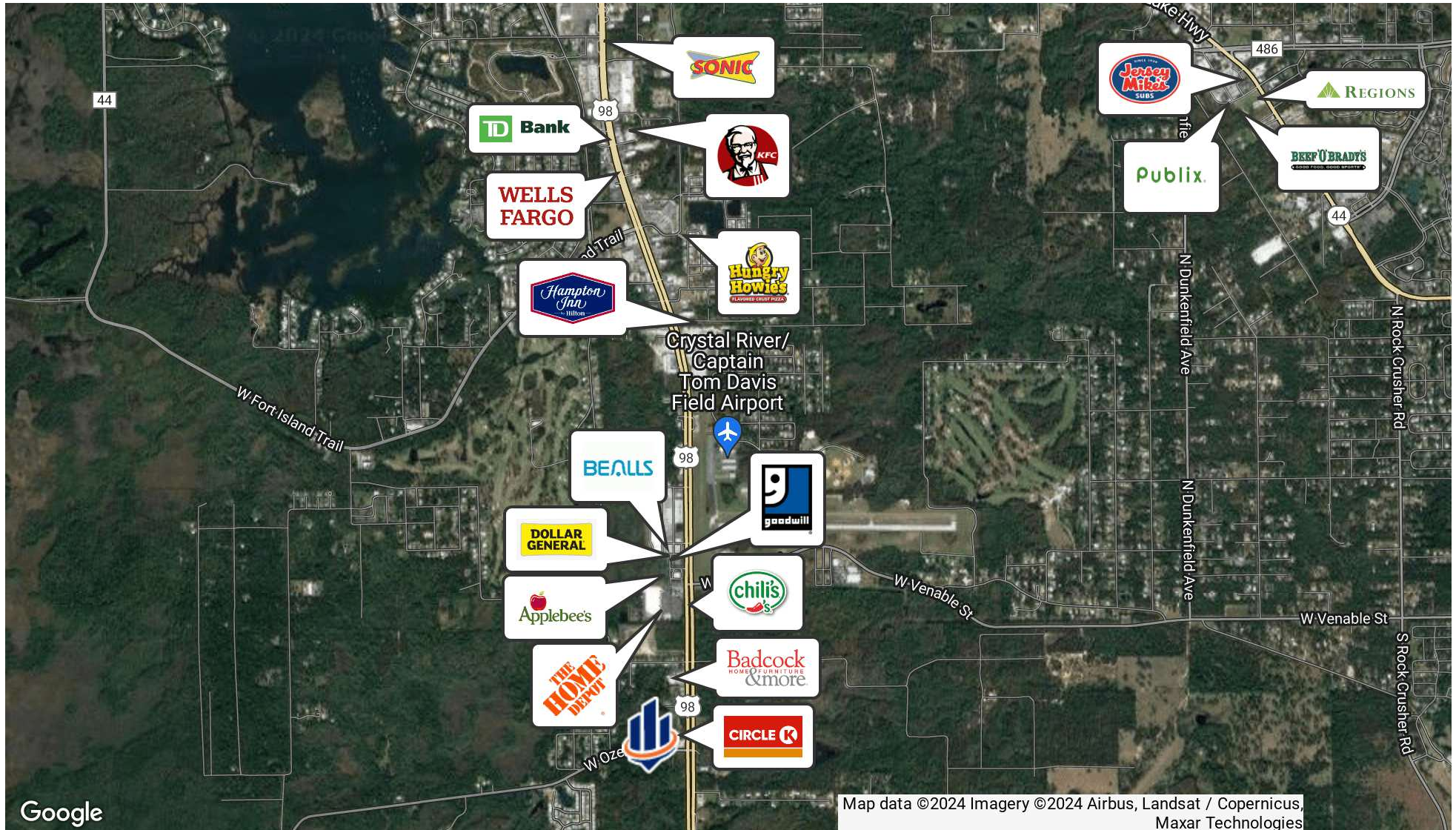
Ozello Trail Commercial NWI

- County Boundaries
- Polygons Drawing
- Lines Drawing
- Labels Drawing
- Points Drawing
- Streets MapWise
- Estuarine
- Lacustrine
- Marine
- Palustrine
- Riverine

CODE	DESC	ACRES
PFO2F	Freshwater Forested/Shrub Wetland	6.7
PFO1F	Freshwater Forested/Shrub Wetland	6.4
PFO6F	Freshwater Forested/Shrub Wetland	1.5
PEM1F	Freshwater Emergent Wetland	.8
TOTAL WETLANDS		15.4
TOTAL UPLANDS		30.9
TOTAL ACRES		46.2

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Retailer Map



Additional Photos

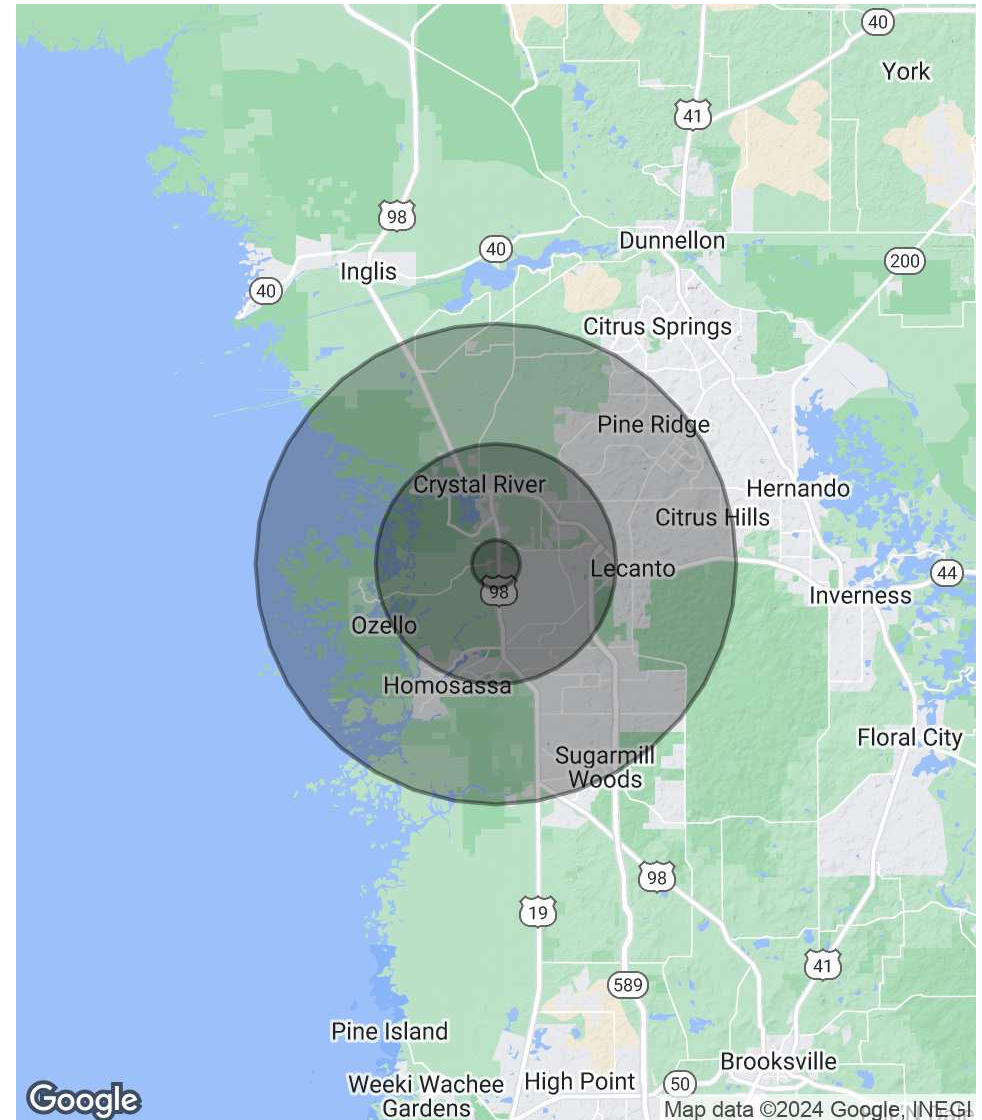


Demographics Map & Report

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	431	21,103	74,715
Average Age	59.6	53.5	56.0
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)





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

EDUCATION

- Florida Forestry Association's "Forty Under Forty" Award in 2006



CLAY TAYLOR, ALC

Senior Advisor

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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 SRD since January 2007. 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 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.

Clay specializes in:

- Residential Land Development
- Ranches & Recreational Land
- Agricultural Land

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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.



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