

Fischbach
LAND COMPANY



US 19 HOMOSASSA
COMMERCIAL
7.42± ACRES

Property Overview

Prime investment opportunity with this 7.42-acre property situated on the East side of the highly trafficked US-19/S Suncoast Blvd in Homosassa. This parcel features over 661 feet of frontage on S Suncoast Blvd and an income producing billboard, in an area of dynamic growth, just south of the W Cardinal St and S Suncoast Blvd intersection, which is home to popular retailers including Walmart, Circle K, and 7-11. Currently zoned MDR (Medium Density Residential), this site allows for a range of commercial and residential uses, with a residential density up to 8 units per acre and a variety of retail, hospitality/service, medical, office, and other neighborhood commercial uses permitted. This property is in an excellent location, just 3.5± miles from the newly completed Suncoast Parkway extension which extends SR 589 from Tampa to Citrus County and is a direct route to Tampa International Airport.



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Property Highlights



3.5± miles from Suncoast Parkway on Ramp



661± feet of Frontage on US-19



Income Producing Billboard

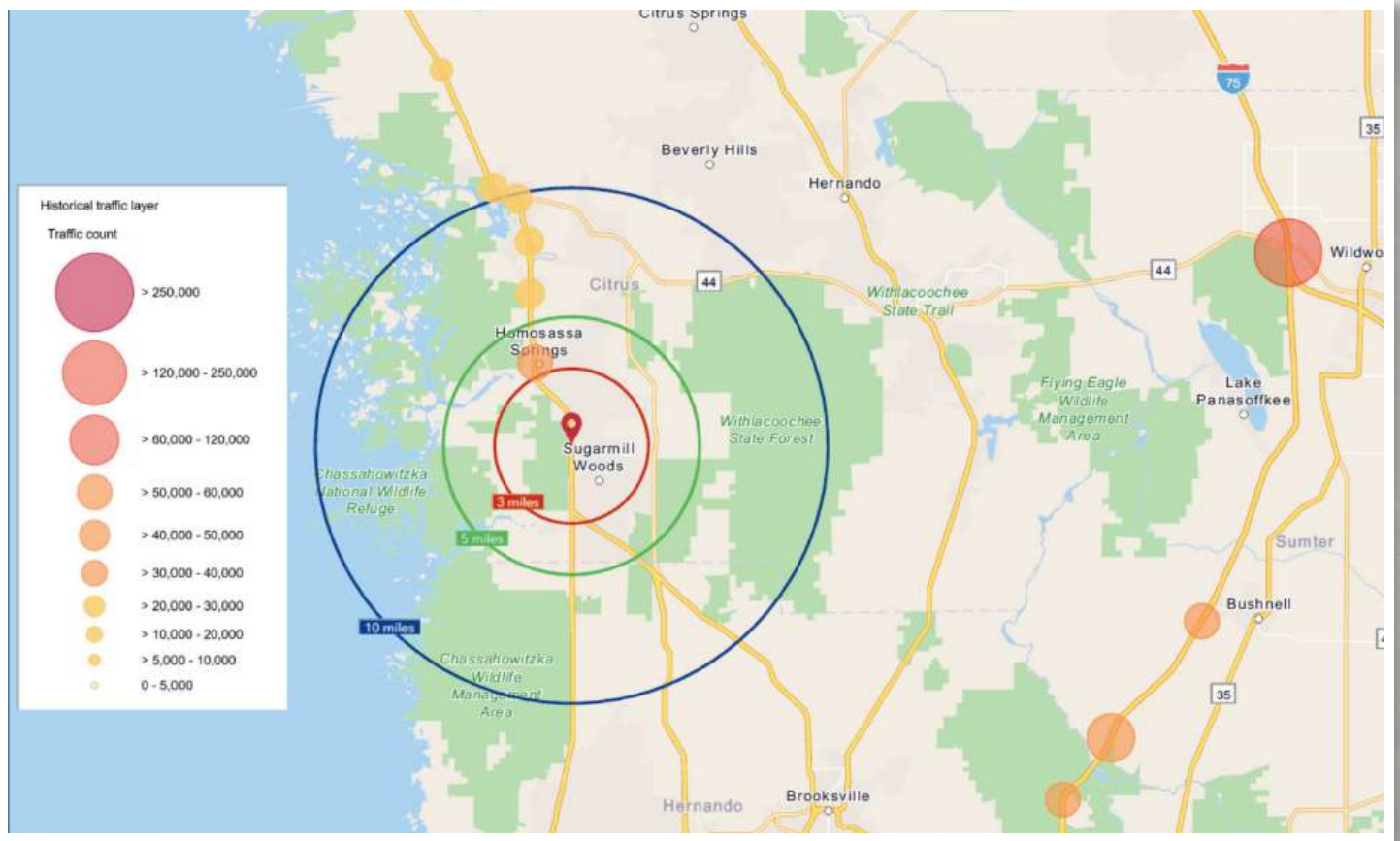
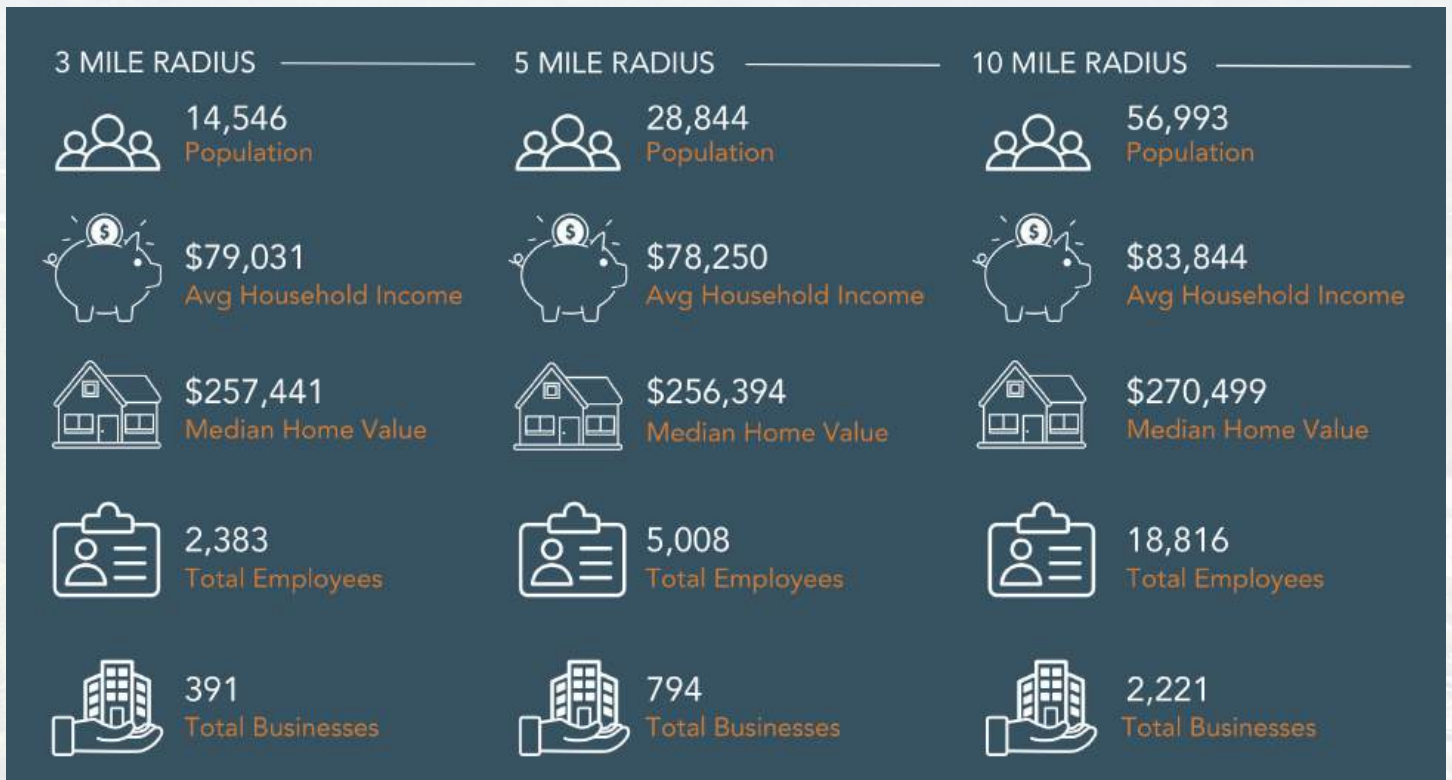


Price	\$990,000	County	Citrus
Property Address	7047 S Suncoast Blvd, Homosassa, FL 34446	Alt Key	1180805
Property Type	Commercial Land	STR	12-20-17
Size	7.42± Acres	Road Frontage	661.23 feet on US-19/S Suncoast Blvd
Zoning	MDR	Property Taxes	\$26.15 (2023)
Future Land Use	MDR	Utilities	12-inch Water Main 8-inch Force Main

Market Map

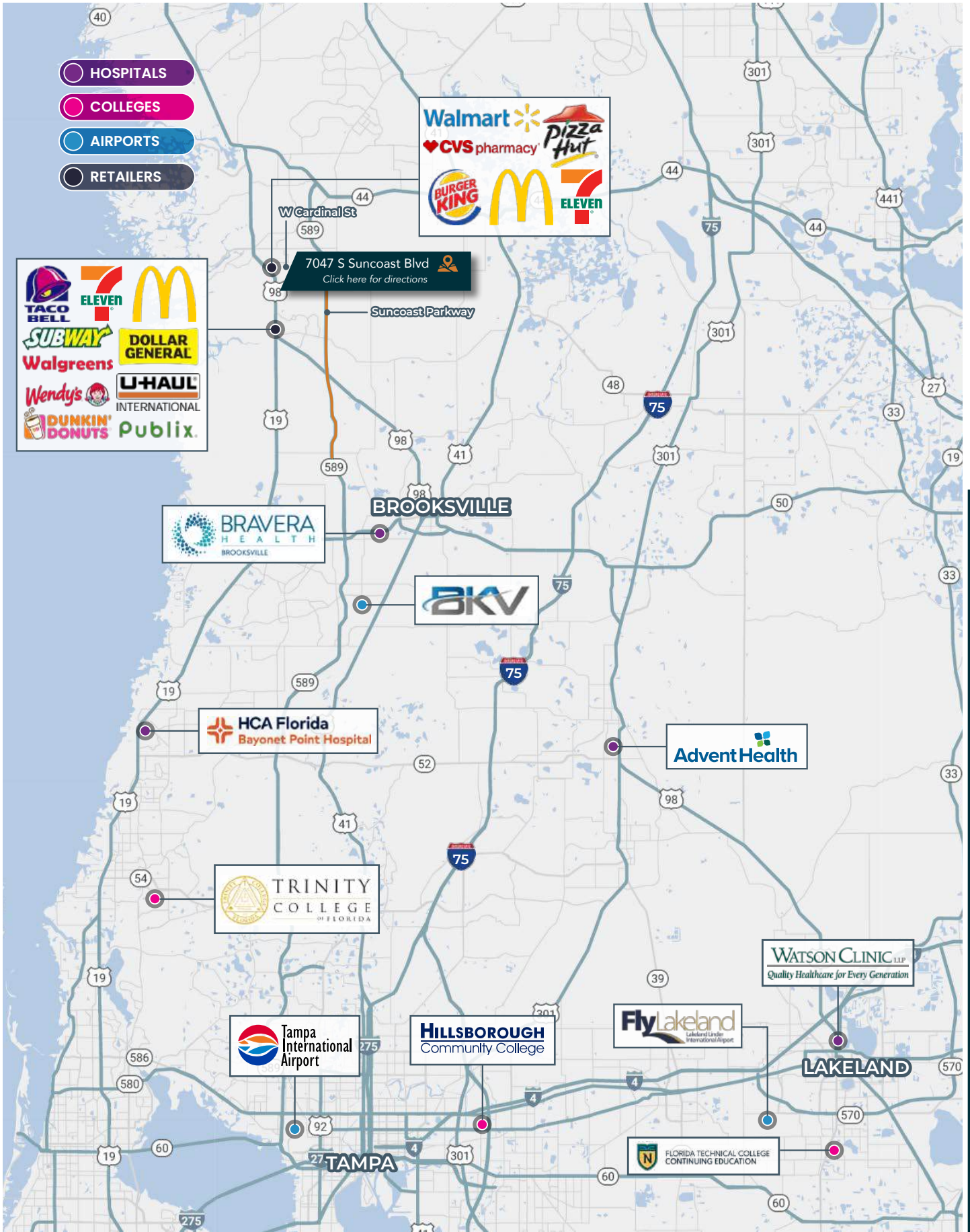


Demographics



Photos





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FISCHBACH LAND COMPANY

917 S PARSONS AVENUE, BRANDON, FL 33511

PHONE: 813-540-1000



BLAISE LELAULU, CCIM | Broker Associate
blaise@fischbachlandcompany.com