

FOR SALE

Residential Development Opportunity

2797 West Gulf to Lake Highway
LECANTO, FL 34461

Great development opportunity
located in Lecanto, Florida.

LECANTO
SURGERY
CENTER

HOSPICE
CARE
CENTER

SITE



Colliers International
One Urban Centre
4830 W Kennedy Blvd., Ste. 300
Tampa, FL 33609
+1 813 221 2290

CONTACT:

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AREA DEMOGRAPHICS

**Population Summary**
(2019)

251 1 mi.
8,104 3 mi.
32,923 5 mi.

**Average Household Income**
(2019)

\$62,695 1 mi.
\$66,988 3 mi.
\$60,827 5 mi.

**Projected Population**
(2017-2022)

0.47% 1 mi.
0.79% 3 mi.
0.85% 5 mi.

**Projected Median Household Income**
(2017-2022)

2.00% 1 mi.
1.41% 3 mi.
1.71% 5 mi.

**Unemployment Rate**

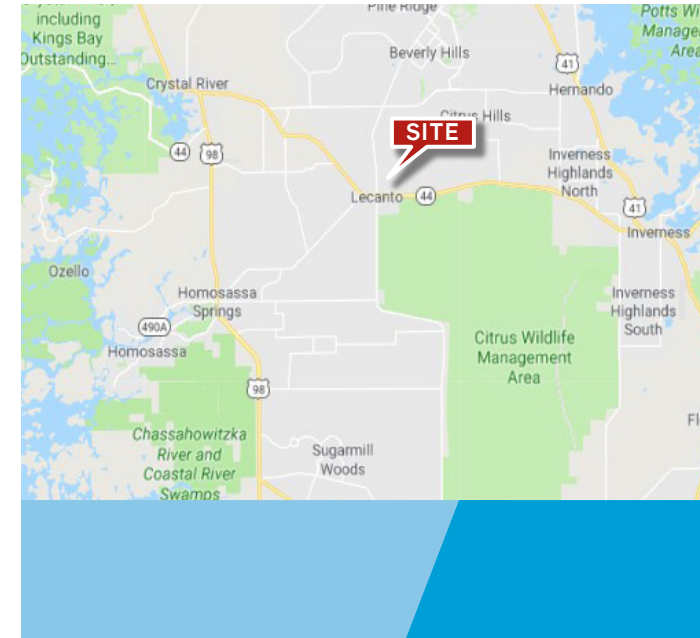
5.1% (Lecanto)
3.9% (U.S. Average)

SPECIFICATIONS

Address	2797 West Gulf to Lake Highway Lecanto, FL 34461
Parcel I.D.	1819004012000000033B
Location	North side of West Gulf to Lake Highway (FL-44), east of County Road 491
Size	8.35 acres
Future Land Use	MDR, medium density residential PSO, professional service & office
Utilities	Water available at site - 12" north side of Gulf to Lake Highway Sewer 8"
Zoning	5.48 acres PSO - 4 to 10 DU/acre 2.50 acres MDR MH - single family, max 4 DU/acre - multifamily, max 8 DU/acre
Permitted Uses	Single family, multifamily, church, office, medical, laundry/dry cleaners, gyms, grocery/retail, banks, restaurants, drugstores, etc.

PRICING

\$1,100,000

FOR MORE INFORMATION
PLEASE CONTACT:**MARK EILERS**

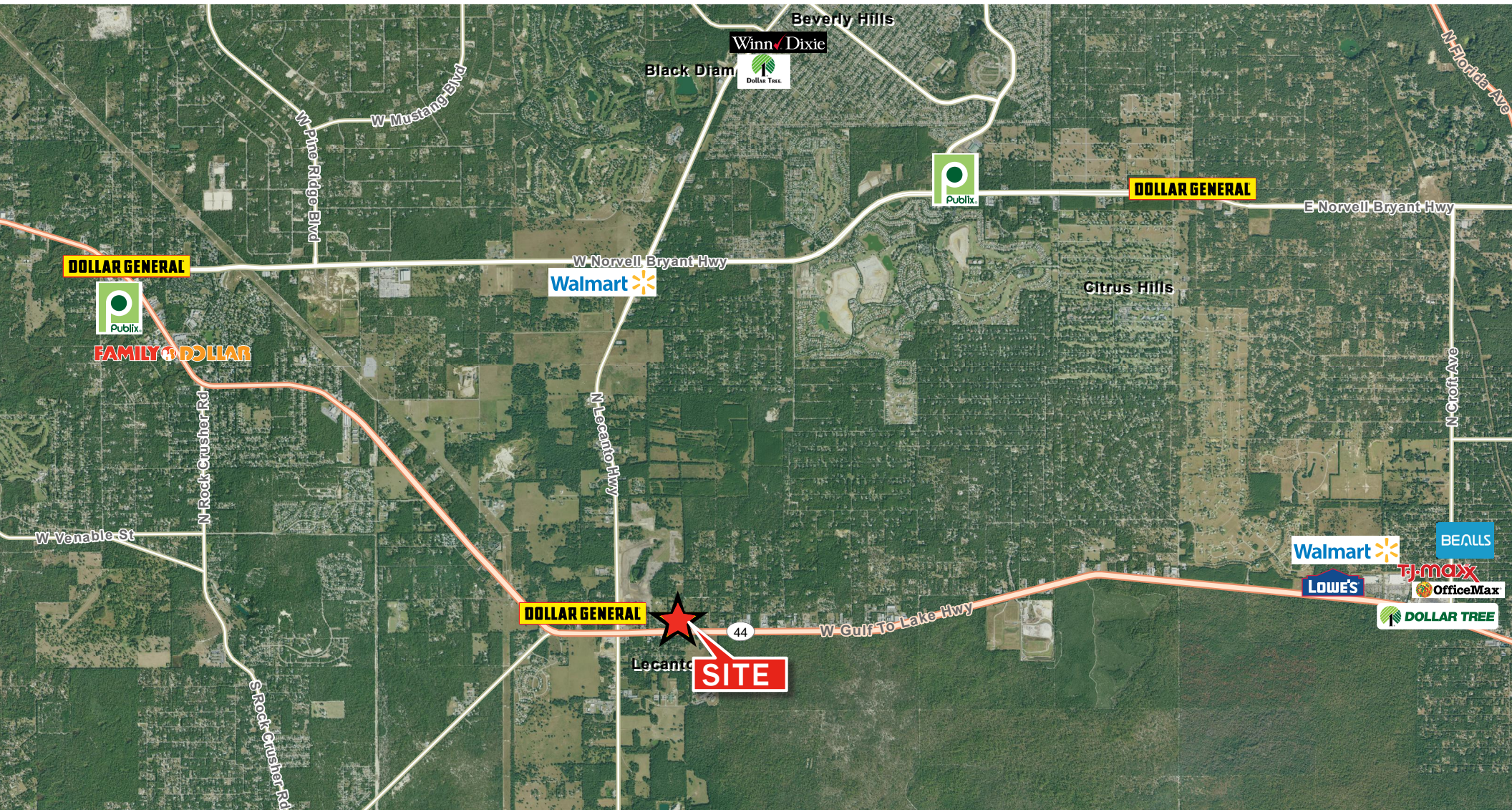
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