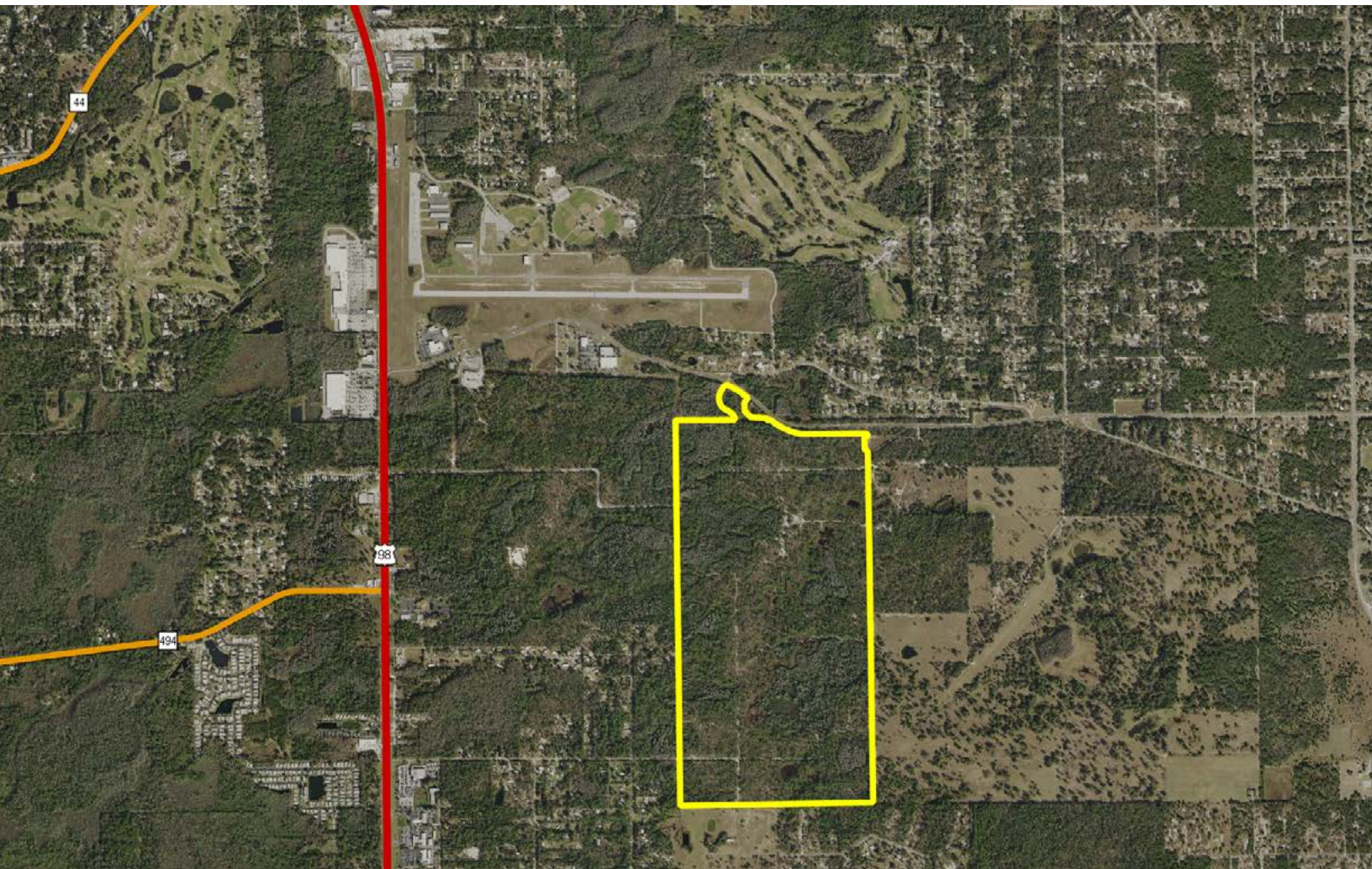


# CRYSTAL RIVER RESIDENTIAL DEVELOPMENT SITE

*CRYSTAL RIVER, FL | CITRUS COUNTY*

319.78 ± ACRES TOTAL







## SPECIFICATIONS & FEATURES

**Acreage:** 319.78 ± acres

**Sale Price:** \$2,302,416

**Price per Acre:** \$7,200

**Address:** 7844 W. Venable St., Crystal River, FL 34429

**County:** Citrus

**Road Frontage:** Venable Rd about 2,030 FT of frontage. Frontage on Penn St. and Highlands Ave.

**Zoning/FLU:** LDR (Low density Residential) - Citrus County allows up to 6 units per acre, conceptual site plan for 1,260 units

**Uplands/Wetlands:** 243.8 ± acres uplands

**Utilities & Water Source:** Withlacoochee Electric on site, County 12" water line located at the NW corner of the property, County central sewer adjacent to the property at Rock Crusher Rd and Venable Rd, 8" & 10" force main lines available.

**Nearest Intersection:** Nearest big intersection is US. Hwy 19 and Venable Rd less than 1 mile.

**Nearest Points of Interest:** Crystal River Airport is 6 minutes away, Crystal River, marinas, boat docks are



10 minutes away. Crystal River is a well known tourist area with many outdoor activities. Golf courses, public recreational facilities, parks and athletic fields are all very close. Larger cities are just a drive away with 77 miles to Tampa, 40 miles to Ocala and 90 miles to Orlando.



## LOCATION & DRIVING DIRECTIONS

**Parcel IDs:** 17E19S02 30000 and 17E18S35 33200

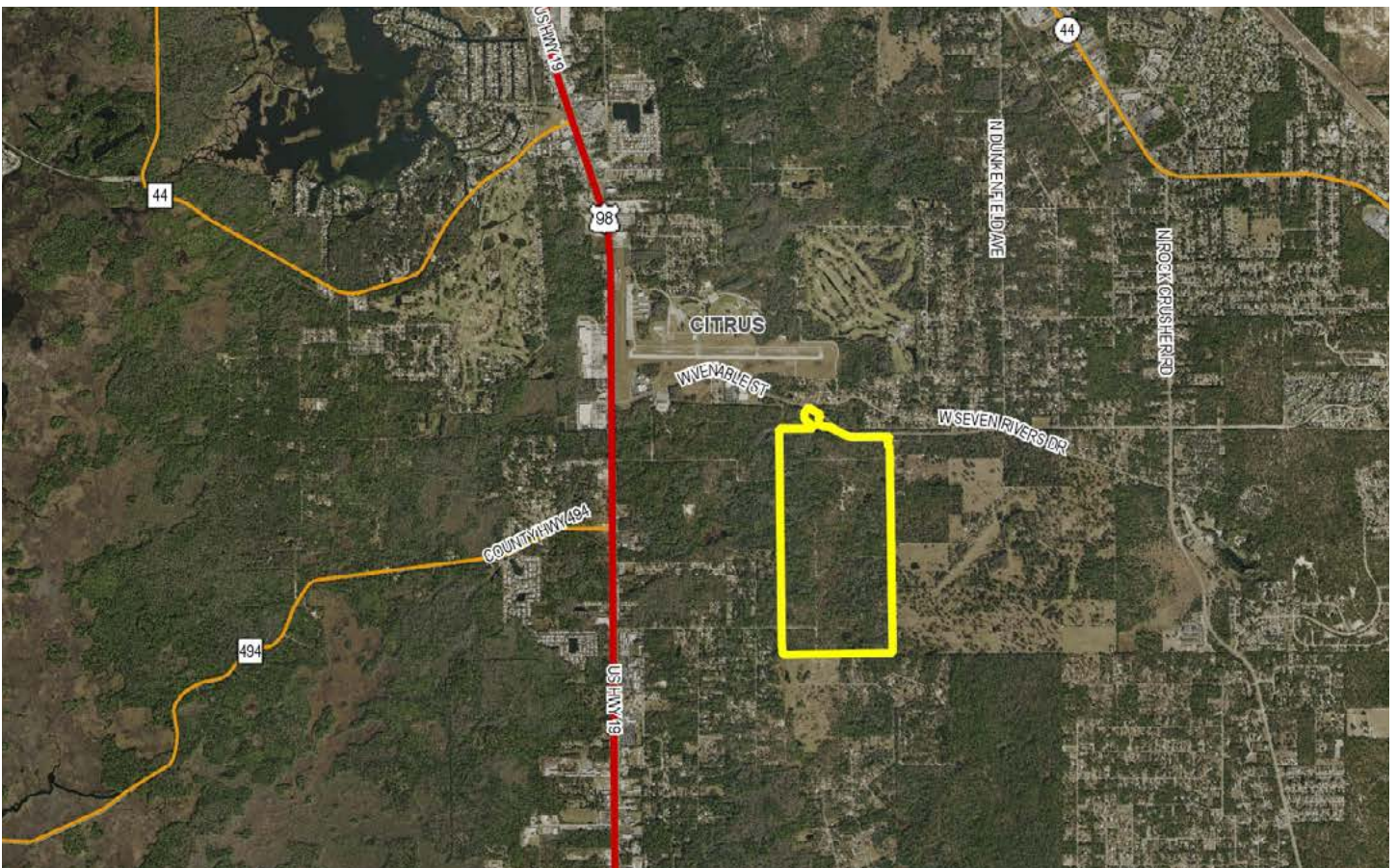
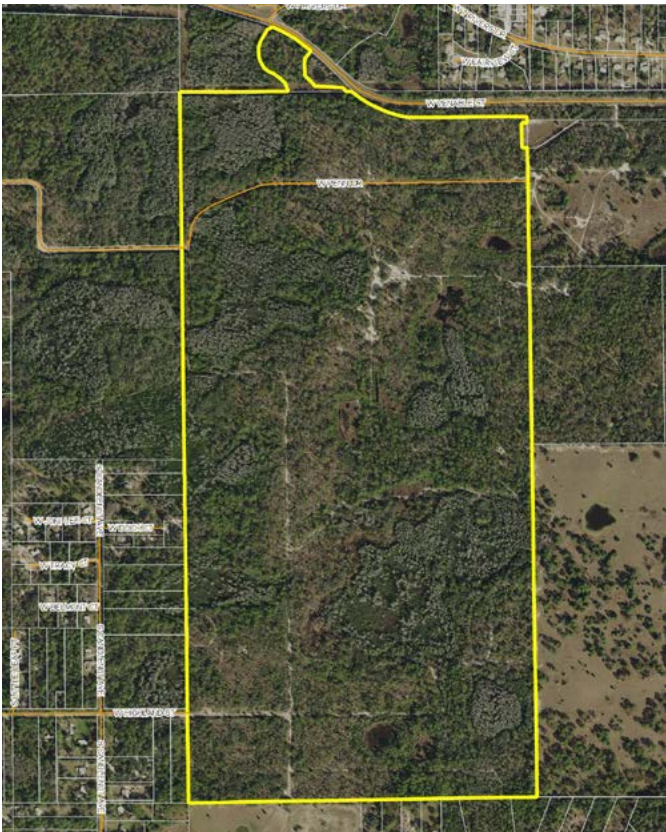
**GPS Location:** 28.8643422,-82.5797698

**Driving Directions:**

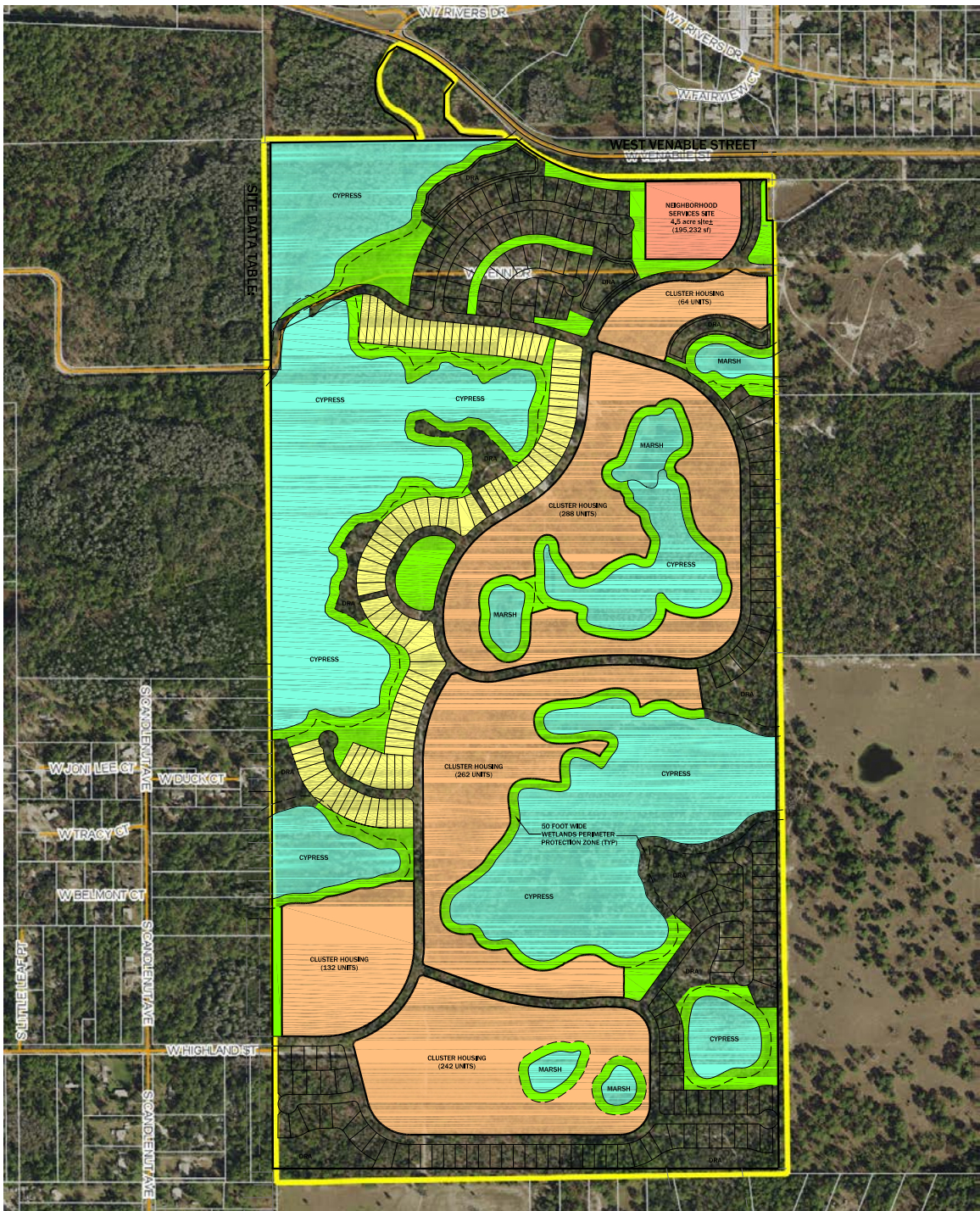
- From Crystal River go south on U.S. Hwy 19
- Turn east (left) on Venable Rd and go about 3/4 mile and the property is on the right.

**Showing Instructions:** drive by or call listing agent

The surrounding area offers ample opportunities for boating, diving, swimming, fishing, scalloping as well as a variety of Manatee Eco-Tours!







**SITE DATA TABLE:**

	SF Lots (60' X 125'±)	168 Lots
	SF Attached Lots	104 Lots
	Cluster Housing	988 Units
	TOTAL RESIDENTIAL UNITS / LOTS	1,260
	Neighborhood Services	4.5 Acres
	Wetland Open Space	99.4 Acres (31.5% of site)
	Upland Open Space Shown	41.4 Acres (13.1% of site)
	TOTAL OPEN SPACE	140.8 Ac. (44.6% of site)

**SITE DATA:**

1. TOTAL SITE AREA = 315.60 ACRES
2. ATLAS DESIGNATION = LDR (Low Density Residential)
3. PROPOSED CHANGE TO PDR (Planned Residential Development)
4. PROPOSED LOTS:  
1,260 Total Lots / Units Shown on Plan
5. GROSS DENSITY = 1,260 LOTS / 315.60 ACRES = 4.0 DU/AC
6. PROPOSED PROJECT ASSUMES CENTRAL WATER & SEWER.
6. 20% OPEN SPACE REQUIRED FOR PD. (A total of 44.6% of the site as shown is in open space)

**GENERAL PLAN NOTES:**

1. PROJECT BOUNDARY INFORMATION PROVIDED BY NATURE COAST LAND SURVEY, INC.
2. CYPRESS AND MARSH AREA DELINEATIONS SHOWN ARE APPROXIMATE ONLY AND ARE BASED UPON FLUCCS MAP PROVIDED BY EARTH BALANCE.
3. PROPOSED ROAD RIGHT OF WAYS SHOWN ON THIS PLAN ARE 50 FEET WIDE (ALLOWED WITH CURB & GUTTER).
4. PROPOSED DRAINAGE RETENTION AREAS (DRA'S) SHOWN ON THIS PLAN ARE CONCEPTUAL ONLY.
5. THIS PLAN WAS PREPARED FOR PLANNING AND LAND USE DISCUSSIONS ONLY.



This development property is unique and one of the last larger development tracts located near the Gulf of Mexico and Crystal River. Located on Venable Road less than 1 mile east of U.S. Hwy 19 this development site is located only 10 minutes from multiple attractions. This appealing land allows up to 6 units per acre. A conceptual site plan allows for 1,260 total units. Take advantage of this development opportunity by contacting the listing agents to learn more about development plans.





Crystal River is well known as one of the best places in the world to view manatees in their natural habitat! Crystal River welcomes thousands of visitors each year from around the world. Just 90 miles from lively Orlando and the magic of Walt Disney World, visitors find a different type of enchantment in Crystal River. The surrounding area offers ample opportunities for boating, diving, swimming, fishing, scalloping as well as a variety of Manatee Eco-Tours. In downtown Crystal River you can walk to charming specialty shops, amazing restaurants, and festive bars. Located close to the waterfront, downtown is where you will find the City's many festivals and events.









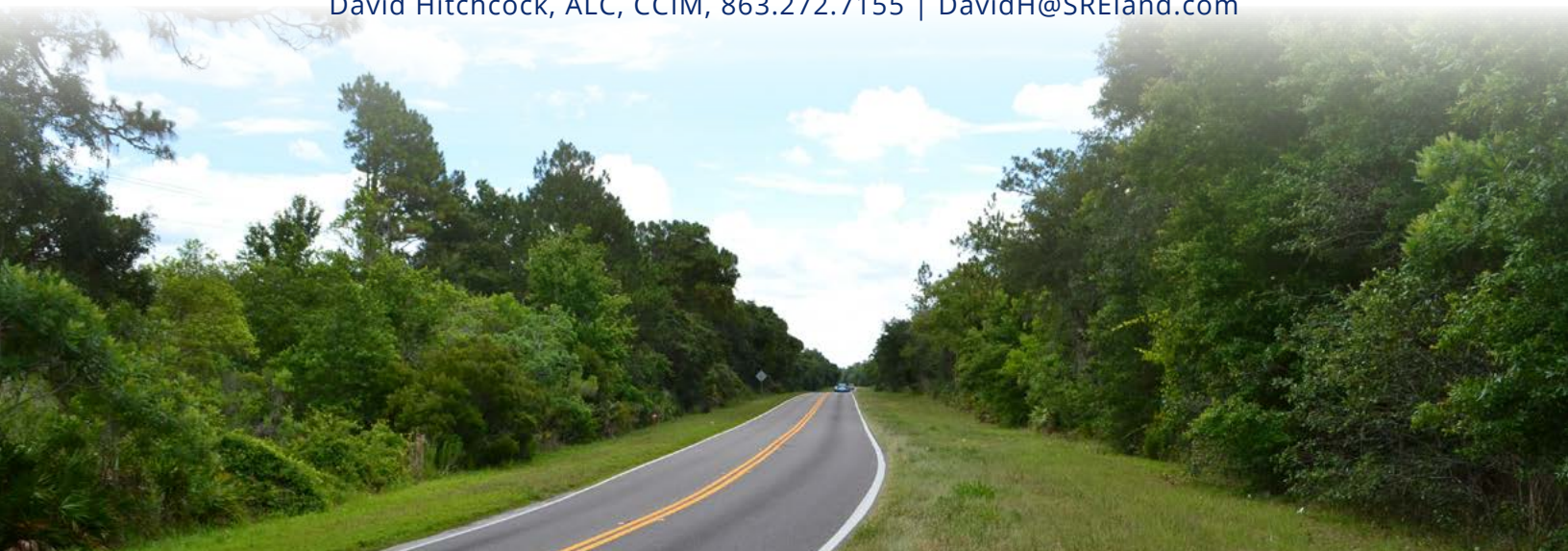


114 N. Tennessee Ave.  
3rd Floor  
Lakeland, FL 33801

**319.78 ± Acres • Great fishing and scalloping in Crystal River**  
Many restaurants all around in the City of Crystal River  
Plenty of shopping and retail

## SREland.com/CrystalRiverResidential

Clay Taylor, ALC 863.774.3532 | Clay@SREland.com  
David Hitchcock, ALC, CCIM, 863.272.7155 | DavidH@SREland.com



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Lakeland, FL 33801  
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**LAKE CITY OFFICE:**  
356 NW Lake City Avenue  
Lake City, FL 32055  
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