

# Project: US Hwy 301 & N.E. 165th Street

Prepared For: American Heritage Land & Investment Corp. of Florida, Inc.

**SITE LOCATION:** West side US Hwy 301 and NE 165 Street (property extends south along Hwy 301 from this intersection) located in Citra, Marion County, Florida

**SITE SIZE:** 10.00 acres, more or less

**SITE TOPO:** Flat and level - at grade

**ZONED:** Currently zoned RC-1 – Rural Commercial

**MAX FAR:** TBD upon rezoning (Note: generally, 0.70 FAR in commercial districts)

**UTILITIES:** No municipal water or sewer is available to site, well and septic allowed

**AREA POPULATION:** (Est. 2007) 639 (1-mile) 4,241 (3-mile) 8,656 (5-mile)  
(Proj.2012) 676 (1-mile) 4,530 (3-mile) 9,430 (5-mile)

**TRAFFIC COUNT:** ADDT 14,400 (Count Station on Hwy 301 opposite Site)

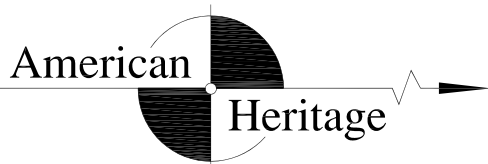
**SITE FEATURES:** This spectacularly located parcel fronts a 4-lane major transportation corridor (1,370"+/- of highway frontage) and is less than 1.8 miles South of the town of Citra.

**DEVELOPMENT POTENTIAL:**

As an RC-1 zoned parcel, the ample 10-acre site size allows for a considerable amount of use for agricultural related commercial uses including numerous retail and or wholesale businesses for agricultural, farm as well as veterinary facilities. There is also available a special exception use for use as a church site or for commercial vehicle parking (in excess of 10,000lbs.)

**SALE TERMS:** \$ 750,000 for the 10.0 acres = \$ 75,000.00/Acre

**Contact: David Harden, Lic. Real Estate Broker**  
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**SITE PROSPECTUS - FAST FACTS**