

LAND FOR SALE

## LECANTO COMMERCIAL LAND

LECANTO, FL  
9.78 +/- ACRES



OFFERED AT

**\$790,000**

## Citrus County Commercial.

Get in early for development investment at this prime West Central Florida location just minutes from the newly-constructed Suncoast Parkway. Situated on Lecanto Highway in Citrus County, Florida, this 10-acre property is mixed-zoned for Medium-density Residential and General Commercial.

Lecanto is a growing region for economic opportunities in Florida. Development projects are on the rise including single- and multi-family residential, as well as commercial projects. The Suncoast Parkway brings ease of access to commuters with the ongoing extension from Tampa, just an hour away. Phase I is completed and operational with an exit ramp/interchange just 1.5 miles west of the property.

Don't miss this opportunity to capitalize on the early growth in the bedroom community of Lecanto!

PRESENTED BY:

**John A. Evans, Sr.**  
Founder/Broker



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### LOCATION

1066 S. Lecanto HWY and  
1110 S. Lecanto HWY  
Lecanto, FL 34461  
Citrus County

### SIZE

9.78 +/- acres

- 1 hour from Tampa/Tampa International Airport
- 45 minutes to Ocala
- 40 minutes to Wildwood/The Villages
- 15 minutes to Inverness
- 20 minutes to Homosassa
- 20 minutes to Crystal River

### FLU/ZONING

Mixed. Medium-density Residential in West sector; East sector with road frontage is General Commercial\*. **Buyer must confirm ALL zoning and land use requirements.**

\*Citrus County Zoning Charts available upon request

### INFRASTRUCTURE

Highway 589, or the Suncoast Parkway\*, is a newly-constructed extension from Tampa, Florida, with ongoing plans to continue North to Red Level, Florida.

**Phase I:** Complete. Operational with exit ramp/interchange at HWY 44, 1.5 miles West of property.

**Phase II:** Funded/planned for opening in 2026; Red Level extension.

\*See included map for reference.



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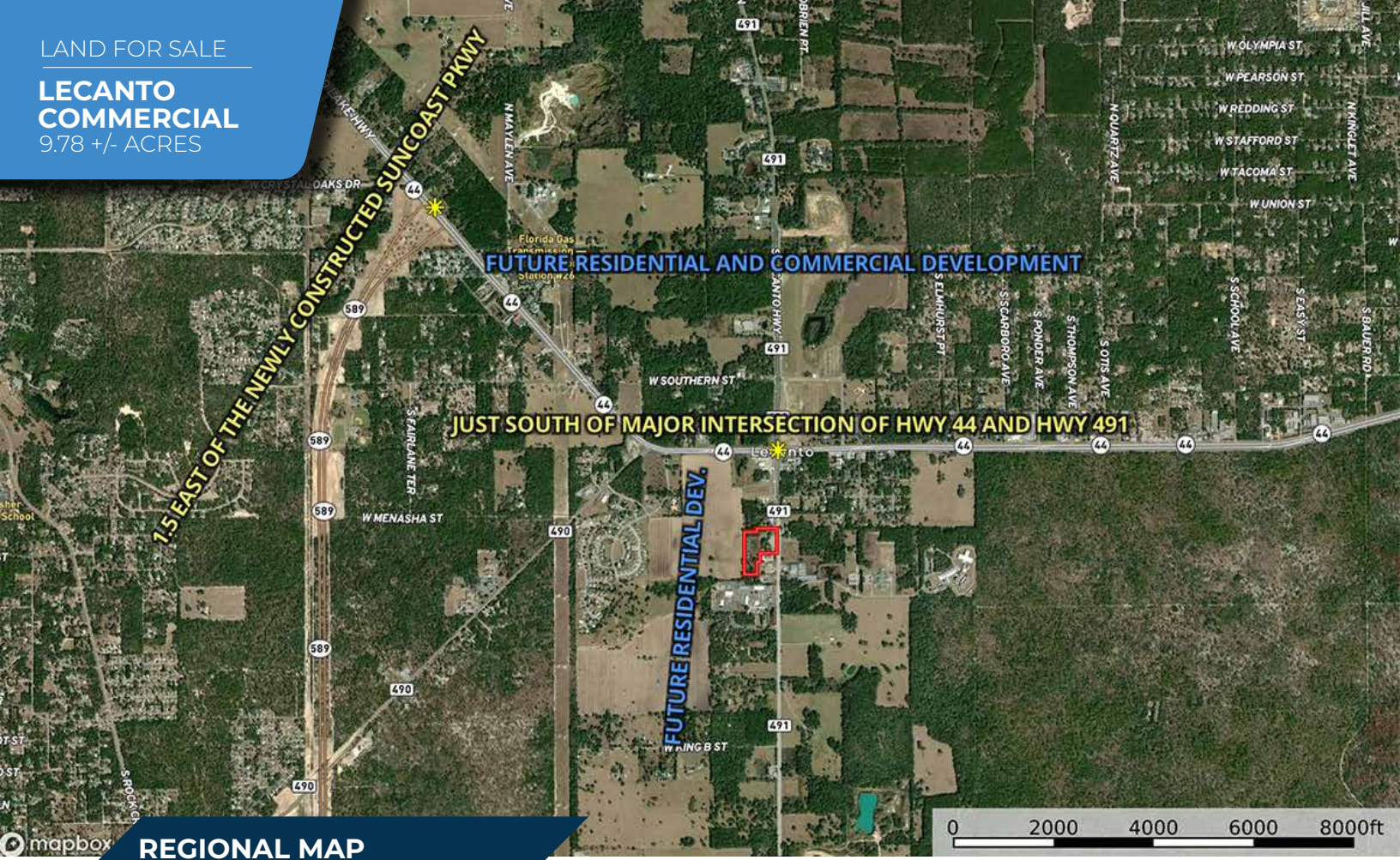
9.78 +/- ACRES



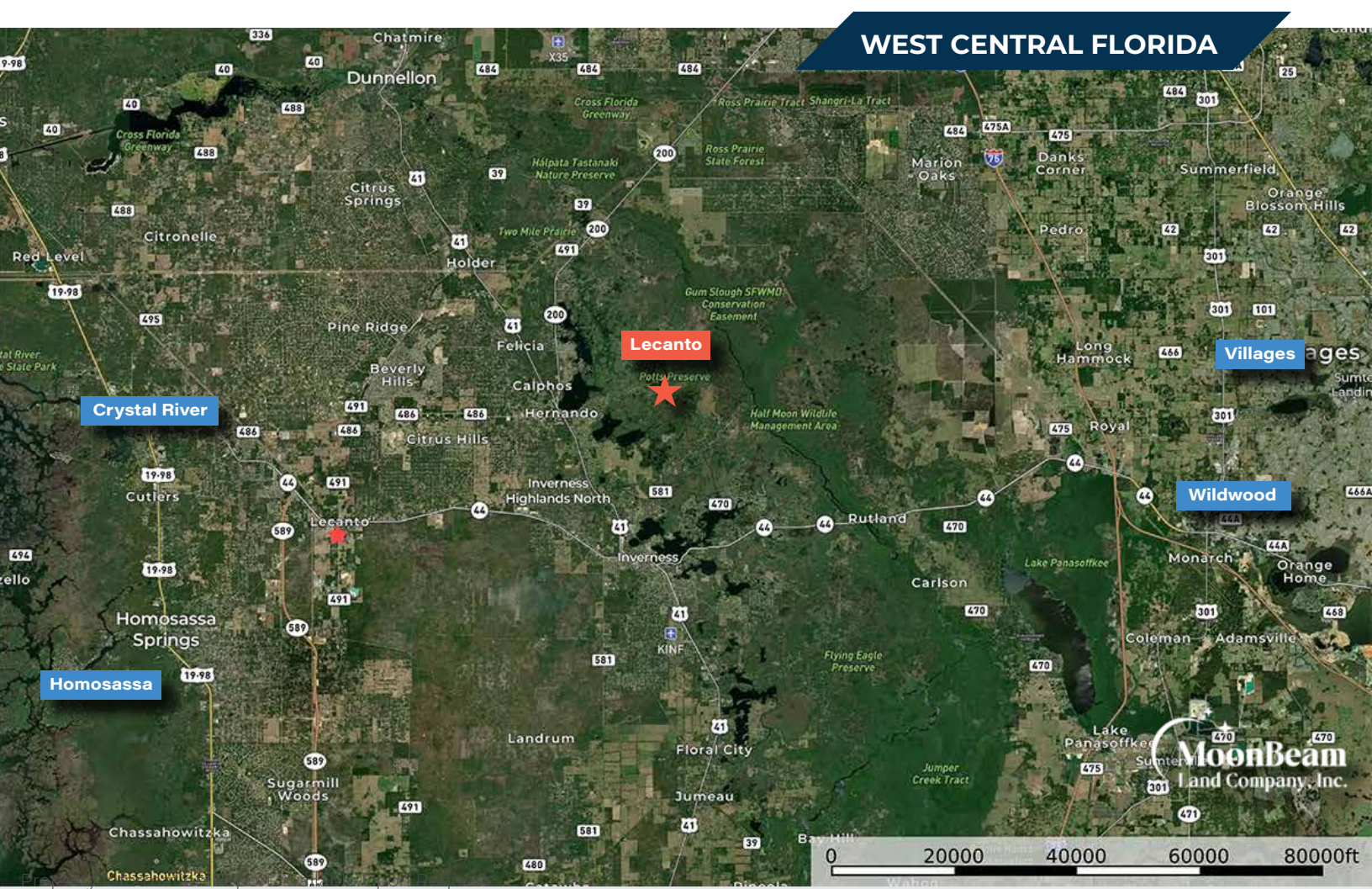
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## REGIONAL MAP



## WEST CENTRAL FLORIDA



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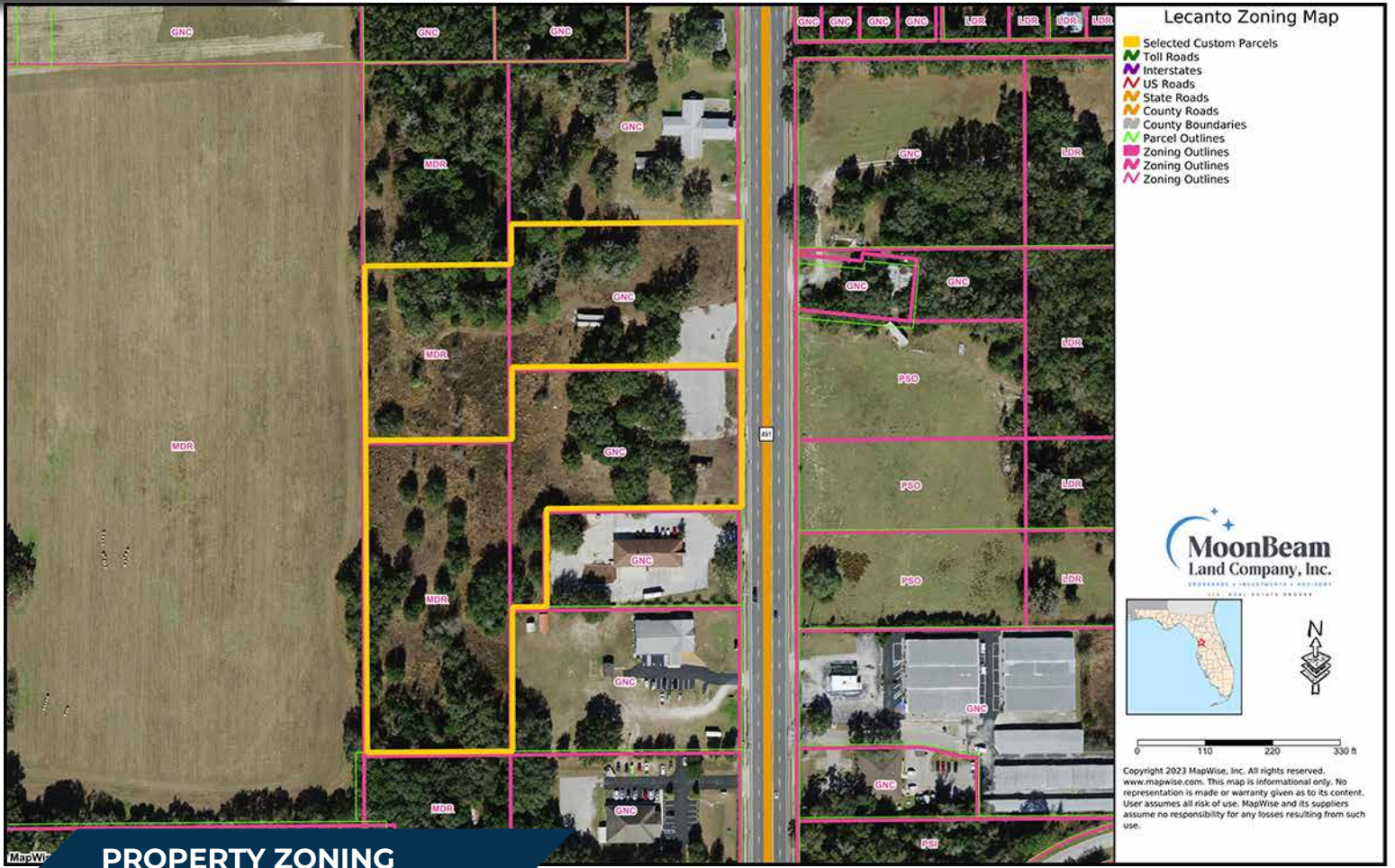


**PROPERTY BOUNDARY**

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## PROPERTY ZONING

\*Buyer is required to confirm ALL zoning.

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## LECANTO COMMERCIAL

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### IDEALLY LOCATED

Lecanto Commercial Land is conveniently located within short distances to major cities, airports, and thoroughfares.

- ◆ 1.5 miles to 44/589 interchange
- ◆ 1 hour to Tampa/Tampa Intl. Airport
- ◆ 45 minutes to Ocala
- ◆ 40 minutes to Wildwood/The Villages
- ◆ 15 minutes to Inverness
- ◆ 20 minutes to Homosassa
- ◆ 20 minutes to Crystal River



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MoonBeam Land Company is your premier brokerage for Florida Agri-Real Estate and Commercial Land sales. Backed by seven generations of Florida heritage, MoonBeam Land Company is the expert in Florida land, real estate investments, and advisory. Led by John A. Evans, Sr., Licensed Real Estate Broker, our market experience spans 15 years yielding more than \$575 million in transactional volume on more than 84,000 acres of land sales throughout the state.



**John A. Evans, Sr.**  
Founder/Broker

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