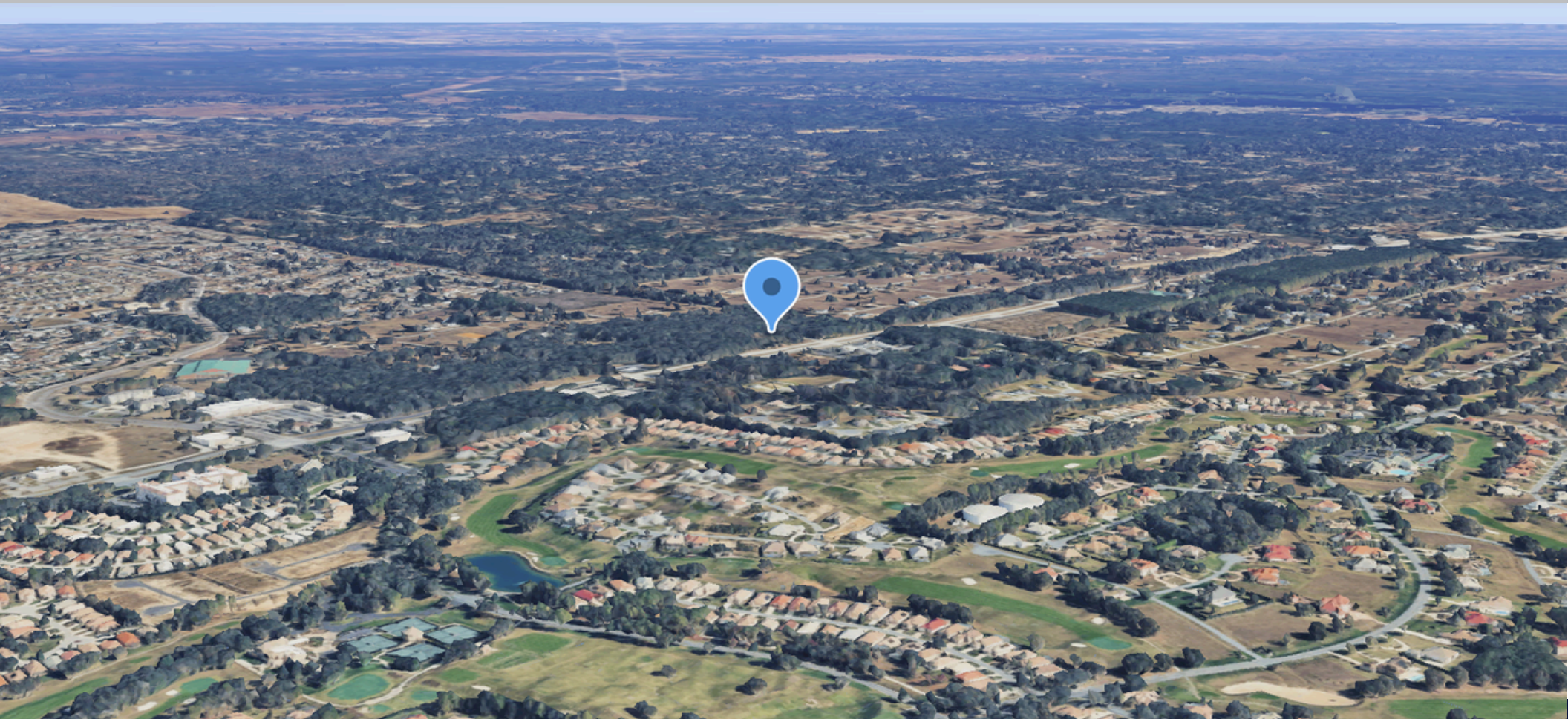


FOR SALE

161 W NORVELL BRYANT HIGHWAY, HERNANDO, FL 34442

COASTAL
COMMERCIAL
REAL ESTATE

COASTAL PROPERTIES GROUP INTERNATIONAL, LLC



JUSTINE FITE

727.300.1729

Justine@CoastalCRE.com

JENN BOYETTE

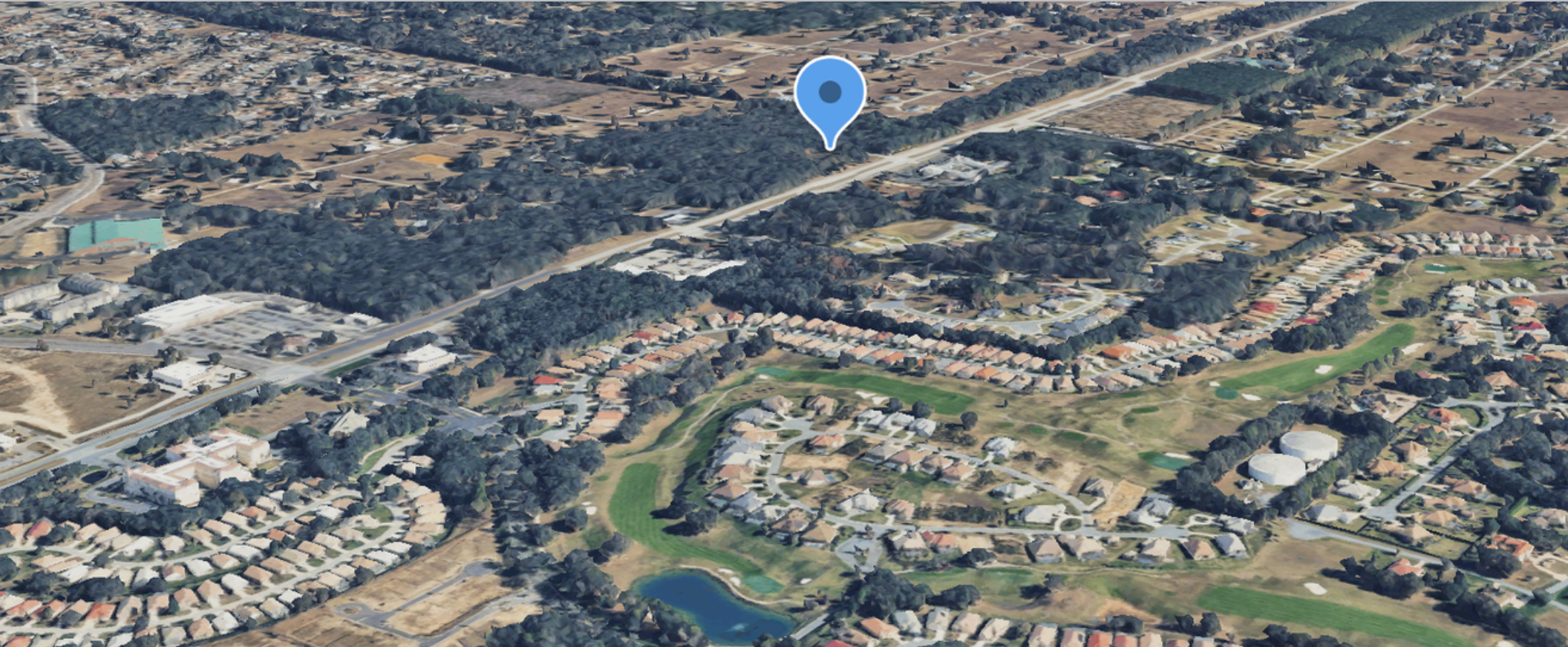
813.714.0084

Jenn@JennBoyette.com

COASTAL
PROPERTIES GROUP INTERNATIONAL

Forbes
GLOBAL PROPERTIES

INVESTMENT HIGHLIGHTS



PRICE
\$675,000 (~\$340,900/AC)

ZONING
GNC (General Neighborhood Commercial)

LAND SF
86,249

LAND AC
1.98

FRONTAGE
±300' on Norvell Bryant Hwy (CR-486)

TRAFFIC COUNTS
Approx. 12,700 VPD

PROPERTY DETAILS

Prime 1.98 AC development site located along Norvell Bryant Hwy (CR-486), one of Citrus County's primary east-west commercial corridors connecting US-19 in Crystal River to US-41 in Hernando.

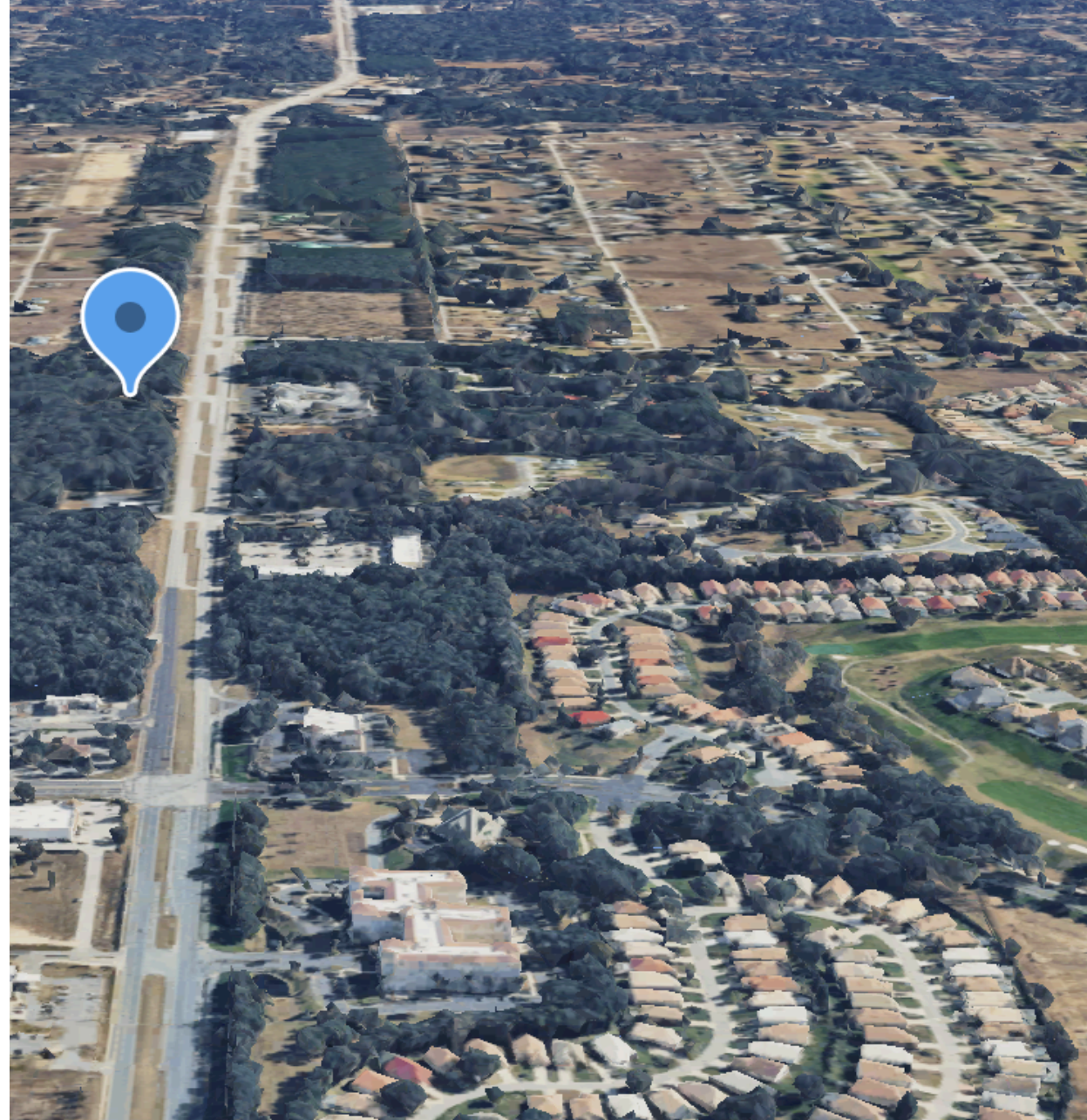
The property offers approximately 300' of highway frontage with strong visibility and traffic exceeding 12,000 VPD.

Positioned directly adjacent to the Tampa General Hospital Crystal River Emergency Center and in close proximity to the planned 53-acre TGH North medical campus expansion, creating significant long-term demand for commercial services in the immediate area.

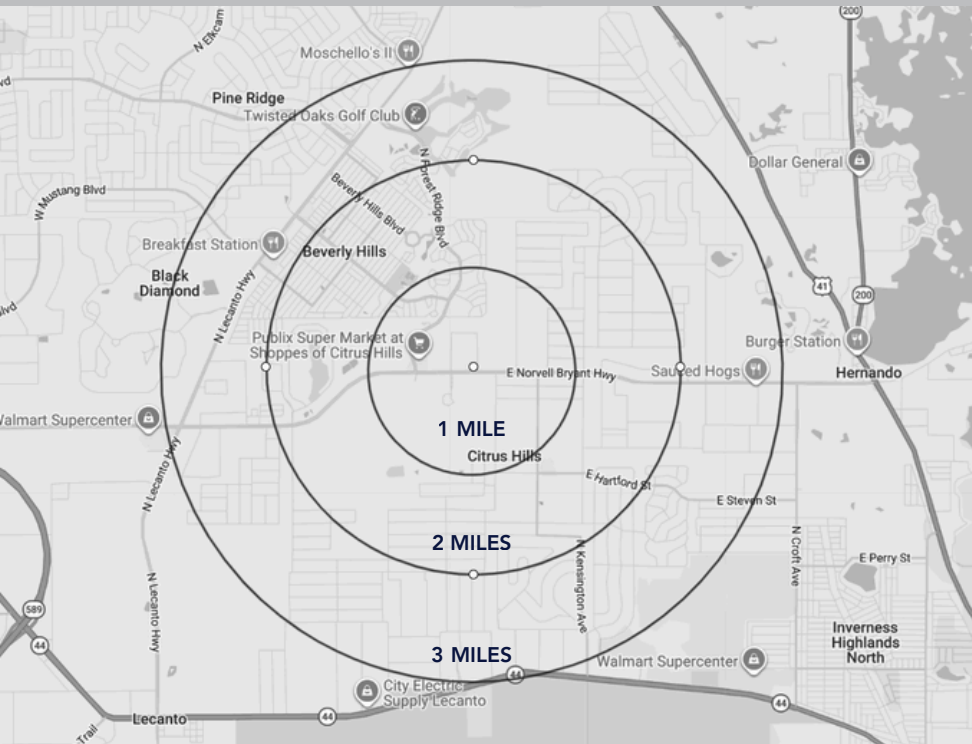
Surrounded by established national retailers including Publix, Walgreens, CVS, and other service-oriented businesses, and supported by dense nearby residential communities throughout Citrus Hills and Hernando, including multiple golf clubs and master-planned neighborhoods.

GNC zoning allows a wide range of neighborhood commercial uses. The site may support higher intensity commercial or hospitality uses subject to county approvals.

Two sets of development plans and soil testing have already been completed, offering a streamlined path toward development along a rapidly growing commercial corridor.



DEMOGRAPHICS



	1 MILE	2 MILES	3 MILES
2020 Population	3,349	16,882	26,900
2024 Population	3,754	17,829	28,064
2029 Population Projection	4,291	20,205	31,744
Annual Growth 2020-2024	3.0%	1.4%	1.1%
Annual Growth 2024-2029	2.9%	2.7%	2.6%
Median Age	68.2	63.1	61.3
Bachelor's Degree or Higher	35%	27%	25%

