

**LAND FOR SALE**

**54.5 ACRES**

**Inverness  
Development  
Site**

2300 U.S. Hwy 41  
Inverness, FL 34450

**Cody Brightwell**  
Managing Director  
C: 440.376.1006  
cody@nyecommercial.com

**Brent Nye**  
Partner  
C: 813.997.3333  
brent@nyecommercial.com



4875 Bruce B. Downs Blvd., Wesley Chapel, FL 33544 | [nyecommercial.com](http://nyecommercial.com)

# 54.5 ACRES

2300 U.S. Hwy 41, Inverness, FL 34450

<b>Sale Price:</b>	\$3,999,000
<b>Property Type</b>	Land
<b>Property Subtype</b>	Residential
<b>APN</b>	20E-19S-07-13000
<b>Lot Size</b>	54.5 Acres

Located at 2300 South US Highway 41 in Inverness, this 54.5-acre site presents a rare mixed-use zoning land opportunity. The parcel is located 1 mile north of Downtown Inverness and State Road 44 offering flexibility for traditional development, build-to-rent, or phased delivery strategies.

The property offers 2,348 feet of frontage along US Highway 41 with traffic counts exceeding 15,500 vehicles per day and benefits from full city utilities already available to the site, including water, sewer, electric, and natural gas. Strategically located in growing Citrus County, north of the Tampa Bay MSA, the project is well-positioned to capitalize on increasing demand for both rental and for-sale housing driven by continued in-migration and lifestyle-focused living preferences.

Inverness has benefitted from new growth with retailers like Home Depot, Sprouts, Longhorn Steakhouse and other national brands opening locations in the area.



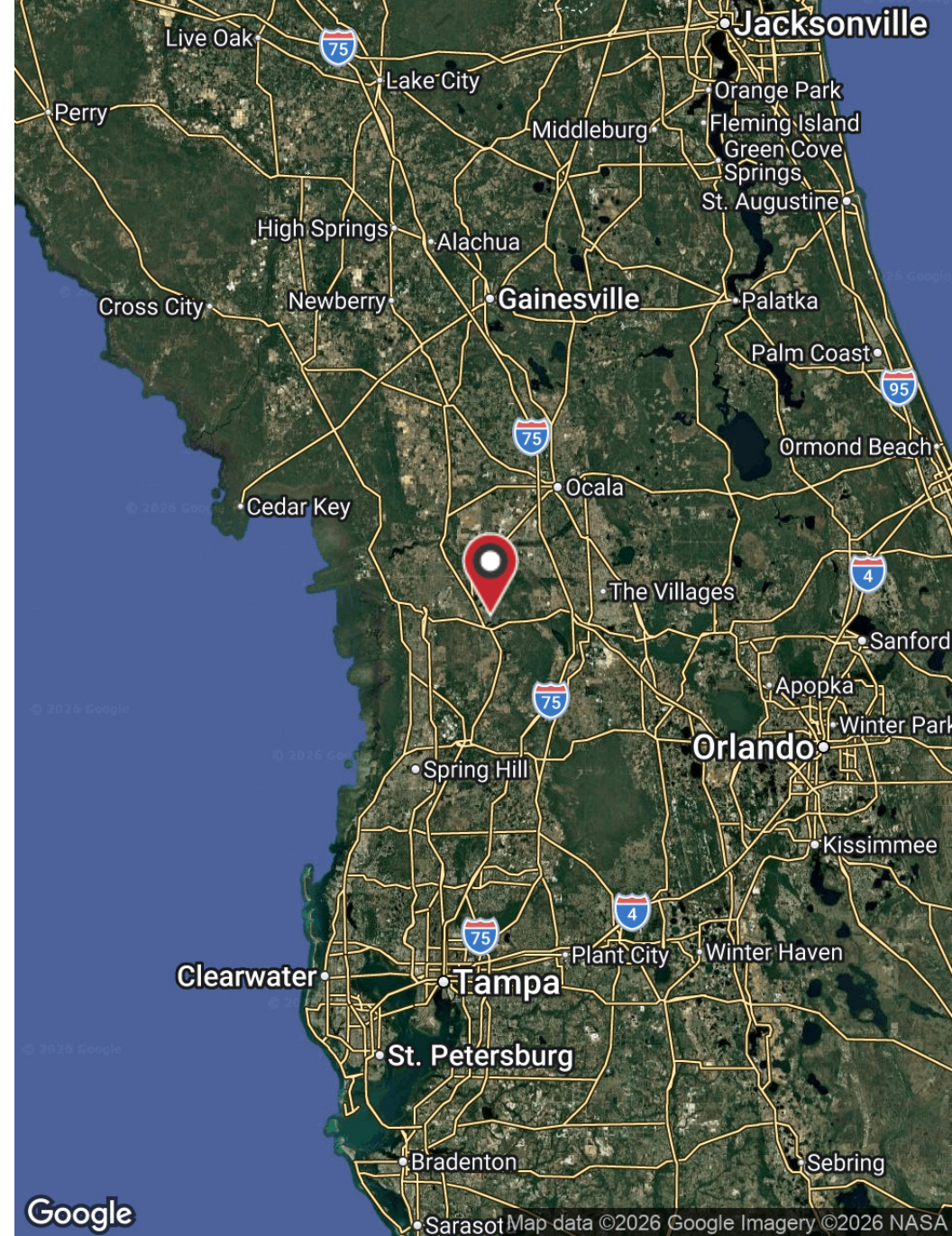
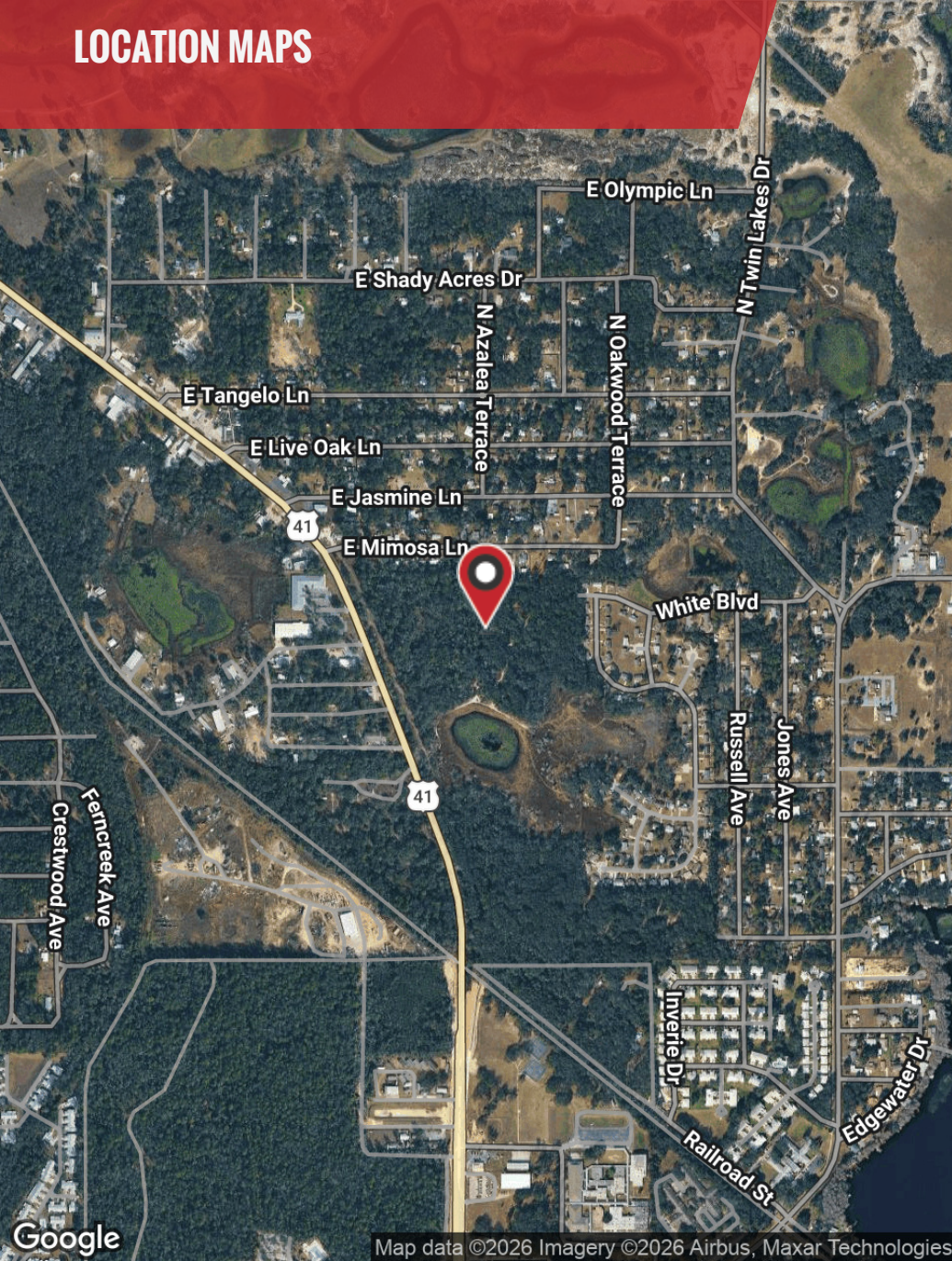
- Zoned ULD/R2, MD/R4, C, OS/R
- 54.5 Acres
- Approximate 14 acre pond/flood zone in center of the site.
- Perfect for a development for Single Family Homes.
- Located next to the Withlacoochee State Trail, a paved 46 mile Florida National Scenic Trail for Biking or hiking.
- Water, Sewer, Electric all available.

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# LOCATION MAPS



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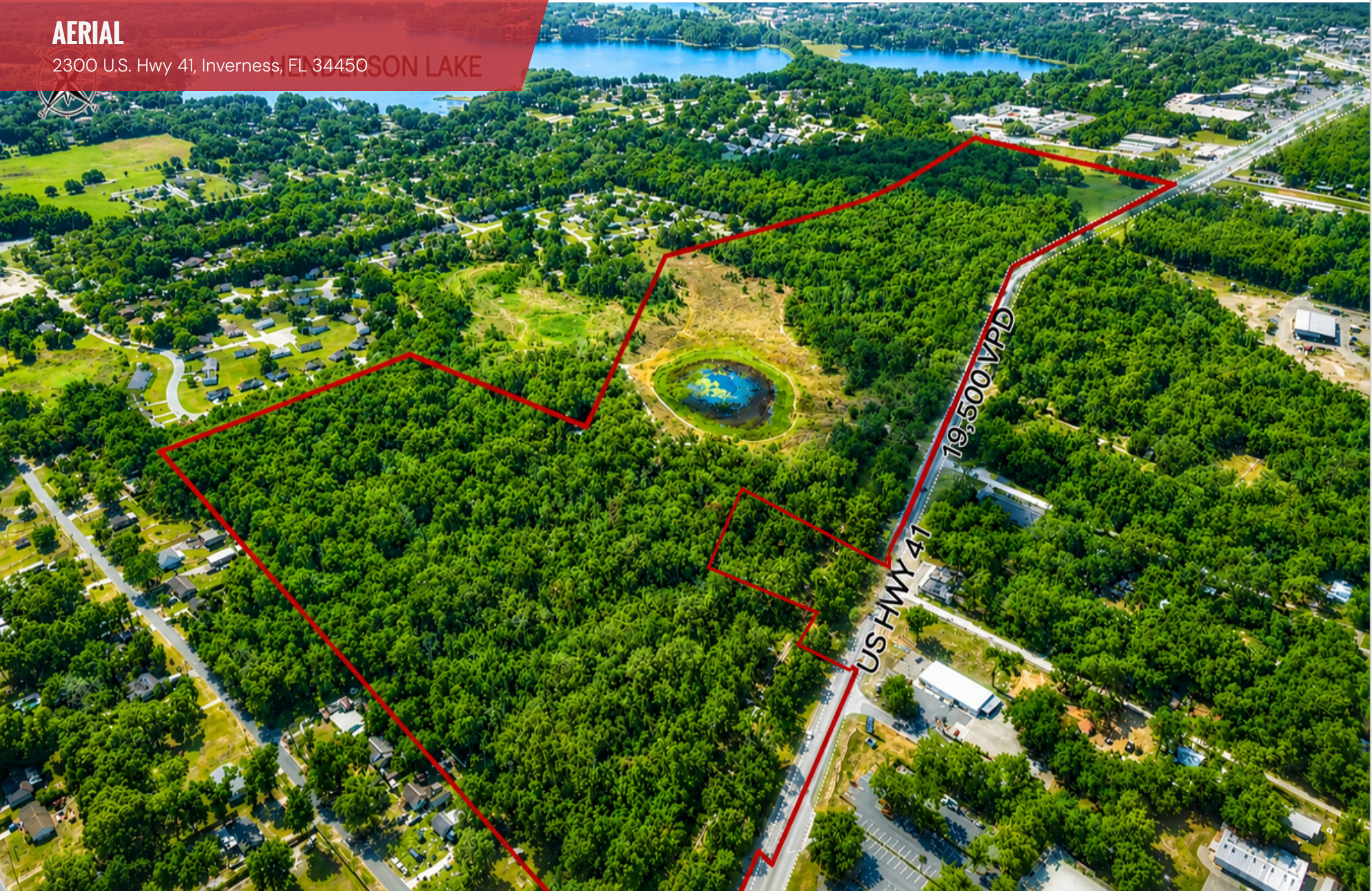
**Brent Nye**  
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# AERIAL

2300 U.S. Hwy 41, Inverness, FL 34450

HENDERSON LAKE



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# AERIAL

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DOWNTOWN INVERNESS

HENDERSON LAKE

US HWY 41

19,500 VPD

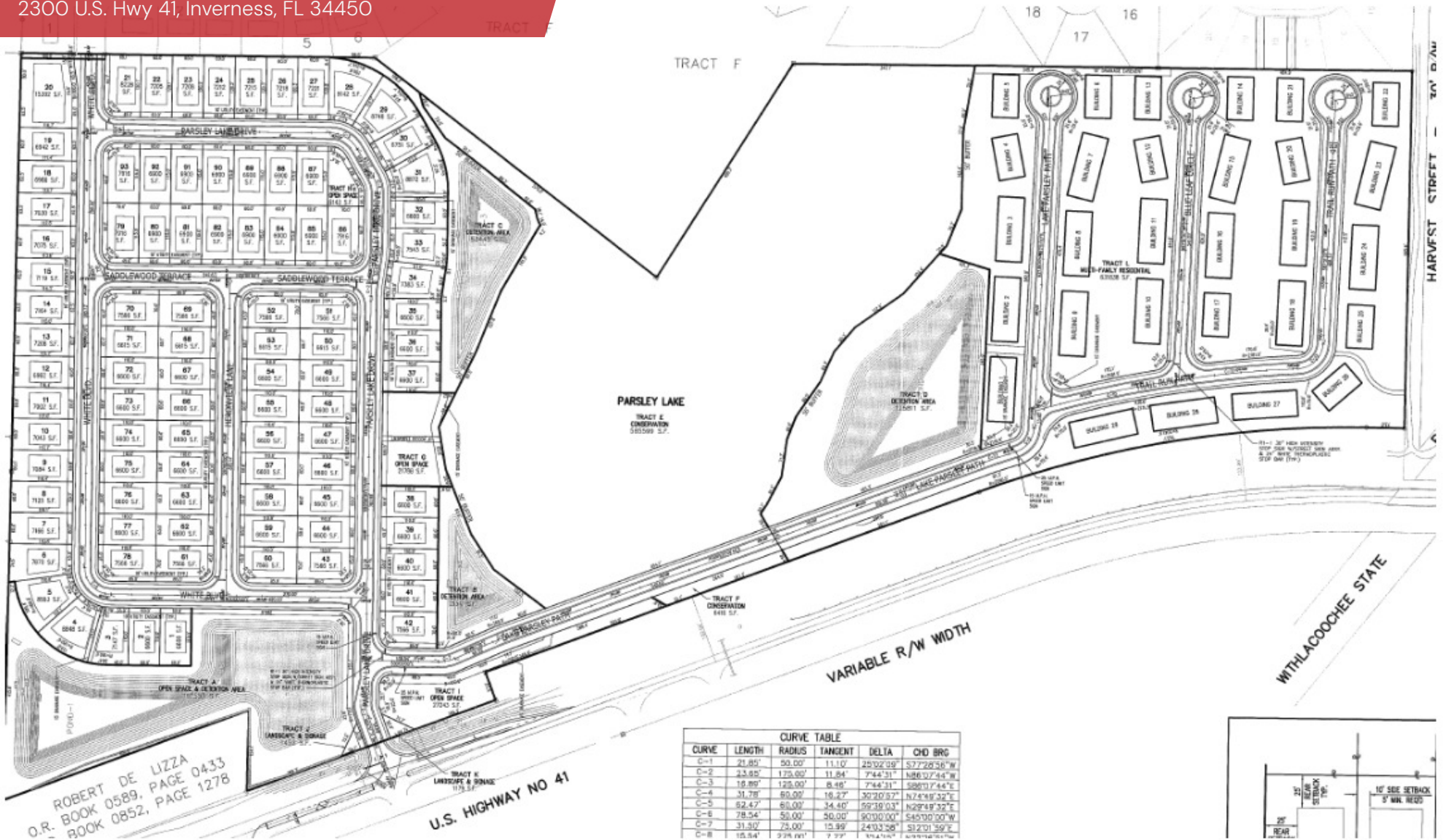
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# SITE PLAN

2300 U.S. Hwy 41, Inverness, FL 34450



ROBERT DE LIZZA  
O.R. BOOK 0589, PAGE 0433  
BOOK 0852, PAGE 1278

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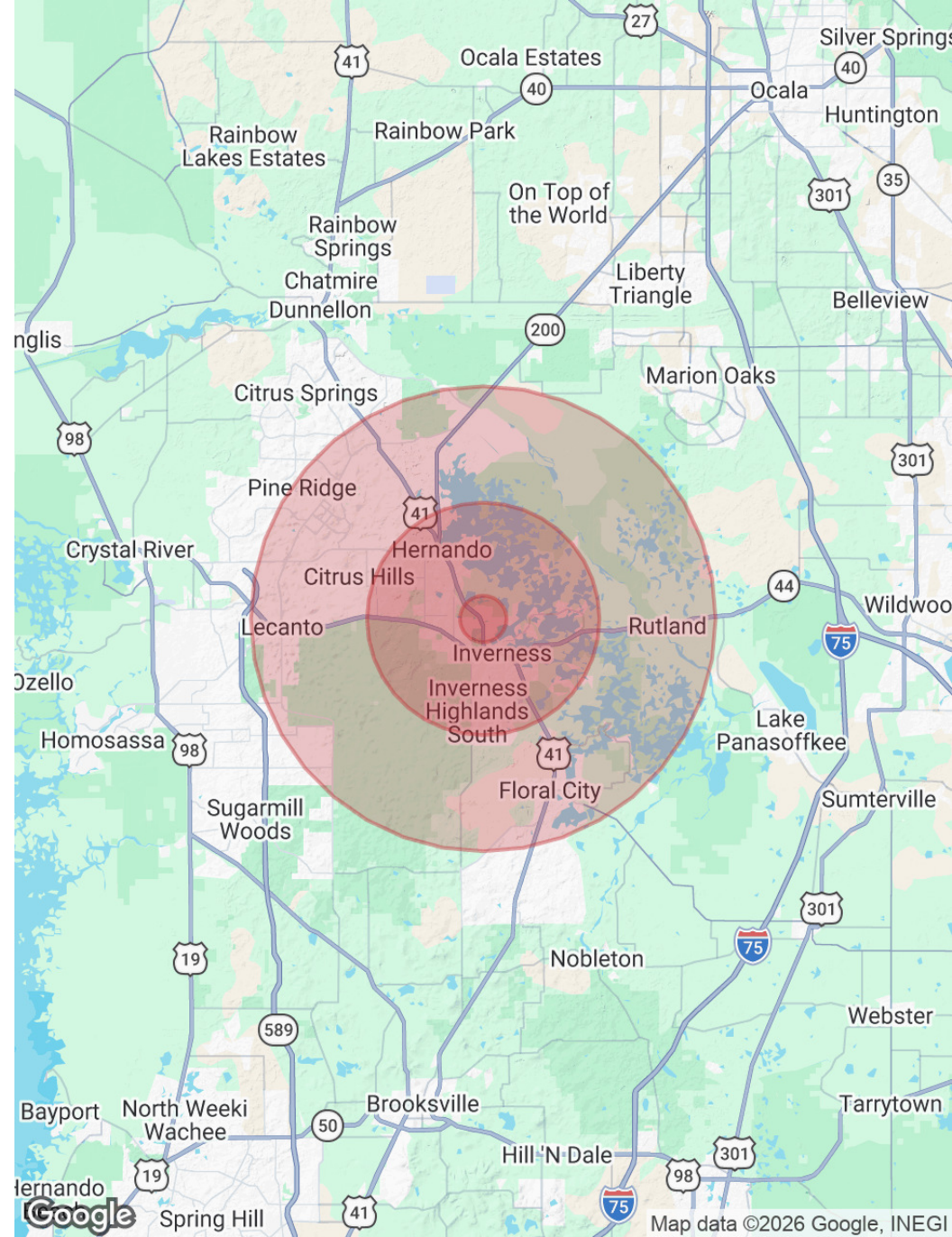


# DEMOGRAPHICS

2300 U.S. Hwy 41, Inverness, FL 34450

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	1,751	30,966	81,666
Average Age	62.6	53.1	55.2
Average Age (Male)	53.9	48.4	52.4
Average Age (Female)	64.2	54.7	56.7
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	929	13,990	36,412
# of Persons per HH	1.9	2.2	2.2
Average HH Income	\$65,754	\$70,845	\$74,997
Average House Value	\$221,219	\$224,592	\$249,493
TRAFFIC COUNTS	1 MILE	5 MILES	10 MILES
	19,500/day		

2023 American Community Survey (ACS)



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# MEET YOUR TEAM

2300 U.S. Hwy 41, Inverness, FL 34450



## BRENT NYE

Partner

brent@nyecommercial.com

Direct: **813.973.0214** | Cell: **813.997.3333**

## PROFESSIONAL BACKGROUND

Brent has been an instrumental part of the family real estate business for over 15 years, working closely with his father, Bill Nye. Brent covers a variety of aspects of commercial real estate including investment brokerage, site selection, and property development. He is actively involved with the rezoning of client assets, land assemblage, and the development of his family-owned assets.

Brent leads the office in commercial listings and sales. He has extensive knowledge with experience in many product types including office, multifamily, hospitality, retail, industrial, self-storage, and land. He has successfully assisted his clients in navigating many real estate development issues and has had great success in the rezoning process. Brent's experience in real estate began with Century 21 - Bill Nye Realty, where he became a top-selling agent in residential sales. Expanding into commercial sales and earning the designation of the number one producing commercial agent in the world among the Century 21 commercial division. This led to the birth of Nye Commercial Advisors.

Brent is a motivated, personable, and persistent broker who enjoys digging in and developing strategies with clients to determine the best route of action for their real estate needs.

## EDUCATION

Brent attended the University of North Carolina, Wilmington where he played Division 1 collegiate tennis. He also held positions in the Delta Sigma Phi Fraternity and graduated with a bachelor's degree in communication studies with a minor in the Spanish language.

NYE Commercial Advisors  
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Wesley Chapel, FL 33544  
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**CODY BRIGHTWELL**

Managing Director

**Direct:** 813.973.0214 **Cell:** 440.376.1006  
cody@nyecommercial.com



**SACHIN PATEL**

Associate

**Direct:** 813.973.0214 **Cell:** 407.346.3762  
sachin@nyecommercial.com

**Cody Brightwell**  
Managing Director  
C: 440.376.1006  
cody@nyecommercial.com

**Brent Nye**  
Partner  
C: 813.997.3333  
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