

WEST
PARKVILLE
LECANTO, FL

- 8.27 ACRES
- Zoning: MDR-MH Medium Density Res
- Perfect for Townhomes, Senior Living, Multifamily, RV/Boat Storage, etc.
- Access to Lecanto Hwy & Norvell Bryant
- Asking Price: \$1,245,000

±8.27 AC

W Norvell Bryant Hwy: 19,400 AADT



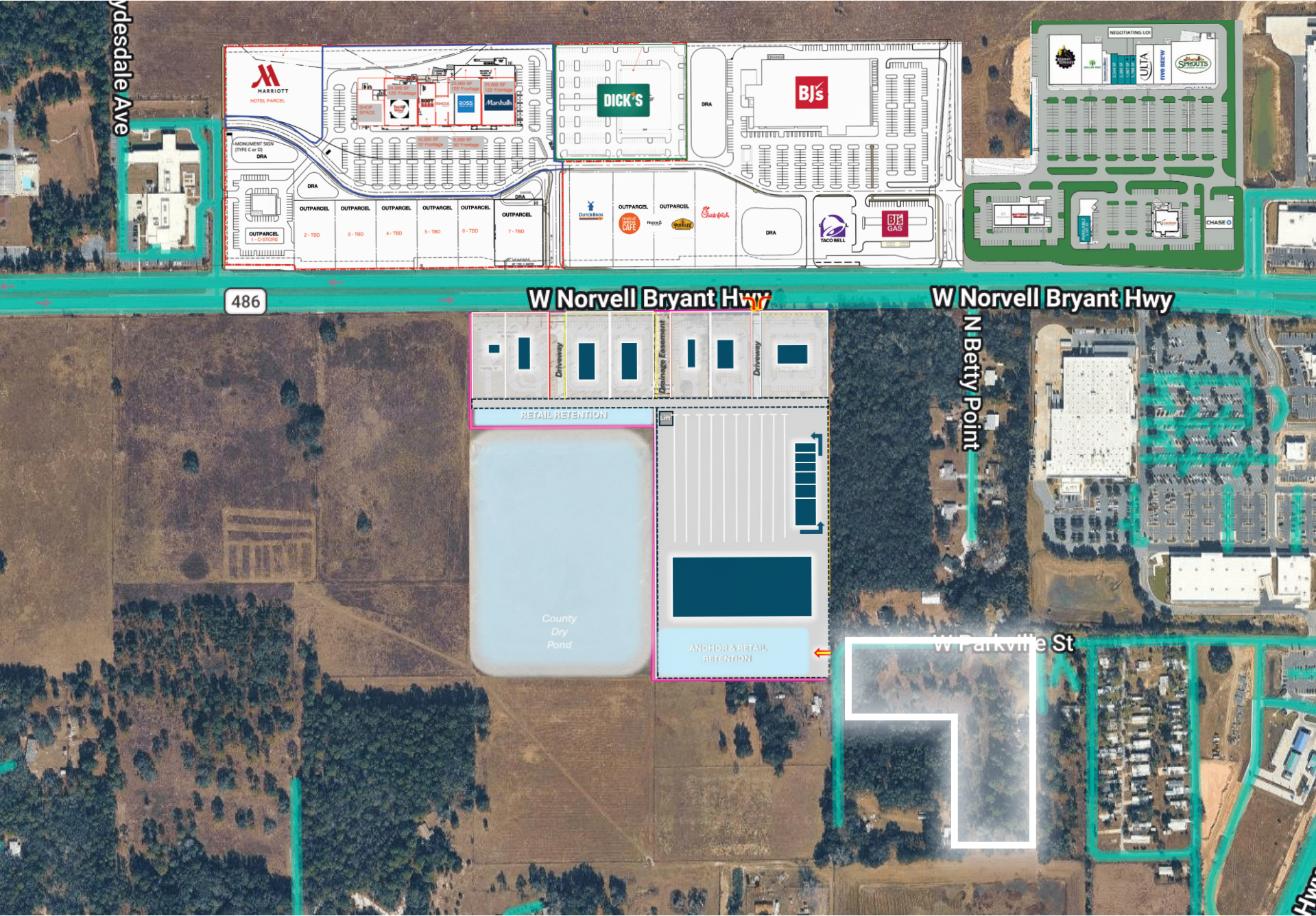
FranklinStreet
LAND ADVISORY GROUP

Franklin Street Real Estate Services, LLC - A Licensed Florida Broker: CQ1032352

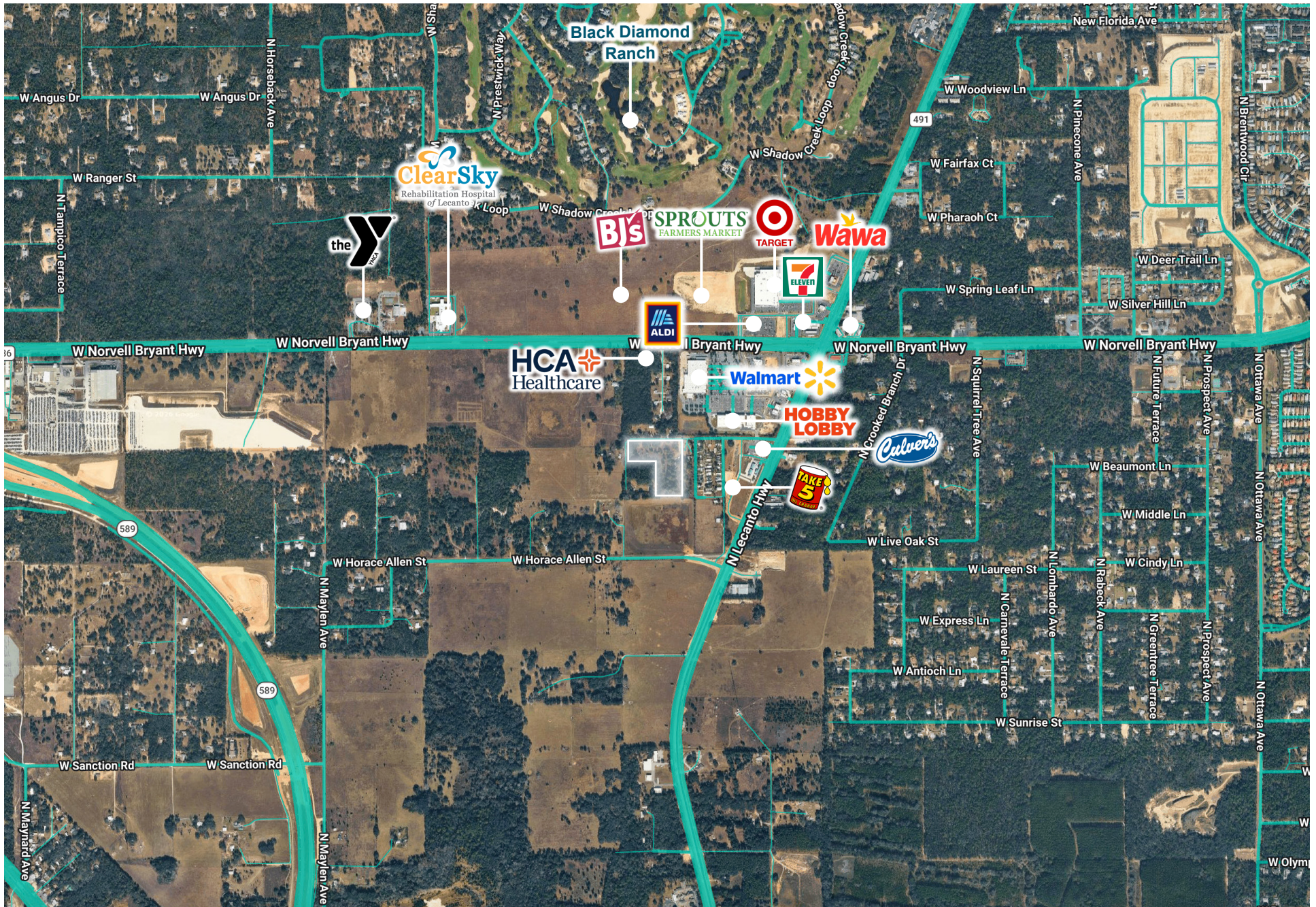
PROPERTY AERIAL



MICRO RETAIL MAP



MACRO RETAIL MAP

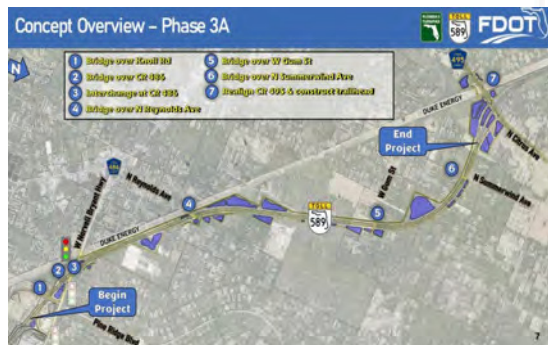
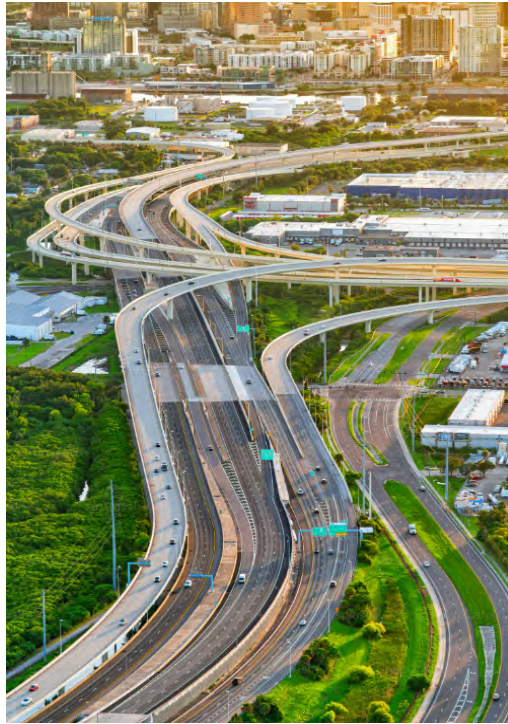


SUNCOAST PARKWAY EXTENSION

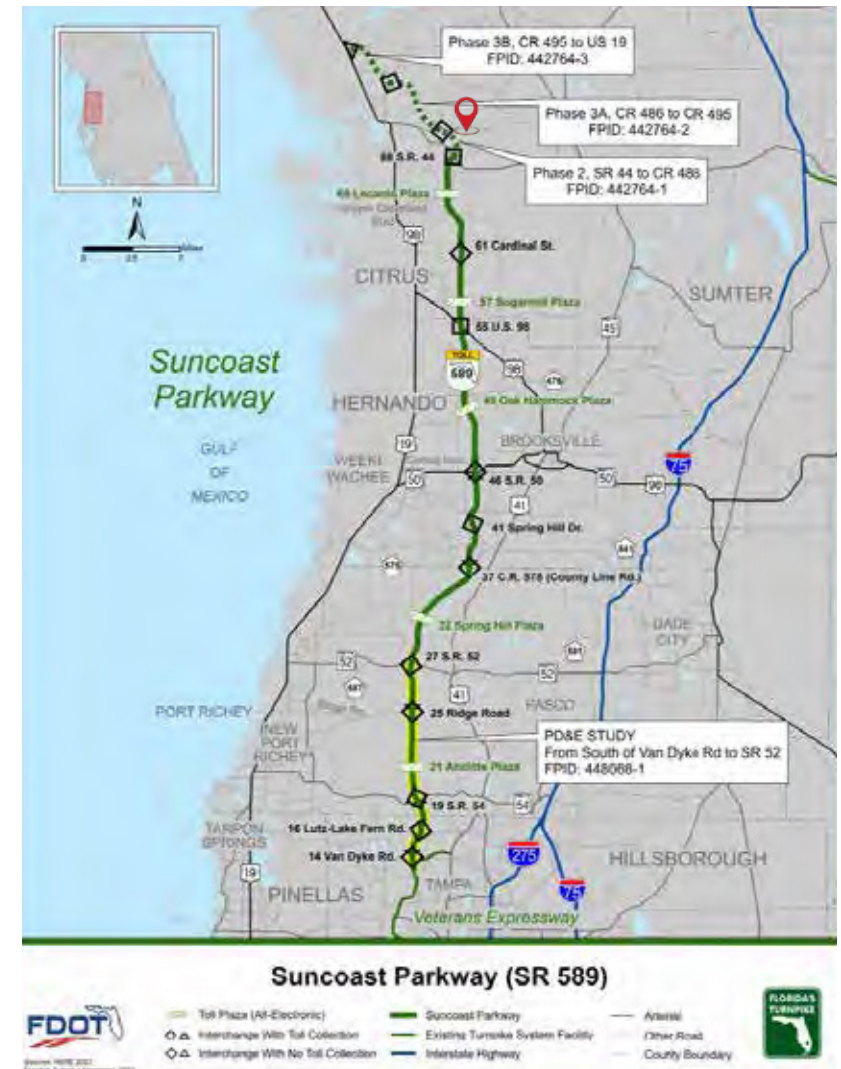
The Suncoast Parkway (SR 589) is a critical north-south corridor connecting the Tampa Bay region to Hernando and Citrus Counties. The recent expansion extends the parkway further north into Citrus County, significantly improving regional accessibility and supporting continued growth.

The latest phase includes new interchanges at Cardinal Street and expanded access points serving Homosassa and Crystal River. This extension represents a \$135 million infrastructure investment and enhances connectivity for both residential and commercial development.

Future phases are planned to extend the parkway north to U.S. 19 near Red Level, further positioning Citrus County as a key growth market along Florida's Gulf Coast.



In addition to the highway, a parallel trail runs alongside the Suncoast Parkway, offering a unique experience for outdoor enthusiasts. This trail provides an opportunity for pedestrians, cyclists, and nature lovers to explore the scenic surroundings while enjoying a safe and well-maintained pathway. The parallel trail adds a recreational dimension to the project, promoting a healthy and active lifestyle for the community.



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LECANTO, FL

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