

I N V E S T M E N T O P P O R T U N I T Y

77.59
ACRES

Crystal River, Citrus County,
Florida

\$872,888

\$11,250 per acre

Low Density Residential Zoning | Holiday Acres Area | Development Ready

EXECUTIVE SUMMARY

77.59 AC

Total Land Area

\$873K

Asking Price

**\$11,250/
AC**

Price Per Acre

LDR

Zoning

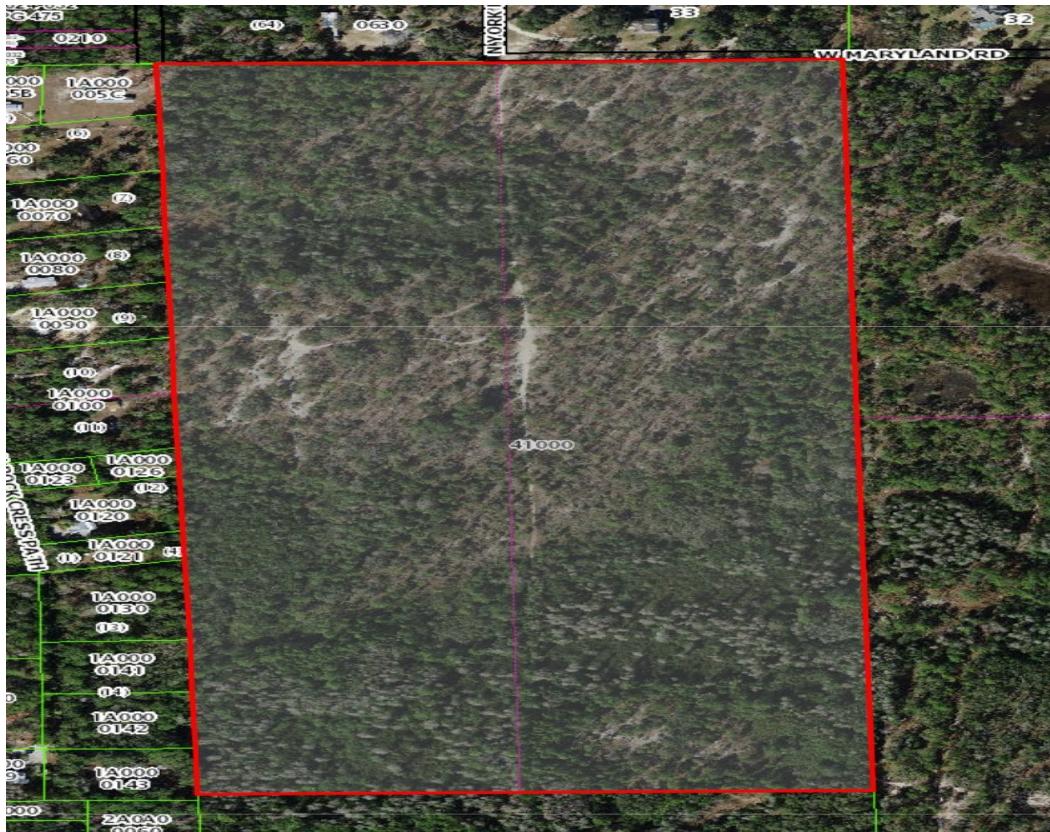
Investment Highlights

- Large contiguous tract in growing Crystal River market
- LDR zoning allows residential development potential
- W Maryland Rd frontage with established access
- Minutes from Crystal River amenities and springs
- Nature Coast lifestyle with strong buyer demand

PROPERTY OVERVIEW

| | |
|----------------------|-------------------------|
| Address: | 7876 W Maryland Rd |
| City: | Crystal River, FL 34428 |
| County: | Citrus County |
| Zoning: | LDR (Low Density Res) |
| Current Use: | Vacant / Non-Ag |
| Ownership: | Sastray Vatsala |
| Tax District: | Coastal Rivers Basin |

PROPERTY AERIAL



KEY DETAILS

| | |
|----------------|----------------|
| Total Acreage | 77.59 AC |
| Land Type | Non-Waterfront |
| Classification | Acreage |
| Road Frontage | W Maryland Rd |
| Area | Holiday Acres |
| Map Section | 26-18S-17E |
| Parcel ID | 17E18S26 41000 |
| Flood Zone | X (Minimal) |

DEVELOPMENT POTENTIAL

MARKET ANALYSIS

Citrus County Land Values by Parcel Size

| | | | |
|---|--|---|--|
| 20-100 AC \$11,250/AC <i>Large parcels</i> | 10-20 AC \$15,000/AC <i>Mid-size tracts</i> | 5-10 AC \$18,750/AC <i>Small farms</i> | 2-5 AC \$28,125/AC <i>Hobby estates</i> |
|---|--|---|--|

Comparable Sales & Listings

| Property | Acres | Price | \$/Acre |
|---------------------------|--------------|------------------|-----------------|
| Withlacoochee River Ranch | 354 | \$4,000,000 | \$11,299 |
| FL Farmland Average | — | — | \$10,403 |
| Land.com Citrus Median | — | — | \$12,687 |
| SUBJECT PROPERTY | 77.59 | \$872,888 | \$11,250 |

Source: Prime Land Buyers 2025, Saunders 2024 Report, Land.com

VALUATION ANALYSIS

Valuation Scenarios (77.59 Acres)

County Assessed

\$466K

\$6,000/ac

Conservative

\$621K

\$8,000/ac

ASKING PRICE

\$873K

\$11,250/ac

Market Premium

\$931K

\$12,000/ac

Tax Implications

Current Annual Taxes:

\$6,179

Tax District:

Coastal Rivers Basin

Millage Rate:

14.8298 mills

Classification:

Non-Agricultural

Investment Analysis

2005 Purchase Price

\$1,200,000*

Current Asking

\$872,888

County Assessed Value

\$465,550

**Multi-parcel purchase*

OWNERSHIP & HISTORY

Current Ownership

Owner: Vatsala Sastry
Type: Individual
Mailing: 12306 Tradition Dr
City: Dade City, FL 33525

Sales History

| | | |
|-----------|-------------|----------------------|
| Feb 2005: | \$1,200,000 | <i>Multi-parcel</i> |
| Jan 2004: | \$275,000 | <i>Multi-parcel</i> |
| Dec 2000: | \$100,000 | <i>Warranty deed</i> |

Investment Thesis

- Development Potential: LDR zoning allows for residential subdivision or estate development
- Market Position: Priced at Citrus County median for 20-100 acre parcels (\$11,250/AC)
- Location Value: Crystal River area experiencing strong growth from Tampa metro expansion
- Nature Coast Appeal: Growing demand for rural lifestyle properties near springs and Gulf access

LOCATION & ACCESS

Distances from Property

| | | |
|------------------------|--------------|-------------|
| Crystal River Downtown | 8 mi | 15 min |
| Three Sisters Springs | 10 mi | 18 min |
| Homosassa Springs | 12 mi | 20 min |
| Inverness | 15 mi | 22 min |
| Tampa | 75 mi | 1 hr 20 min |

Regional Highlights

- Crystal River Manatee Tours
- Three Sisters Springs
- Kings Bay Water Access
- Withlacoochee State Trail
- Suncoast Parkway Extension
- Strong Retirement Market

Access & Infrastructure

Road access via W Maryland Rd and N York Terrace. Property is in the Holiday Acres area of Crystal River. Tax district: Coastal Rivers Basin. Electric service available in area. Well and septic required for development.

DISCLOSURES

Important Disclosures

1. This presentation is for informational purposes only and does not constitute an offer to sell.
2. All financial projections and valuations are estimates based on publicly available data.
3. Property does not currently have agricultural exemption; buyer should verify tax implications.
4. Prospective buyers should conduct independent due diligence including environmental assessment.
5. Property taxes and assessed values are subject to change upon transfer of ownership.
6. Zoning and development potential should be verified with Citrus County planning department.

Data Sources

Citrus County Property Appraiser | Prime Land Buyers | Saunders Real Estate | Land.com