



# Inverness 141 Acres Residential PUD

Inverness, FL • Citrus County

141 +/- acres



**Parcel IDs:** 19E19S25 11200 and 19E19S25 13100

**GPS:** 28.812244, -82.353130 (north point of property boundary on S. Pleasant Grove Road)

**Driving Directions:**

- From Inverness go west on SR 44 for about 1/2 mile
- Go south on South Pleasant Grove Road (CR 581) for about 1 mile
- The property will be on the right (west) side of the road

1/2 +/- Mile to Inverness City Limits

3.5 +/- Miles to US 41

18 +/- Miles to I-75

44 +/- Miles to Ocala

80 +/- Miles to Gainesville

80 +/- Miles to Tampa International Airport

**Demographics 1-3-5 Miles**



Demographics 1-3-5 Miles			
2015	1 Mile	3 Miles	5 Miles
Population	641	14,569	25,354
Households	283	6,613	11,315
Median Income	\$29,883	\$30,558	\$32,874

**Nearest Points of Interest:**

- Homosassa River & Springs are less than 20 minutes away
- Crystal River is about 25 minutes
- Great Central Florida location takes you to Gainesville, Ocala, Tampa or Orlando!

**Drive Times 20-40-60 Min.**



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This property is just outside the city in a beautiful area just a short 1/2 mile drive to the city limits of Inverness. The Inverness area is a growing community and a quality location for families and residential development. Nearby you will find abundant amenities, such as retail, restaurants, schools, and jobs. The immediate area is primarily rural residential. The property shares borders with the Withlacoochee State Forest/Citrus Wildlife Management area to the west and south that provide privacy for the parcel and future development community.

**Acreage:** 141 +/- acres

**Permitted Lots:** 379

**Sale Price:** \$2,115,000

**Price per Acre:** \$15,000

**Price per Lot:** \$5,580.47

**County:** Citrus

**Site Address:** 3600 South Pleasant Grove Road (CR 581),  
Inverness, FL 34452

**Nearest Intersection:** South Pleasant Grove Road (CR 581)  
and SR 44

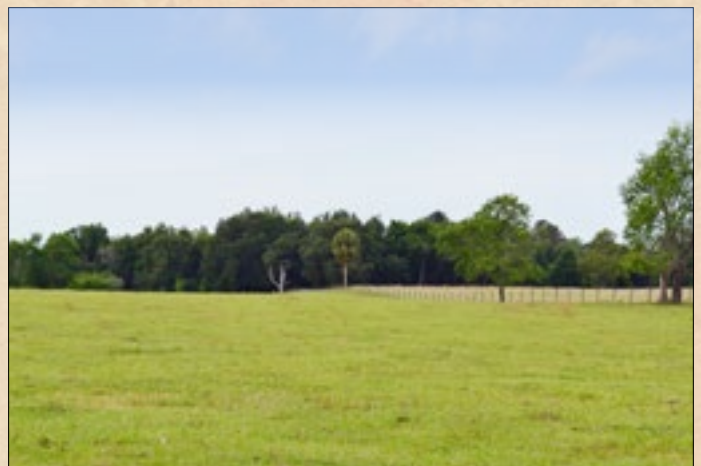
**Road Frontage:** 2,000 +/- FT on S. Pleasant Grove Road

**Utilities & Water Source:** Water and sewer are about 1/4  
mile to the north on S. Pleasant Grove Road

**Zoning/FLU:** Low Density Residential (LDR) - Citrus County

**Planning/Permits:**

- Approved Planned Unit Development (PUD)
- Brannen Planned Development Overlay



## Residential Development

379 Permitted Lots

Approved PUD!

Centrally Located with Access to  
Tampa, Orlando, Gainesville, Ocala

Great Area for Families!

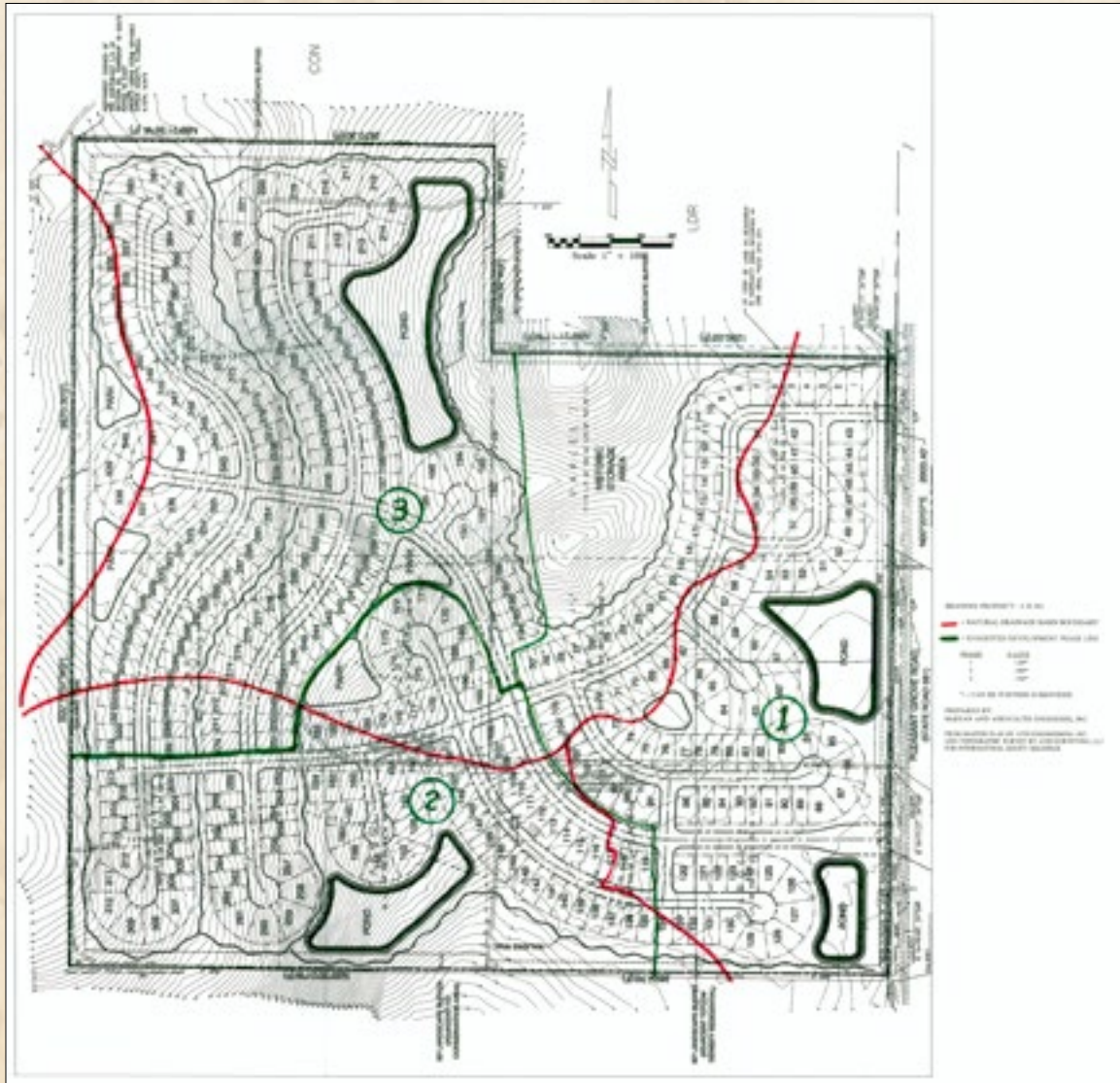
*For additional maps and details, go to:*

**[www.SREland.com/Inverness141](http://www.SREland.com/Inverness141)**

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## Master Plan



## Residential Development

379 Permitted Lots • Approved PUD!

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For additional maps and details, go to:  
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