

# OVERALL SITE PLAN



STORMWATER  
2.40 AC.



LOT 9  
1.93 AC.

SELF STORAGE  
150,000 SQ. FT. (10,000 SQ. FT. PER UNIT)  
150,000 SQ. FT. (10,000 SQ. FT. PER UNIT)

LOT 8  
1.08 AC.



LOT 7  
1.02 AC.

tropical  
SMOOTHIE CAFE



1.09 AC.

TRACT A  
3.65 AC.



LOT 1  
2.61 AC.

LOT 2  
0.78 AC.



7-ELEVEN  
1.81 AC.

FULL ACCESS TO  
SIGNALIZED  
INTERSECTION

PROPOSED RIGHT-IN/  
RIGHT-OUT

PROPOSED RIGHT-IN/  
RIGHT-OUT



LOW LEVEL AERIAL

Black Diamond 1,520-acre  
45-hole award-winning golf  
community  
Population 1,532  
Residential units 659+

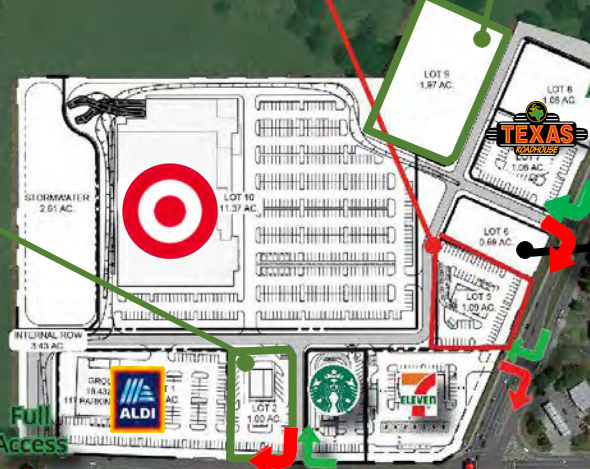
Future  
Townhomes

Lot 9  
1.97 AC  
Available

PROPOSED PANERA  
 Lot 5  
3,800 SF

600+ Residential units &  
multi-Family project

Lot 2  
1 AC  
Available



Full  
Access

tropical CAFE  
SMOOTHIE

W Norvell Byant Hwy 18,888 AADT

19,676 AADT

W Norvell Byant Hwy

N Lecanto Hwy 19,153 AADT

Walmart  
SUPERCENTERS

Chick-fil-A

McDonald's

MAVIS  
Pet Care

Multi-tenant  
building

Wawa

Wendy's

Proposed  
ROSS  
stores (footwear)

PETSMART

Arby's  
Culver's

ULTA  
beauty

OLD NAVY

FIVE BELOW

TACO BELL





# MEDIUM LEVEL AERIAL

Black Diamond 1,320 acre  
45-hole award-winning golf  
community  
Population 1,532  
Residential units 659+

Black Diamond  
Ranch

CVS  
pharmacy

Winn-Dixie

DOLLAR GENERAL

DOLLAR TREE

PROPOSED

Target  
Starbucks  
Tropical CAFE  
7-Eleven  
ALDI  
Texas Roadhouse  
ThriftMart



Future Town Homes

DauidsPreserve  
399 Single-Family units  
2 Commercial outparcels  
2 Multifamily outparcels

Forest Ridge  
Elementary School  
735 Students

Future Suncoast Pkwy Extension

VA Clinic  
75,000 SF - 350  
parking spaces

Future  
Elementary  
School

600+ Residential Units &  
Multi-Family project

26,338 AADT

ANYTIME  
FITNESS

Brentwood Farms  
Golf Club

Bayfront  
Health ER

Walgreens

Wendy's

Burger King

Dominos

CVS  
pharmacy

W Norvell Byant Hwy

W Norvell Byant Hwy

18,888 AADT

19,676 AADT

Walmart  
SUPERCENTERS

McDonald's

Wendy's

Wawa

Calver's

PROPOSED

OLD NAVY  
ROSS  
Dress for Less  
FIVE BELOW  
ULTA  
PETSMART

Planned  
Residential

N Quartz Ave

Terra Vista  
2,045 Residential units

Proposed Suncoast Hwy Interchange  
Construction starts December 2021

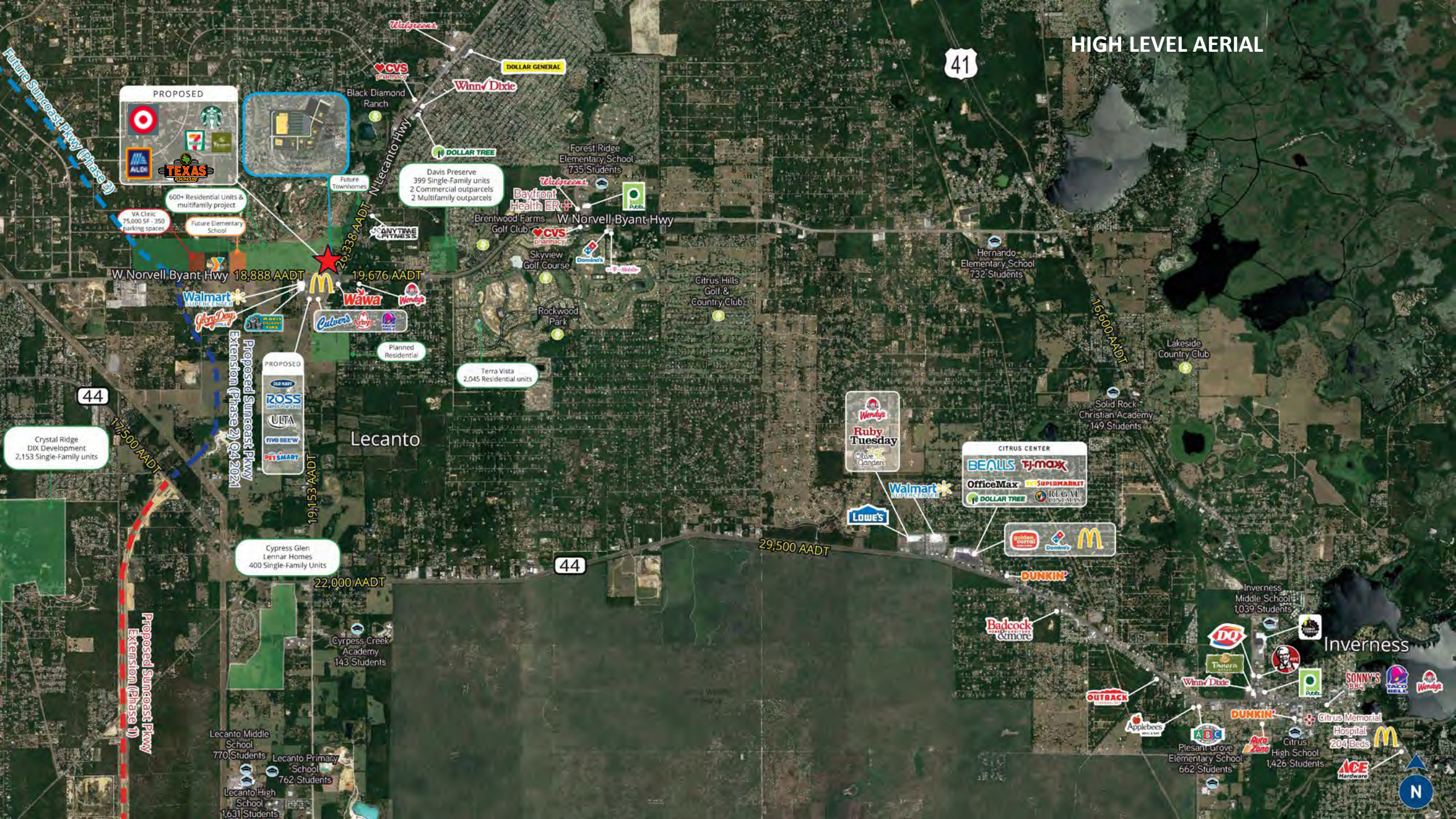
19,153 AADT

N Lecanto Hwy





HIGH LEVEL AERIAL



41

44

44

**PROPOSED**

**TEXAS**

600+ Residential Units & multifamily project

VA Clinic  
75,000 SF - 350 parking spaces

Future Elementary School

W Norvell Byant Hwy 18,888 AADT

19,676 AADT

Proposed Suncoast Pkwy Extension (Phase 2) Q4 2021

**PROPOSED**

Lecanto

Cypress Glen Lennar Homes  
400 Single-Family Units

19,153 AADT

22,000 AADT

Cypress Creek Academy  
143 Students

Lecanto Middle School  
770 Students

Lecanto Primary School  
762 Students

Lecanto High School  
1,631 Students

Terra Vista  
2,045 Residential units

Davis Preserve  
399 Single-Family units  
2 Commercial outparcels  
2 Multifamily outparcels

Forest Ridge Elementary School  
735 Students

Brentwood Farms Golf Club

Rockwood Park

Citrus Hills Golf & Country Club

Hernando Elementary School  
732 Students

Solid Rock Christian Academy  
149 Students

Lakeside Country Club

16,600 AADT

29,500 AADT

**CITRUS CENTER**

DUNKIN'

Inverness Middle School  
1,039 Students

Inverness

DUNKIN'

Pleasant Grove Elementary School  
662 Students

Citrus High School  
1,426 Students

Citrus Memorial Hospital  
204 Beds

ACE Hardware

