



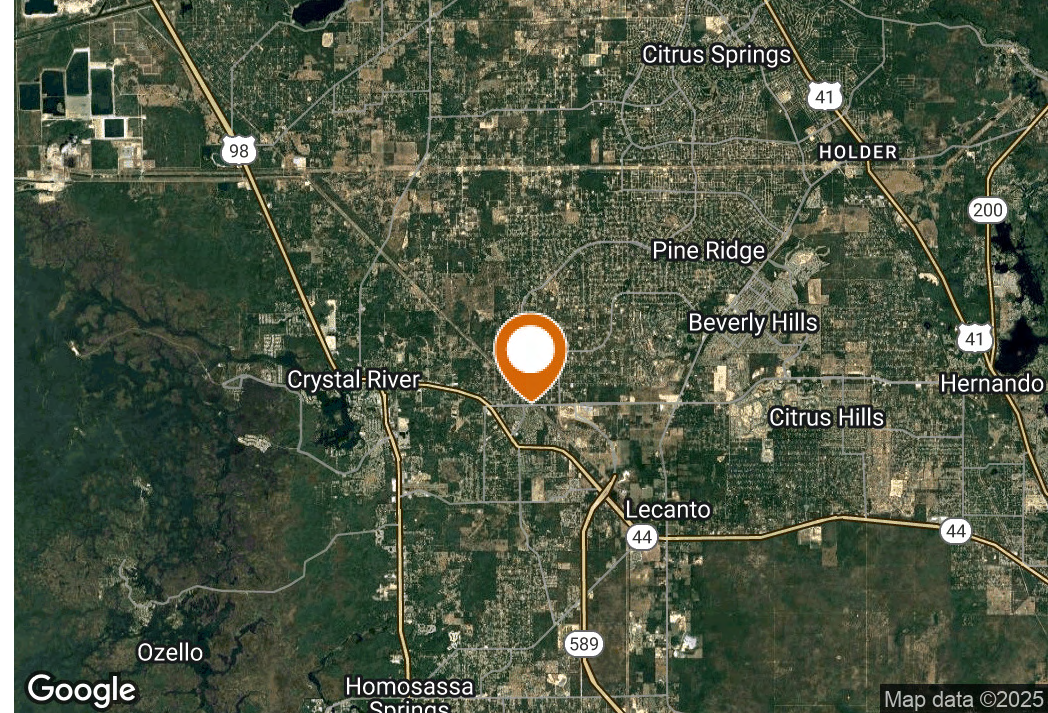
Meadowcrest Residential Mixed Use

W Norvell Bryant Hwy, Crystal River, Florida 34429

Greg Driskell
386-867-2736
greg@saundersrealestate.com

Clay Taylor, ALC
863-224-0835
clay@saundersrealestate.com

PROPERTY SUMMARY



Offering Summary

Sale Price:	\$1,500,000
Lot Size:	11 Acres
Price / Acre:	\$136,364
Zoning:	MF
APN:	17E18S250270 0020
Property Type:	Development Land
Video:	View Here

Property Overview

Meadowcrest Residential Mixed Use features 11 acres along West Norvell Bryant Highway close to the Suncoast Parkway's next extension. Perfect for a multi-family development and a retail establishment along a busy Crystal River corridor (13,000 vehicles per day average), the tract boasts easy access to Crystal River's shopping and other services. Future tenants will be just a short drive away from outdoor destinations such as Crystal River State Preserve, Three Sisters Springs, Kings Bay, Withlacoochee State Forest, and the Gulf of Mexico, with Ocala and Gainesville only a little farther. This property is the remaining part of the Meadowcrest DRI and is approved for 168 condo or apartment units. Utilities are ready for hook-up.

Property Highlights

- Multi-family residential & commercial - approved for 168 MF units
- The property has three access points stubbed out.
- Water and sewer are at the property
- Excellent road frontage
- Next to Summerhill condos and Meadowcrest neighborhood
- Prime location near planned Suncoast Parkway extension exit

PROPERTY DESCRIPTION



Property Description

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This property is the remaining part of the Meadowcrest DRI and is approved for 168 condo or apartment units. Utilities are ready for hook-up.

Location Description

Located on the south side of W Norvell Bryant Hwy (486) 8/10 mile east of SR 44 and 3 miles west of N Lecanto Hwy (491)

REGIONAL MAP

Crystal River

Pine Ridge

Black Diamond

Beverly Hills

Citrus Hills

Lecanto

98

44

98

589

44

44

98

Google

Map data ©2025

LOCATION MAP

N
Jarhouse Terrace

W Costa Mesa Ln

W Norvell Bryant Hwy

486

W Glynborne Loop



W Lexington Dr

W Weston Dr

N Foxwood Loop

N McVicar Rd

N Wembley Dr

Google

Map data ©2025 Imagery ©2025 Airbus, Maxar Technologies

DEMOGRAPHICS MAP & REPORT

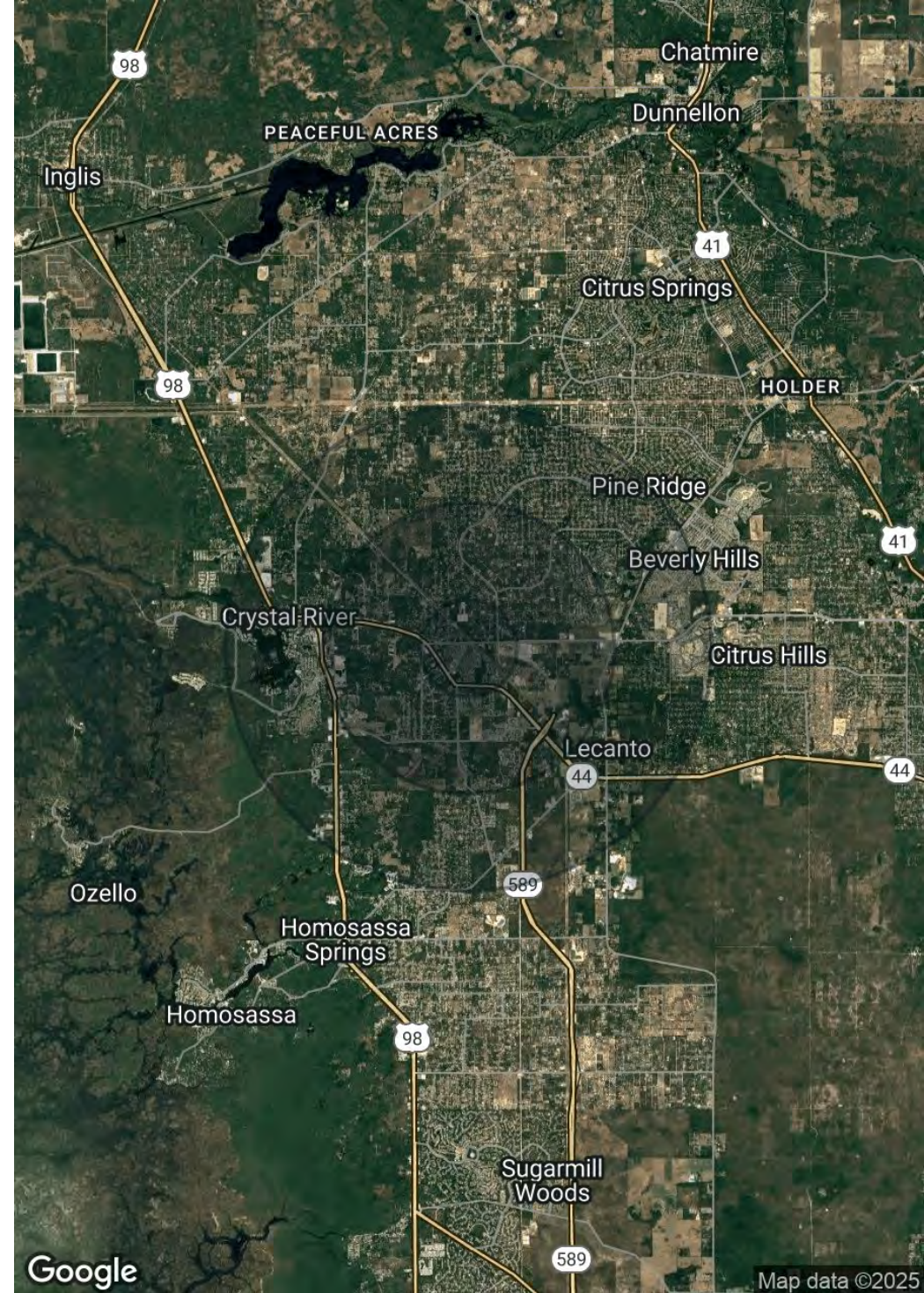
Population

	1 Mile	3 Miles	5 Miles
Total Population	1,211	7,906	17,199
Average Age	64	57.5	56.3
Average Age (Male)	64	58.4	56
Average Age (Female)	64.4	54.5	55

Households & Income

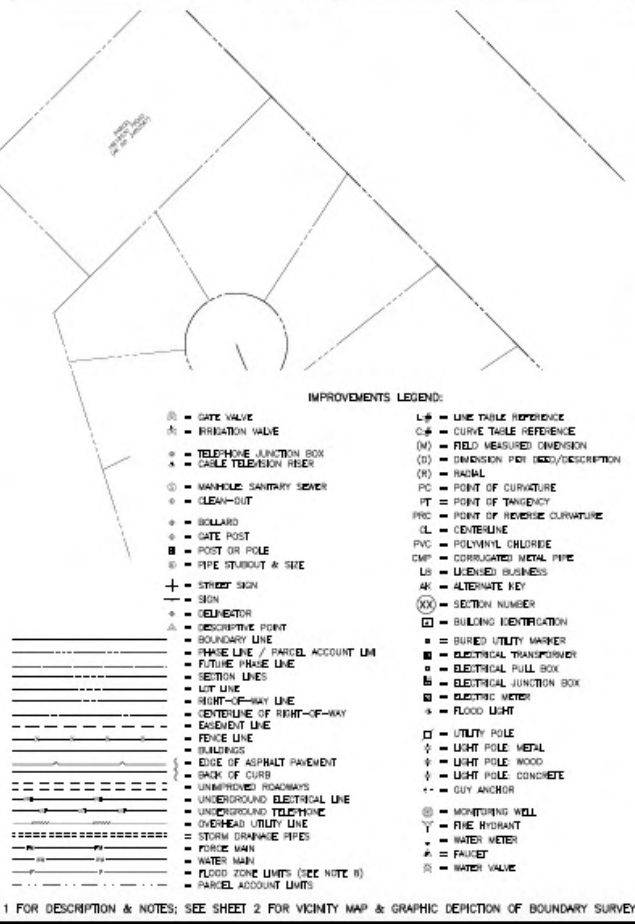
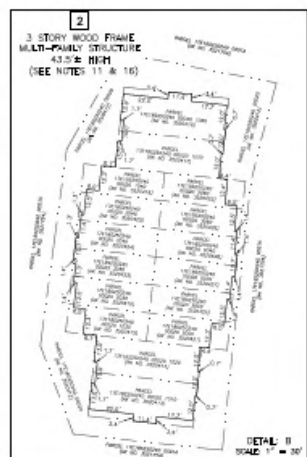
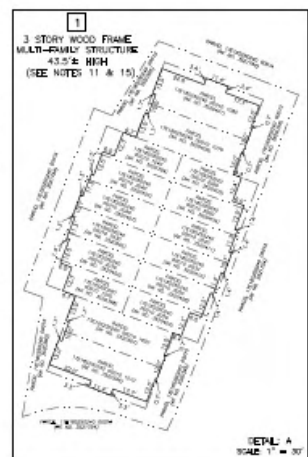
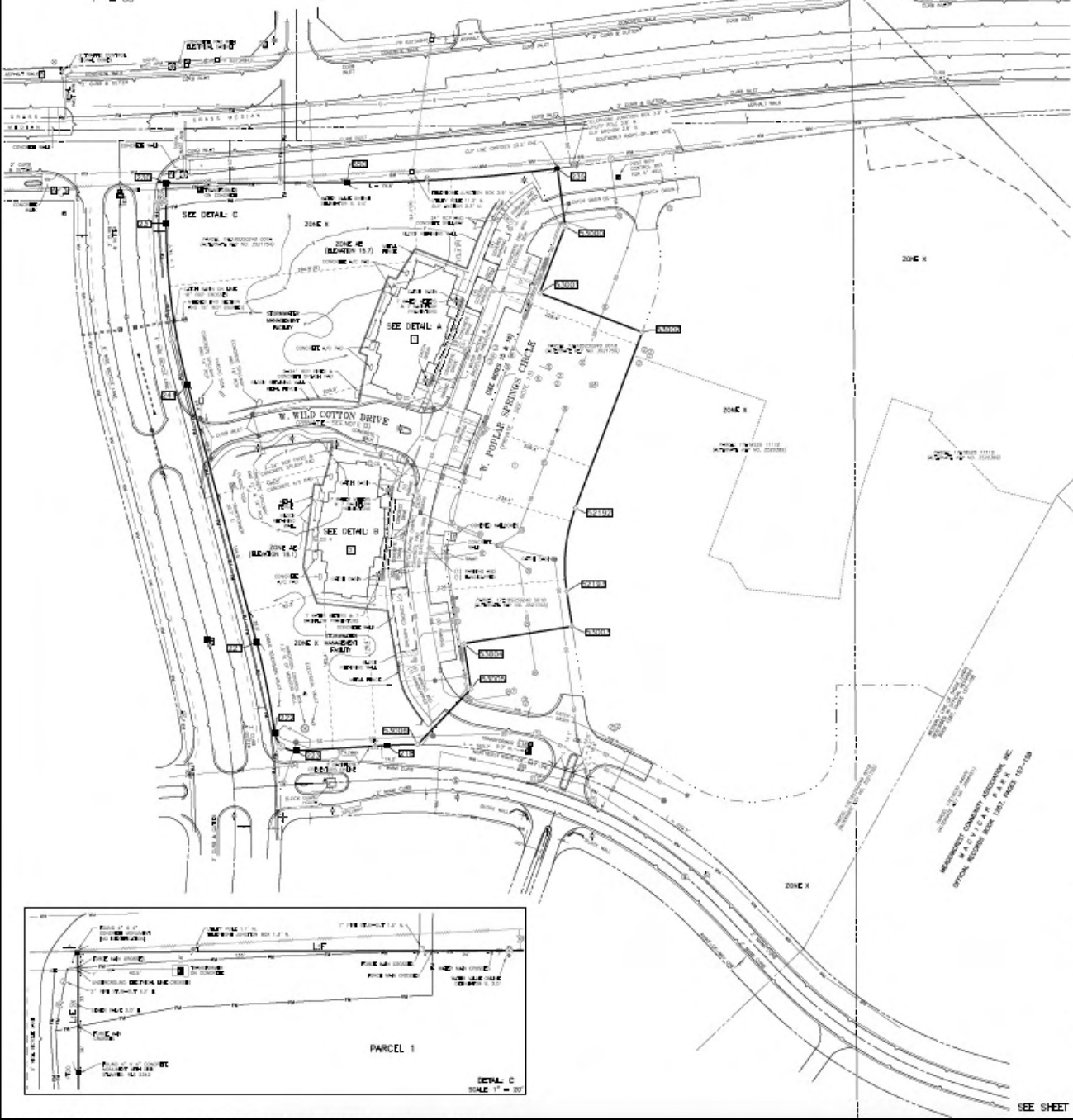
	1 Mile	3 Miles	5 Miles
Total Households	815	4,463	9,431
# of Persons per HH	1.5	1.8	1.8
Average HH Income	\$53,753	\$51,917	\$54,103
Average House Value	\$273,665	\$166,569	\$178,439

2020 American Community Survey (ACS)





BOUNDARY SURVEY (AN ALTA/NSPS LAND TITLE SURVEY)



**BOUNDARY SURVEY
(AN ALTA/NSPS LAND TITLE SURVEY)**

**PREPARED FOR
FLORIDA GROWTH PROPERTIES, LLC**

**PREPARED BY
Pigeon - Roberts
& Associates, LLC**

**DATE
07/22/2021**

**PROJECT
BIRMINGHAM ADDITION AT MEADOWCREST
PARCEL 1**

PHYSICAL IMPROVEMENTS & FEATURES

NO.	DESCRIPTION	DATE
1	LINE	07/22/2021
2	REVISION	07/22/2021
3	REVISION	07/22/2021
4	REVISION	07/22/2021
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6	REVISION	07/22/2021
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Job No. 487.02

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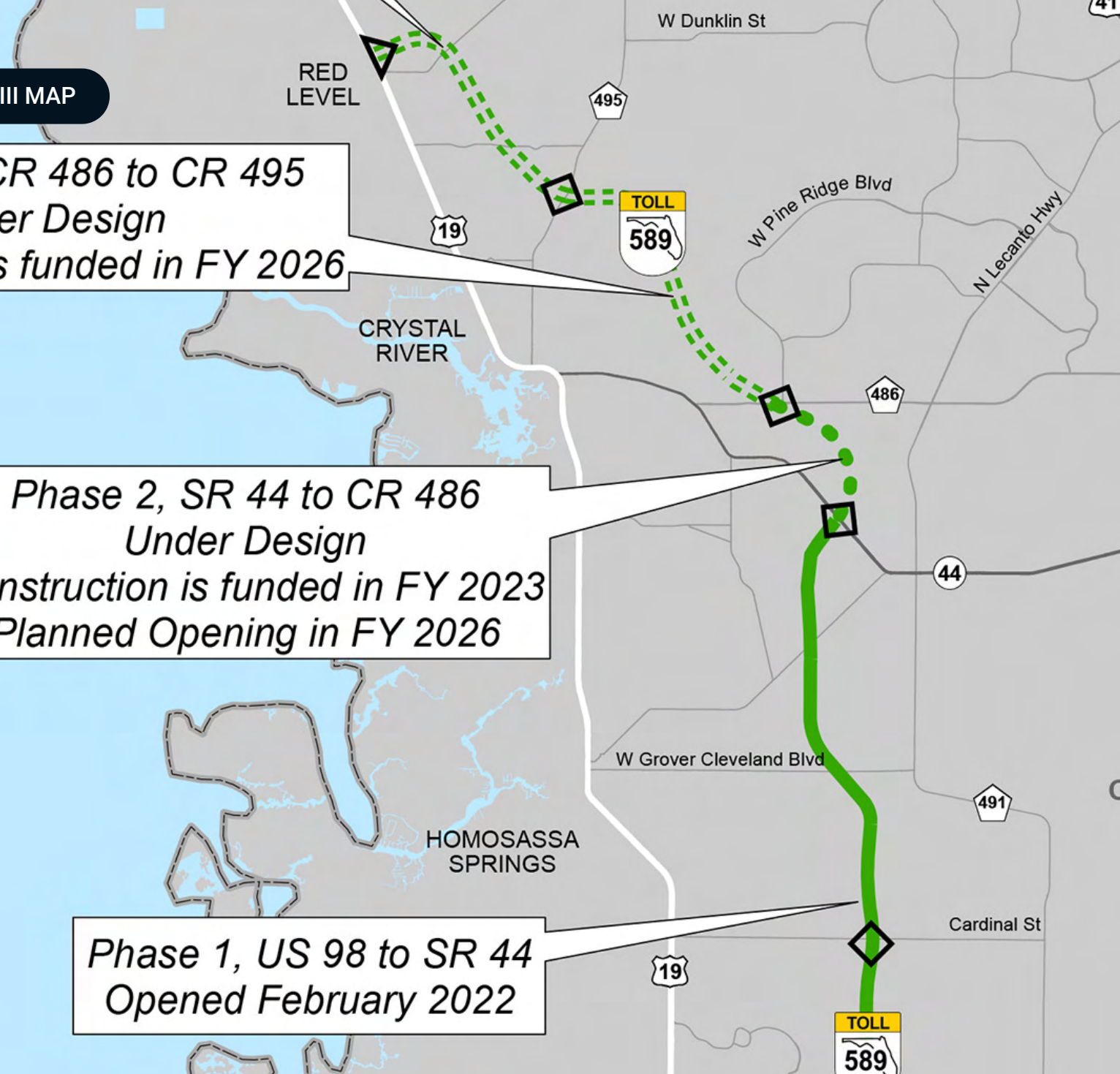
SEE SHEET 1 FOR DESCRIPTION & NOTES; SEE SHEET 2 FOR VICINITY MAP & GRAPHIC DEPICTION OF BOUNDARY SURVEY

SUNCOAST PARKWAY PHASE III MAP

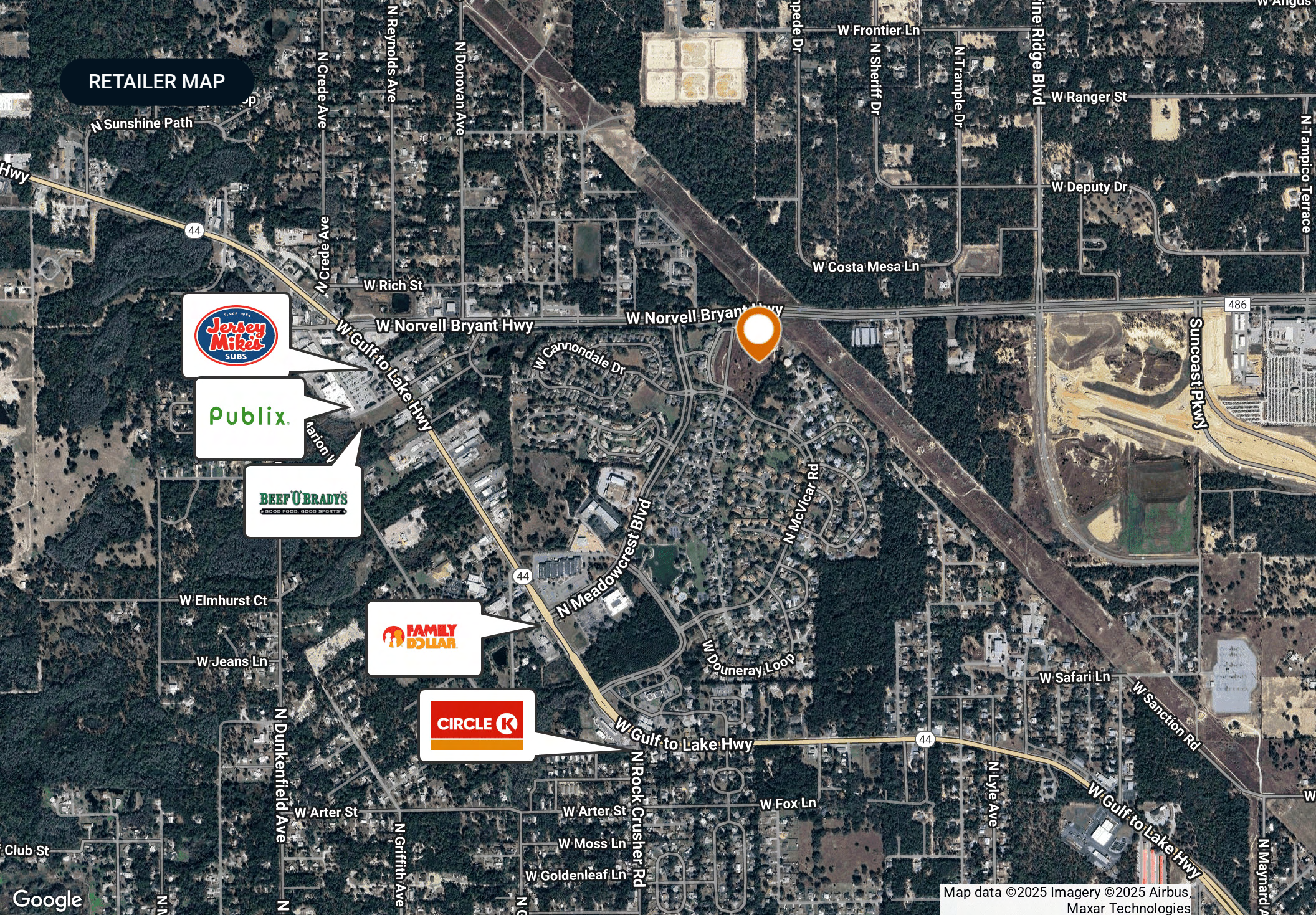
*Phase 3A, CR 486 to CR 495
Under Design
Construction is funded in FY 2026*

*Phase 2, SR 44 to CR 486
Under Design
Construction is funded in FY 2023
Planned Opening in FY 2026*

*Phase 1, US 98 to SR 44
Opened February 2022*



RETAILER MAP





ADDITIONAL PHOTOS



AERIAL PHOTOS



ADVISOR BIOGRAPHY



Greg Driskell

Senior Advisor

greg@saundersrealestate.com

Direct: 877-518-5263 x372 | Cell: 386-867-2736

Professional Background

Greg Driskell is an Advisor at Saunders Real Estate.

Greg is a Senior Forester with Natural Resource Planning Services, Inc. (NRPS), a forestry consulting firm operating in Florida and Georgia. He has worked with NRPS since 2016 and has over 30 years of experience in a variety of land management and procurement roles with timber investment and forestry companies located in both Florida and Louisiana. Learn more at LegacyWildlife.com.

Greg is a 6th-generation Floridian who was born and raised near St. Petersburg, FL. He has received a B.S. degree in Forest Resources and Conservation from the University of Florida. Greg is also a member of the Society of American Foresters, and the Florida Forestry Association, and has served in various leadership roles with these organizations. He is also a 2000 graduate of the Florida Natural Resources Leadership Institute. Greg and his wife, Martina, live in Trenton, Florida.

Greg specializes in:

- Timberland
- Recreational Land
- Agricultural Land
- Conservation Easements

ADVISOR BIOGRAPHY



Clay Taylor, ALC

Senior Advisor

clay@saundersrealestate.com

Direct: 877-518-5263 x311 | Cell: 863-224-0835

Professional Background

Clay Taylor, ALC is a Senior Advisor at Saunders Real Estate.

Clay has been with Saunders Real Estate since January 2007. Prior to that, he worked 23 years with the Polk County School Board, 21 of those years being at Lakeland High School as a teacher and football coach. While there, he coached the defensive backs as that was the position he played at LHS and in college. The last 10 years he was the defensive coordinator, where he helped lead the Dreadnaughts to six State Championships and the “mythical” National Championship twice.

Clay obtained a Bachelor of Science degree in Food and Resource Economics from the University of Florida. Prior to that he attended and played football at Carson Newman College in Jefferson TN and the University of Central Florida in Orlando, FL.

Clay is a member of National RLI (Realtor’s Land Institute) and has served as treasurer of the Florida RLI Chapter since 2008. He is also a member of the FAR (Florida Association of Realtors ®), the NAR (National Association of Realtors ®), the LAR (Lakeland Association of Realtors ®), and the CID (Commercial & Industrial Division of LAR).

Clay’s personal interests include exercising, hunting, fishing, watching sports, traveling, and spending time with his wife Gigi, his adult children Maddie, Clayton, and Jesse, and his yellow lab Tucker.

Clay specializes in:

- Residential Land Development
- Ranches & Recreational Land
- Agricultural Land



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