



# Build-To-Suit/Ground Lease

## SEC US 19 & Bourassa Blvd, Weeki Wachee

**+/- 3.35 Acres**

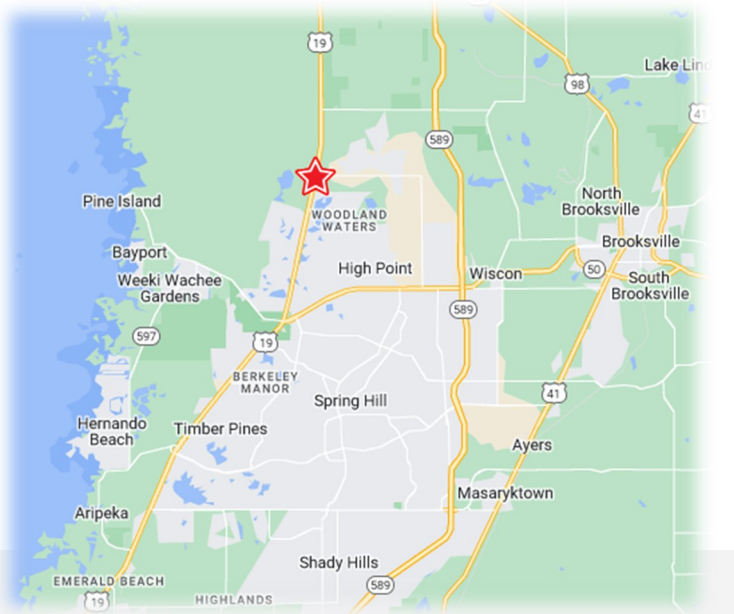


### Property Highlights

- ◆ Site is 3.35 acres on SEC
- ◆ Located in Hernando County on US 19/ Commercial Way which is the north-south artery
- ◆ DR Horton Crystal Waters with 220 homes coming soon adjacent to site
- ◆ Two public schools located 1 mile north with over 3,000 students enrolled
- ◆ Metro Lagoon Lake Hideaway currently under construction with 2600 SFR homes

	1 Mile	3 Miles	5 Miles
Population	1,742	14,710	41,605
Average HH Income:	\$91,660	\$71,754	\$88,563
Daytime Population:	781	1,946	9,473

### Nearby Retailers



### CONTACT

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www.boosdevelopment.com

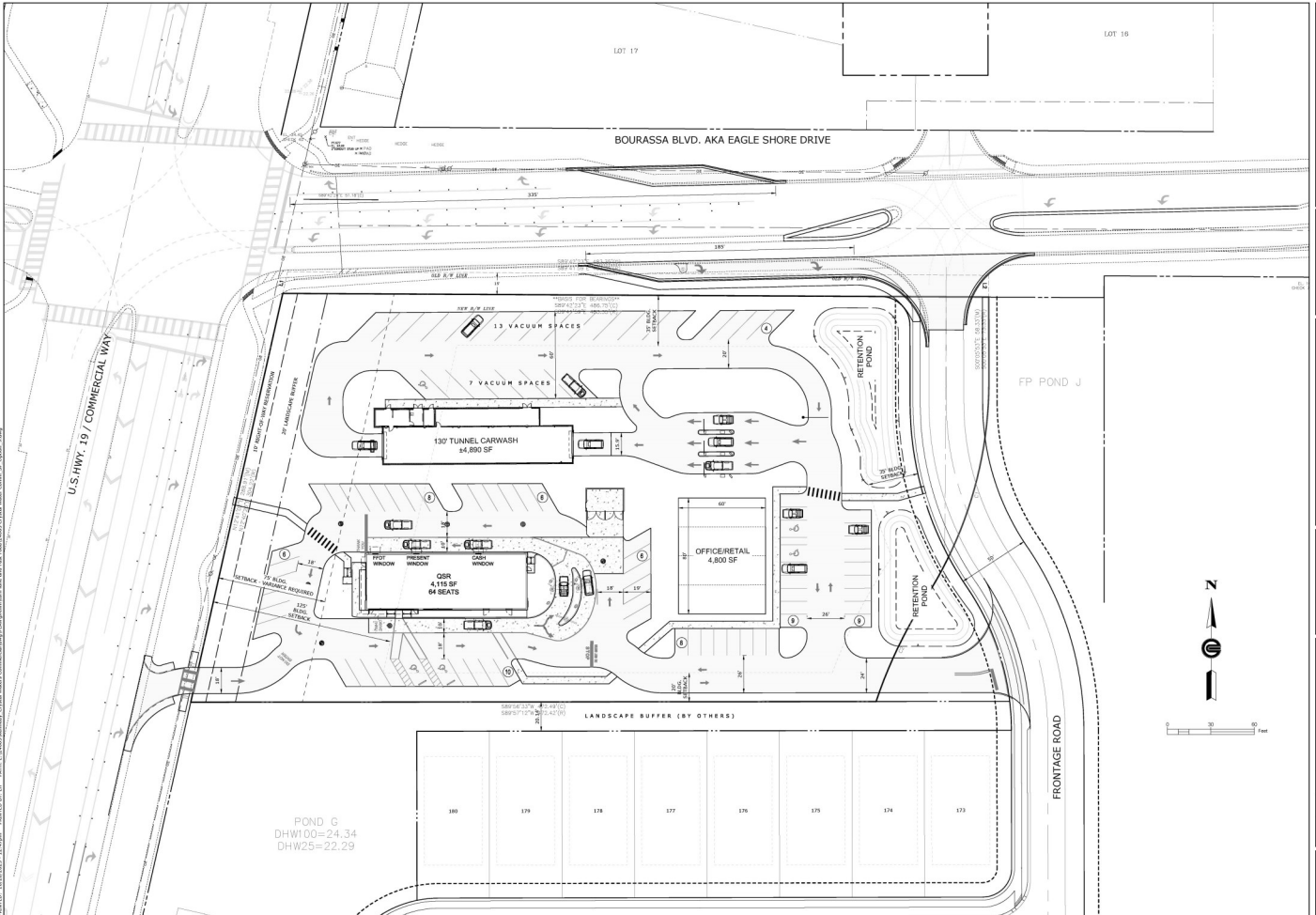


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### Concept Site Plan



CONCEPTUAL SITE PLAN	
CRYSTAL WATERS COMMERCIAL	
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DATE:	10/15/2018
PROJECT:	CRYSTAL WATERS COMMERCIAL
SHEET <b>C-01</b> <small>OF 2</small>	



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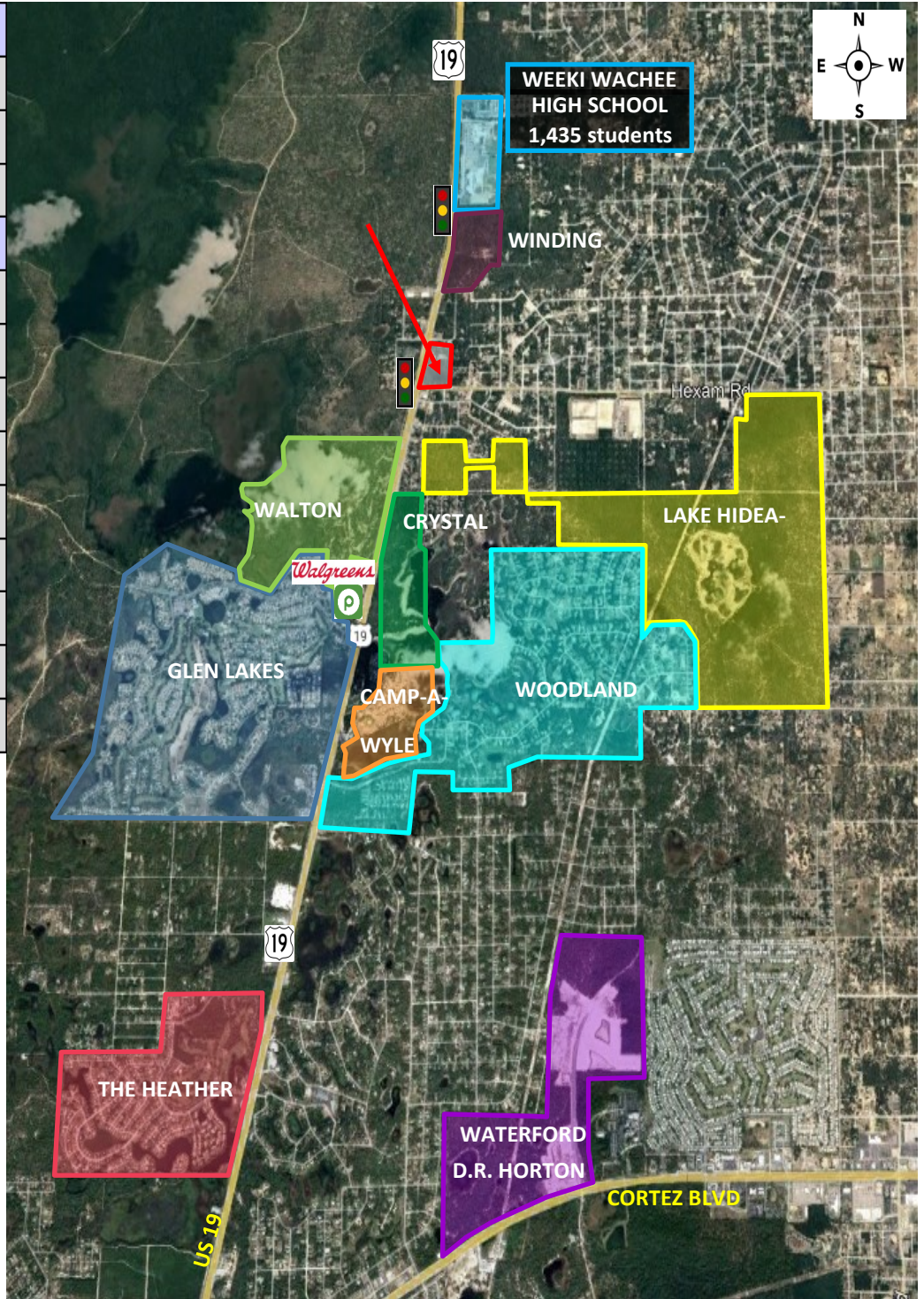
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### Housing Growth

EXISTING COMMUNITIES	NUMBER OF HOMES
Glen Lakes	1,050
The Heather Country Club	425
Woodland Waters	650
NEW DEVELOPMENTS	PROPOSED HOMES
Lake Hideaway	3,200
Crystal Waters	220
Glen Lakes Phase II	660
Walton Group/Park East	300
Winding Oaks	260
Waterford	1,080
Autumn Chase	1,000
Emerald Creek	600
<b>Total</b>	<b>9,445</b>



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