

Inverness Office Location



Orlando



OCALA
NATIONAL
FOREST

Ocala

The Villages®



SEBASTIAN INLET
STATE PARK



DEPOT DISTRICT

The Depot District brings together the City's lakefront parks in a fresh and walkable design connecting Liberty Park and Wallace Brooks Park, which are situated along the Withlacoochee State Trail.

The Depot District opened in late 2019 and unveils a terraced lawn overlooking Lake Henderson, playground, waterfront gazebo and an open-air pavilion all located in Liberty Park. The City has invested \$1M to create an outdoor center that draws more community activities. The Depot District and Liberty Park are Getting Popular as Wedding Destinations, Demand Drivers for the Underserved Hotel Business in Inverness.

It's a short walk or bike ride (2-minutes, 0.2 miles) on the Withlacoochee State Trail to neighboring city park, Wallace Brooks. The Withlacoochee State Trail, runs through the Depot District and offers a great place to park your bike and stroll through its historic downtown filled with restaurants, shops and pubs.

The Crew Roccs program, located in the Depot District, is quite strong, including and encouraging a youth and masters programs that work to make this sport affordable and encourages and oversees scholarships. Crew being a recent add-on to boating and fishing in the area.



CITRUS MEMORIAL HOSPITAL



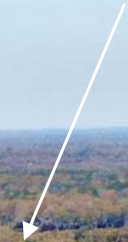
Downtown Inverness



Inverness Depot District



Liberty Park



S Florida Ave | US Hwy 41
24,000 Vehicles per Day



WITHLACOCHEE STATE TRAIL

Tsala Apopka Chain of Lakes

WITH LACOOCHEE STATE TRAIL

Central Motel



S Florida Ave | US Hwy 41
24,000 Vehicles per Day

RIGHT OF WAY





Inverness
airport

Corporate Jets
Permitted



SECO Energy | Sumter
Electric Cooperative Office

S Florida Ave | US Hwy 41
24,000 Vehicles per Day

RIGHT OF WAY





RETAIL MAP



Liberty Park

Depot District

DOWNTOWN

Wallace Brooks Park

WITHLACOOCHEE STATE TRAIL



CITRUS MEMORIAL HOSPITAL

Save a lot McDonald's verizon

W Main St
40,500 Cars per Day

Publix H&R BLOCK at&t
 Winn-Dixie Dairy Queen KFC Pizza Hut Panera
 MATTRESS ONE

ANYTIME FITNESS ACE Burger Hardware King Domino's Pizza
 Winn-Dixie

CIRCLE K

S Florida Ave
US Hwy 4
24,000 Cars per Day

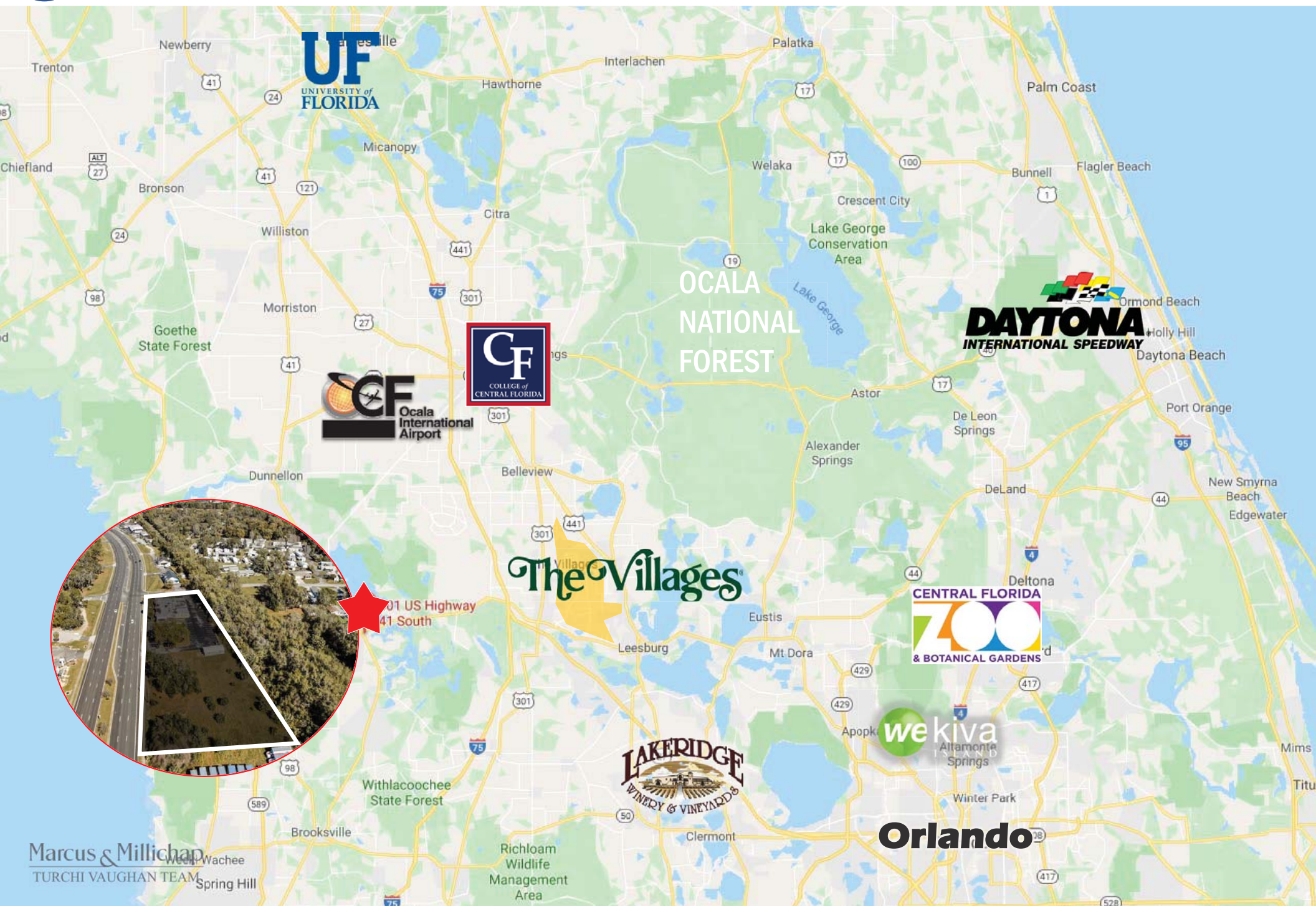
DOLLAR GENERAL



Inverness airport



REGIONAL MAP





MARKET OVERVIEW

CITRUS COUNTY

In 2017, Citrus County, FL had a population of 141k people with a median age of 55.9 and a median household income of \$40,574. Between 2016 and 2017 the population of Citrus County, FL grew from 140,453 to 141,373, a 0.655% increase and its median household income grew from \$39,054 to \$40,574, a 3.89% increase. The median property value in Citrus County, FL is \$117,400, and the homeownership rate

is 80.9%. Most people in Citrus County, FL commute by car alone, and the average commute time is 23.8 minutes. The average car ownership in Citrus County, FL is 2 cars per household.

Citrus County, FL borders Hernando County, FL, Levy County, FL, Marion County, FL, and Sumter County, FL.

One of the most popular activities throughout Citrus County is riding bicycles. There are literally hundreds of miles of bicycle trails across the county that residents and visitors are welcome to take advantage of. Regardless of where you are looking to start or finish your ride, there is almost certainly a way to map it out using all the trails around Citrus County.

ECONOMY

The economy of Citrus County, FL employs 45.3k people. The largest industries in Citrus County, FL are Health Care & Social Assistance (7,540 people), Retail Trade (6,905 people), and Accommodation & Food Services (4,515 people), and the highest paying

industries are Mining, Quarrying, & Oil & Gas Extraction (\$69,896), Utilities (\$65,000), and Public Administration (\$40,985).

Median household income in Citrus County, FL is \$40,574. The income inequality in Citrus

County, FL (measured using the Gini index) is 0.473, which is lower than the national average.

DIVERSITY

Citrus County, FL is home to a population of 141k people, from which 98.2% are citizens. As of 2017, 5.35% of Citrus County, FL residents were born outside of the country (7.56k people).

The ethnic composition of the population of

Citrus County, FL is composed of 125k White Alone residents (88.6%), 7.53k Hispanic or Latino residents (5.32%), 3.96k Black or African American Alone residents (2.8%), 2.3k Asian Alone residents (1.63%), 1.79k Two or More Races residents (1.26%), 474 American Indian & Alaska Native Alone residents

(0.335%), 30 Some Other Race Alone residents (0.0212%), and 7 Native Hawaiian & Other Pacific Islander Alone residents (0.00495%).



MARKET OVERVIEW

EDUCATION

In 2017, Withlacoochee Technical College in Citrus County, FL awarded 238 degrees. The student population of Citrus County, FL is skewed towards men, with 89 male students and 71 female students.

Most students graduating from Universities in

Citrus County, FL are White (187 and 78.6%), followed by Hispanic or Latino (24 and 10.1%), Black or African American (14 and 5.88%), and Asian (9 and 3.78%).

The most popular majors in Citrus County, FL are Criminal Justice - Police Science (61 and

25.6%), Nursing Assistant & Patient Care Assistant (26 and 10.9%), and Corrections (17 and 7.14%).

HOUSING & LIVING

The median property value in Citrus County, FL was \$117,400 in 2017, which is 0.511 times smaller than the national average of \$229,700. Between 2016 and 2017 the median property value increased from

\$114,300 to \$117,400, a 2.71% increase. The homeownership rate in Citrus County, FL is 80.9%, which is higher than the national average of 63.9%. People in Citrus County, FL have an average commute time of 23.8

minutes, and they commute by Drove Alone. Car ownership in Citrus County, FL is approximately the same as the national average, with an average of 2 cars per household.

HEALTH

88.5% of the population of Citrus County, FL has health coverage, with 23.8% on employee plans, 17% on Medicaid, 25.4% on Medicare, 18.6% on non-group plans, and 3.69% on military or VA plans.

Per capita personal health care spending in the county of Citrus County, FL was \$8,076 in

2014. This is a 5.05% increase from the previous year (\$7,688).

Primary care physicians in Citrus County, FL see 1856 patients per year on average, which represents a 5.22% increase from the previous year (1764 patients). Compare this to dentists who see 3420 patients per year, and

mental health providers who see 1710 patients per year.



MARKET OVERVIEW

Citrus Memorial Hospital



Located Less Than one Mile From Subject Property

Old Courthouse Heritage Museum





MARKET OVERVIEW

Historic Masonic Building



Historic Downtown Inverness



Historic Coca-Cola Building

Historic Valerie Theatre





MARKET OVERVIEW



OLYMPIC ROWING TRIALS EVENT ON LAKE HENDERSON
NEXT TO NEW DEPOT DISTRICT

DEPOT DISTRICT
DOWNTOWN INVERNESS



WITHLACOOCHEE
STATE TRAIL

CRYSTAL RIVER

Lake Henderson is part of the Tsala Apopka chain of lakes located in the west-central part of Florida in the town of Inverness. This lake is picturesque with cypress trees, weedy shorelines and dozens of islands.

Fishermen will find a variety of fish including bowfin, crappie, largemouth bass, catfish, bream/bluegill and white bass here. Whether you're spinning or baitcasting your chances of getting a bite here are good.

The Bass Fishing Tournament is held here every year. This bass fishing tournament draws anglers from across the state with its sizeable payouts. Watch the fishing action on Lake Henderson drawing anglers from the southeast. It will be a day filled with impressive weigh-ins and steep competition for the \$1,000 hourly prize. Apopka Marine hosts the Junior Angler Boat giveaway at the event, where any youth under the age of 18 may enter to win.

