

Invest in a community that will  
invest in your company.

*The Timbers*  
AT CITRUS SPRINGS

## Get in on the ground floor of a rare building opportunity. Developer will subordinate lots to builders for spec homes.

In one of the biggest development opportunities in Central Florida, The Timbers at Citrus Springs is now selling premium 1/4 acre lots at the unbelievably low price of \$45,000 per parcel, creating attractive margins and incredible long-term profit possibilities for builders looking for an edge in the current market.

The developer has a 30-year reputation as one of the finest builders in Central Florida. Their high expectations for the quality and growth of this lovely community include a continued boom over the next 5-8 years, and they have committed to a strong, ongoing ad campaign to drive interested buyers to the area. Being associated with some of the best builders in the area as part of this deal will exponentially expand your opportunities for growth and profit. Of the 1,650 lots that will be available over time, the developer is releasing the first 400 with a special offer just for local builders:

- The developer will subordinate homesites for the builders' spec homes, payment will be deferred until you sell the home.
- Purchase 10 or more lots and receive an additional 5% off (\$22,500 off 10).
- Work directly with some of the best, most respected builders in North Florida, and benefit from their targeted long-term marketing plan.
- Be among the first to buy before this protected area's limited available land is gone.

Once these parcels are sold, they're gone! Don't miss this incredible opportunity to build on premium land in one of Central Florida's most desirable communities. For more information, call (352) 387-2744.

*The Timbers*  
AT CITRUS SPRINGS

# The Timbers

AT CITRUS SPRINGS

## Build in a community that sells itself.

The Timbers and Citrus Springs is beginning its transformation into a beautiful comfortable new home community in peaceful Citrus County, West Central Florida. Located near the picturesque town of Dunnellon, The Timbers is surrounded by more than 25,000 acres of wildlife parks, walking/equestrian trails and natural lakes and streams, yet it offers practical features like paved streets, city water and sewer services, and a host of new schools, encouraging rapid growth and unparalleled revenue to builders who take early advantage of this soon-to-be-discovered community.

The developer has imposed a deed restriction to ensure that The Timbers remains private, quiet and lush, making it perfect for the growing number of people interested in leaving behind urban congestion and living at a more relaxed, unstructured pace. The Timbers' easy proximity to big-city shopping and entertainment, an international airport, and miles of beaches secures its tremendous investment potential.

Phase I is now being released, and we invite you to grab hold of a unique opportunity to profit today...and for years to come.





# *The Timbers*

AT CITRUS SPRINGS