

PRIME DEVELOPMENT LAND

18520 Livingston Ave (NWC) Lutz, FL 33549

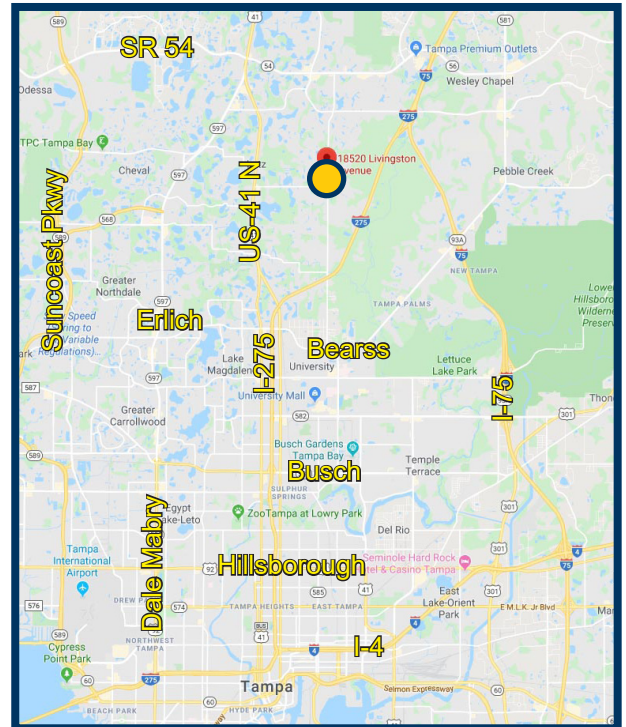
LAND



Excellent Development Opportunity
In the suburb immediately north of
Tampa in Lutz, Florida. With rezoning,
location would be ideal for Senior
Housing, an Office Park, Retail or Public
Storage.

Offered at \$550,000

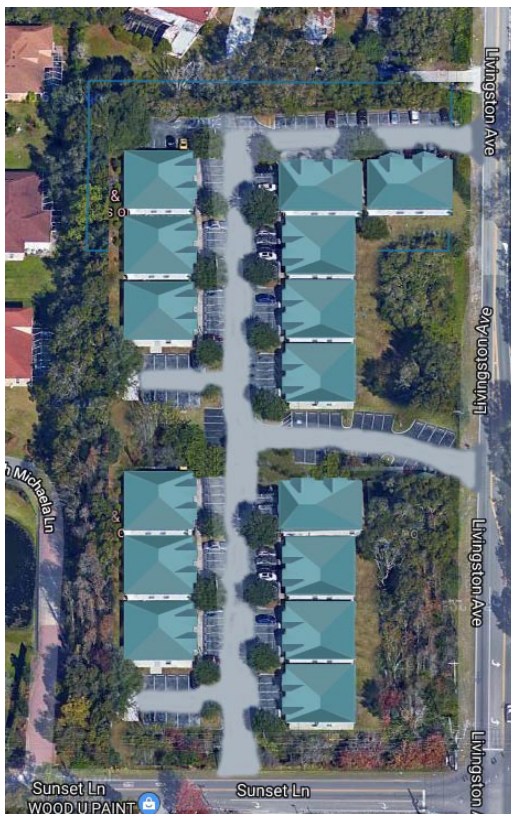
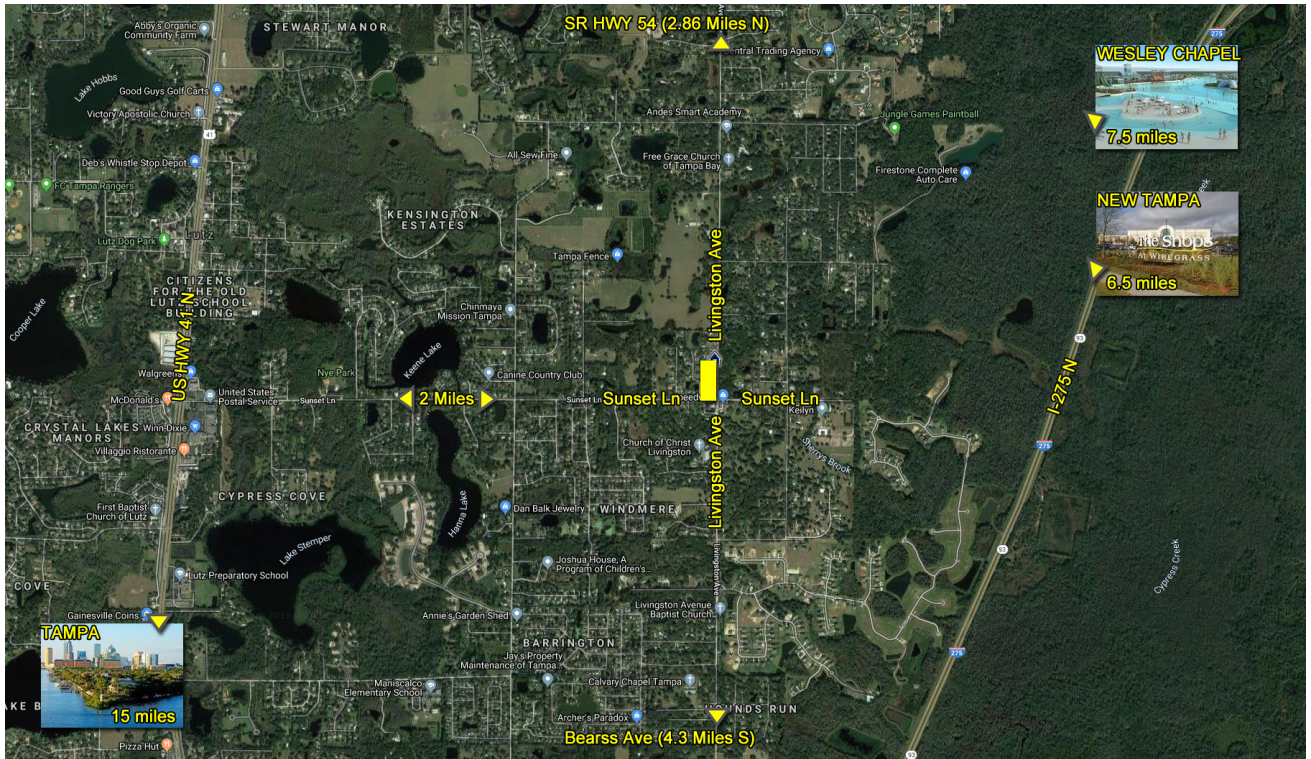
- Approx 283' (Sunset) x 753' (Livingston)
- Should accommodate more than 45000 SqFt once rezoned
- Flood Zone X with a small patch of A
- 2 (possibly 3) entry points
- Minutes from major arteries
- Dry and relatively flat parcel



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Power**

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The rendering on the left shows a potential layout for Office-condos.

The closest such business park location is 2 miles due west on US 41 and Sunset and has little to no vacancy on a consistent basis.

The rendering on the right shows a potential Assisted Living facility, though the size and layout will dictate actual site plan and ingress/egress.

Provided for illustration purposes only.



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Adjacent affluent subdivision - Oak Path



View into the property from Livingston Ave



View from intersection west along Sunset Ln



View from intersection north along Livingston



View of SEC - Speedway / Convenience



View of SWC - Citco / Deli



Traffic Counts:

16,583 ADT (Vehicles per day) along Livingston just north of Sunset

12,482 ADT (Vehicles per day) along Sunset just west of Livingston

Demographics:

Median Age in Lutz is 34 vs Hillsborough County's 37 with Ave HH Incomes of \$75,835

5-Mile Radius Population = 122,715 (76.7% Wht, 11.8% Blk, 19.3% Hisp, .1% Ind)

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LEGAL DESCRIPTION (2006 Survey):

THE SOUTH 7 ACRES OF THE EAST 1/4 OF THE SW 1/4 OF THE SW 1/4 OF SECTION 8, TOWNSHIP 27 SOUTH, RANGE 19 EAST, LESS THE NORTH 374 FEET THEREOF AND LESS RIGHT-OF-WAY FOR LIVINGSTON AVENUE OFF THE EAST SIDE THEREOF AND RIGHT-OF-WAY FOR SUNSET LANE OFF THE SOUTH SIDE THEREOF.

AND

THE SOUTH 187 FEET OF THE NORTH 374 FEET OF THE SOUTH 7 ACRES OF THE EAST 1/4 OF S.W. 1/4 OF THE S.W. 1/4. LESS THE EAST 30.00 FOR LIVINGSTON AVENUE, SECTION 8, TOWNSHIP 27 S., RANGE 19 E. OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

Area Tabulation (2006 Survey)

Upland Area = 147,722 SqFt (3.3912 AC)
Wetland Area = 66,643 SqFt (1.5299 AC)
Total Area = 214,365 SqFt (4.9211 AC)

2006 Existing Elevations were based on Hillsborough County Benchmarks VA-596 (Elevation = 58.12') NAV D-88

Tree Description

- ☆ Cedar
- ✿ Citrus
- Cypress
- ✿ Maple
- Oak
- ⊙ Ornamental
- ✿ Palm
- ✿ Pine

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