

We know this land.



Eshenbaugh

LAND COMPANY



The Dirt Dog

304 S. WILLOW AVENUE

TAMPA, FL 33606

813.287.8787

www.thedirtdog.com

Additional Photos



Property Description

PROPERTY DESCRIPTION

Sunset Ranch is your 70+/- acre wooded sanctuary in the heart of Tampa Bay. It has over 800 linear feet of frontage on the 13+ acre Commston Lake, which is private. This serene setting boasts beautiful native vegetation and large tree canopies for privacy and shade, with plenty of wildlife throughout. Sunset Ranch is ideally located in the upscale Lutz neighborhood benefiting from Publix, Target, & Walmart all within 3 miles of the site. It sits adjacent to Nye Park, which offers free access to tennis, basketball, playground, & picnic facilities maintained by Hillsborough County. The property is currently in permitting for 17 estate lots or could be an ideal lake-front family compound or large acreage homesite. Utilities will need to be via well and septic per Hillsborough County code.

LOCATION DESCRIPTION

The property is located at 600 Sunset Lane in Lutz, FL. It sits on the north side of Sunset Lane, east of US Highway 41, ideally between Nye Park and Commston Lake. Lutz is a suburb of Tampa located approximately 13 miles north of Downtown Tampa.

MUNICIPALITY

Hillsborough County

PROPERTY SIZE

69.56 Acres

ZONING

a mix of ASC-1 & RSC-6

PARCEL ID

013693-0212

PRICE

\$4,250,000

BROKER CONTACT INFO

Ryan Sampson, CCIM, ALC

Principal

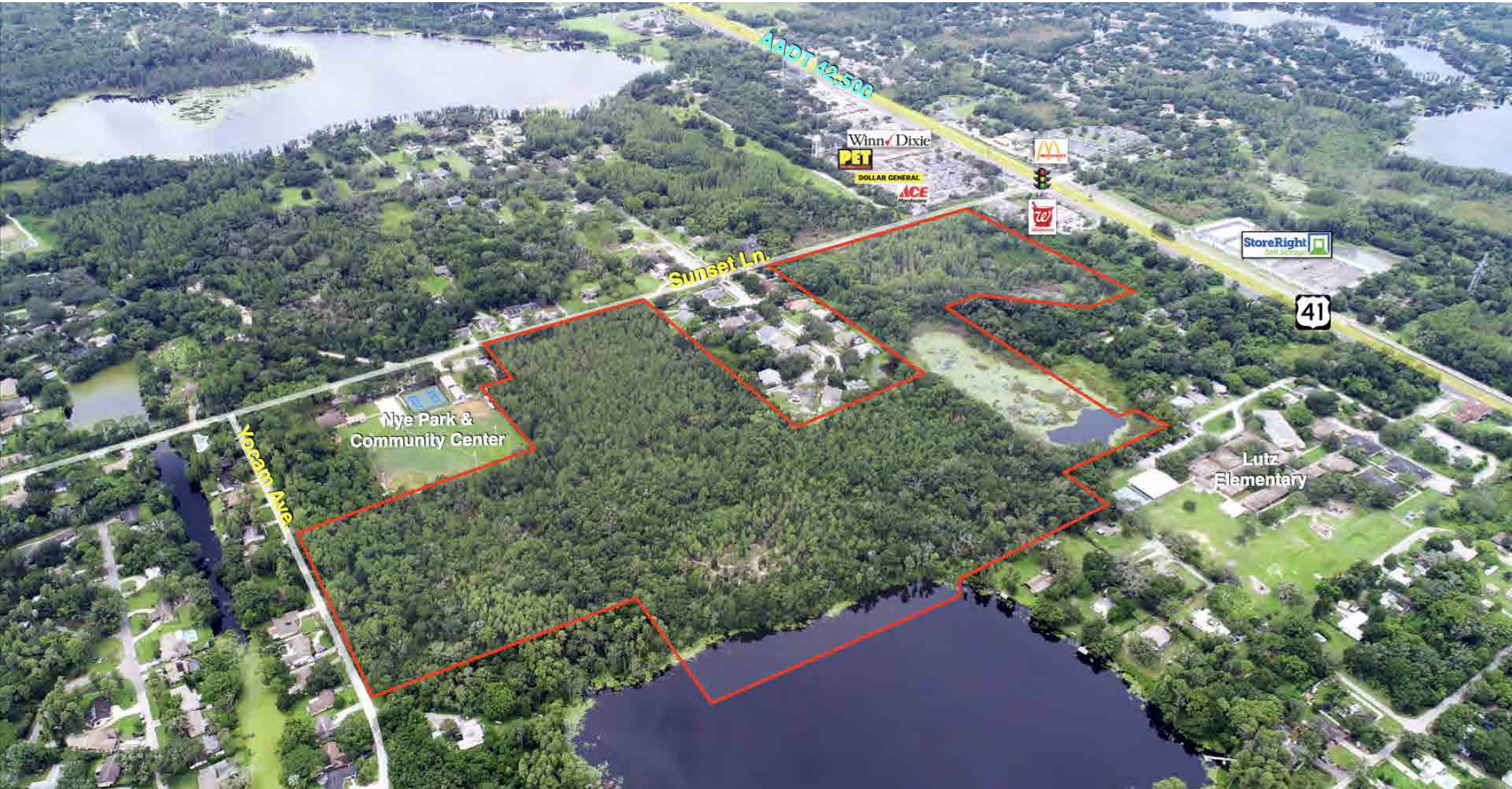
813.287.8787 x4

Ryan@TheDirtDog.com

Additional Photos



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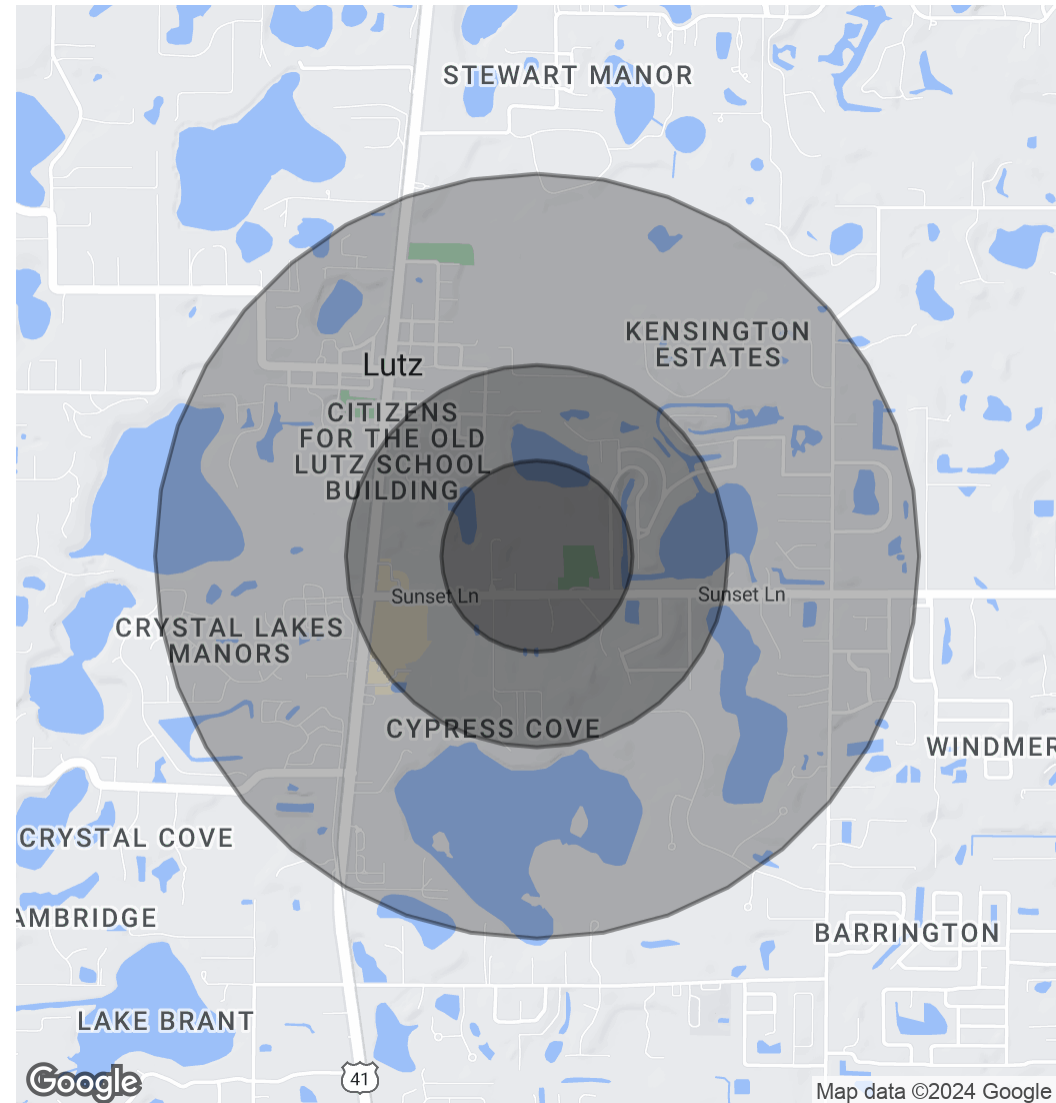
Proposed Site Plan



Demographics Map & Report

POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	573	1,965	7,131
Average Age	42.7	43.1	42.6
Average Age (Male)	44.6	42.0	39.3
Average Age (Female)	42.9	44.4	45.3
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	247	895	3,066
# of Persons per HH	2.3	2.2	2.3
Average HH Income	\$80,466	\$83,501	\$90,954
Average House Value	\$190,762	\$202,428	\$253,738

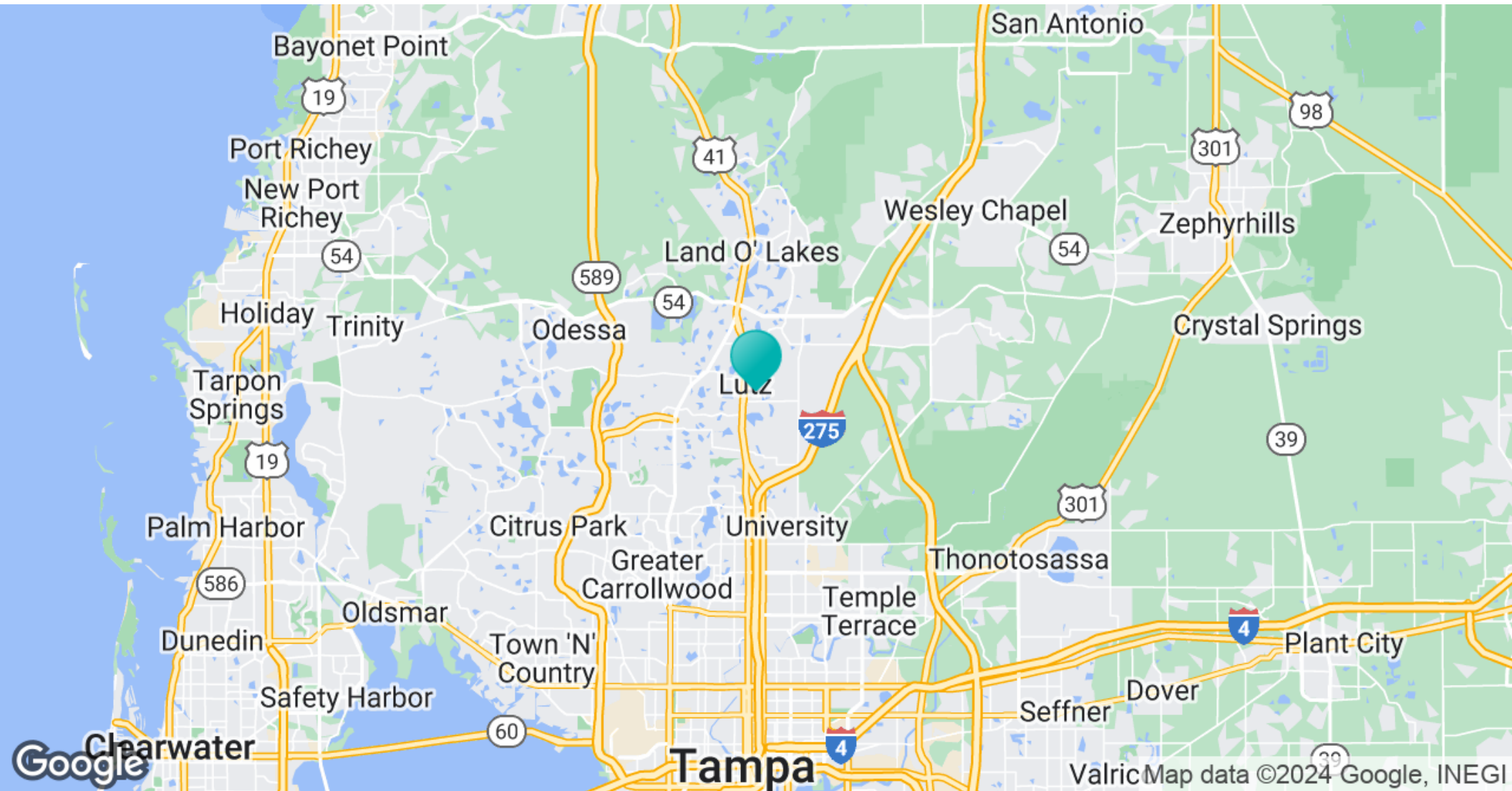
* Demographic data derived from 2020 ACS - US Census



Regional Map



Location Map



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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Eshenbaugh Land Company, LLC in compliance with all applicable fair housing and equal opportunity laws.

Eshenbaugh Land Company is a licensed real estate brokerage firm in Florida and William A. Eshenbaugh is the broker of record.