

**25± ACRES
EHREN CUTOFF**

\$2,100,000

**BERKSHIRE
HATHAWAY**
HOMESERVICES

FLORIDA
PROPERTIES
GROUP

COMMERCIAL DIVISION



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LEGEND

OFFERED FOR
\$2,100,000

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CONNERTON COMMUNITY



Parcel 1: 11.54 Acres ID-30-25-19-0000-01200-0000, 22839 Bungalow Lane, contains residence, out buildings, septic and well. Adjoins Lennar-Connerton property.

Parcel 2: 1.72 Acres - ID-30-25-19-0000-01200-0020, 22809 Bungalow Lane, contains residence, septic and well. Adjoins Lennar-Connerton property.

Parcel 3: 8 Acres - ID-30-25-19-0000-01200-0010, 22838 Bungalow Lane, contains residence, septic and well. Adjoins Lennar-Connerton property.

Parcel 4: 2.22 Acres - ID- 30-25-19-0000-00800-00D0, unimproved vacant lot, fronting on Ehren Cutoff.

Parcel 5: 1.4 Acres - ID- 30-25-19-0000-00800-0030, 22939 Bungalow Lane, contains residence, septic and well. It has Ehren Cutoff frontage.

Parcel 6: 0.16 Acres - ID- 30-25-19-0000-00900-0020, 22924 Bungalow Lane, contains residence, septic and well.

Parcel 7: 0.28 Acres - ID- 30-25-19-0000-00800-0010, this parcel provides access from Ehren Cutoff to Bungalow properties.

AERIAL OVERVIEW



EXECUTIVE SUMMARY

Ehren Cutoff Development Site

25 Acre Campus Opportunity – Land O’ Lakes, Pasco County, Florida

This offering presents a rare opportunity to acquire approximately 25 acres of land located in the rapidly growing Land O’ Lakes area of Pasco County, ideally suited for the development of a church campus, ministry center, private school, or family compound.

Strategically positioned near Ehren Cutoff Road and in close proximity to the 4,800-acre Connerton master-planned community, the property is located within one of the most active residential growth corridors in the Tampa Bay region. The continued expansion of surrounding communities has brought a steady influx of families to the area, creating a strong and growing need for places of worship, education, and community gathering.

The size and layout of the property provide exceptional flexibility for a phased campus development, allowing for the creation of a long-term ministry or residential vision. The site can accommodate a full range of improvements including a sanctuary, classrooms, fellowship halls, administrative buildings, recreational areas, and ample parking, with significant room for future expansion as needs evolve.

Accessibility is a key strength of the property, with convenient access to State Road 52, U.S. Highway 41, and the Suncoast Parkway, providing connectivity to Land O’ Lakes, Wesley Chapel, Lutz, Trinity, and the greater Tampa Bay area. This central location enhances the site’s ability to serve a broad and growing population base.

Key Highlights

- Approximately 25 acres of contiguous land
- Located within a high-growth residential corridor
- Close proximity to the Connerton master-planned community
- Suitable for church campus, ministry, school, or private compound use
- Capacity for phased development and long-term expansion
- Strong accessibility from major regional roadways

Offered at a list price of \$2,100,000, the Ehren Cutoff Development Site represents a unique opportunity to establish a lasting presence in a dynamic and expanding community, with the scale and flexibility to support both immediate needs and future growth.