



OFFERING MEMORANDUM

LIVINGSTON AVENUE 40

18818 LIVINGSTON AVENUE, LUTZ, FL 33559

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Eshenbaugh
LAND COMPANY

PROPERTY DESCRIPTION

The property is a 40-acre ranch consisting of improved pasture and a few small ponds. It's located on the west side of Livingston Avenue in Lutz. It's currently zoned ASC-1 with a future land use of R-1.

The utilities are well and septic.

LOCATION DESCRIPTION

The property is located at 18818 Livingston Avenue in Lutz in unincorporated Hillsborough County. It's just north of Sunset Lane and south of County Line Road.

The site is only 2+ miles from US 41, 2+ miles to SR 54, 4+ miles from Bearss Avenue, and 5+ miles from both I-75 & I-275. The property's central location allows for easy access to USF, downtown Tampa, and Tampa International Airport. Local schools, shopping (Tampa Premium Outlets), and restaurants are in close proximity as well.

PROPERTY SIZE

40.0 Acres

ZONING

ASC-1

FUTURE LAND USE

R-1

PRICE

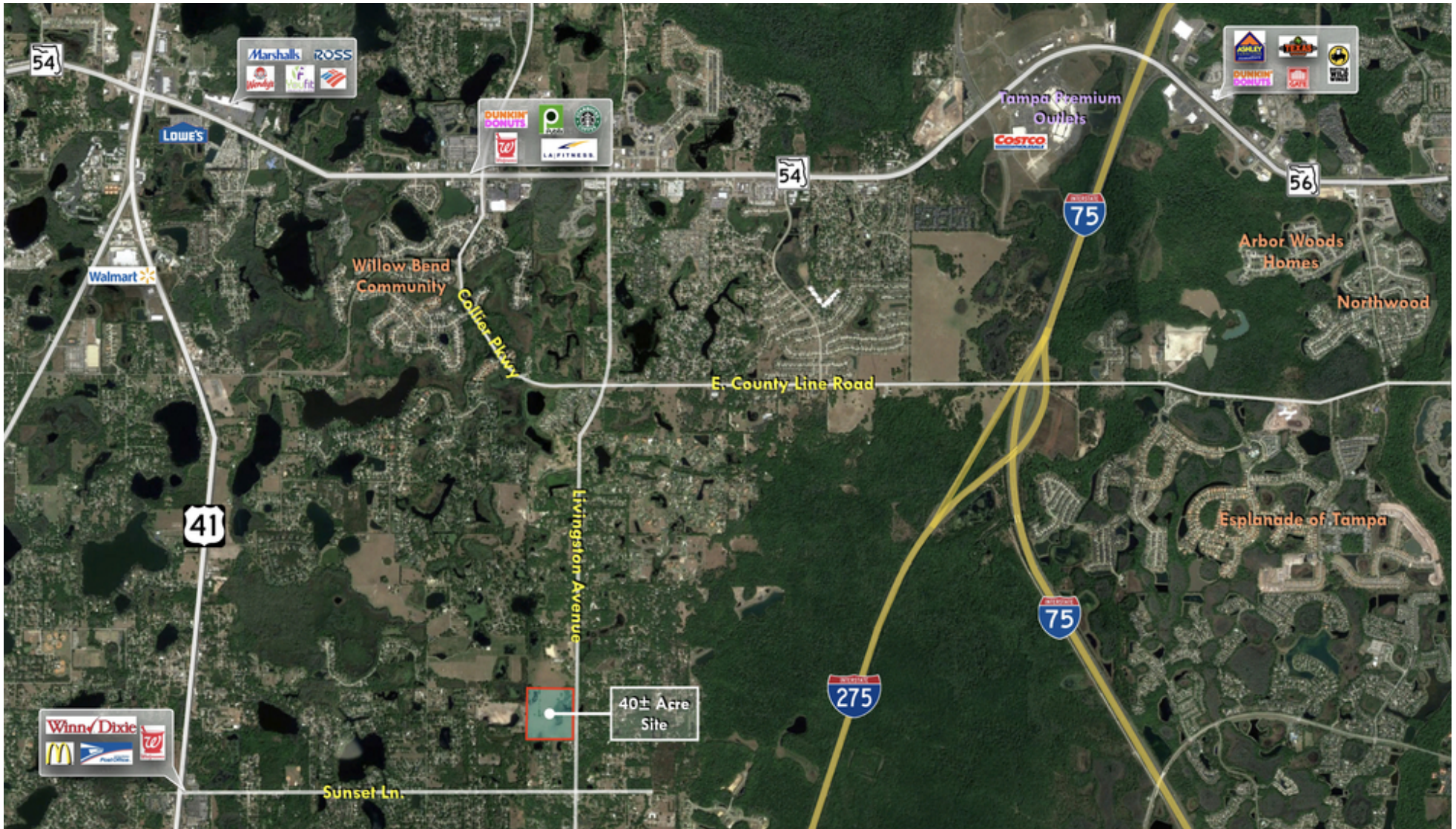
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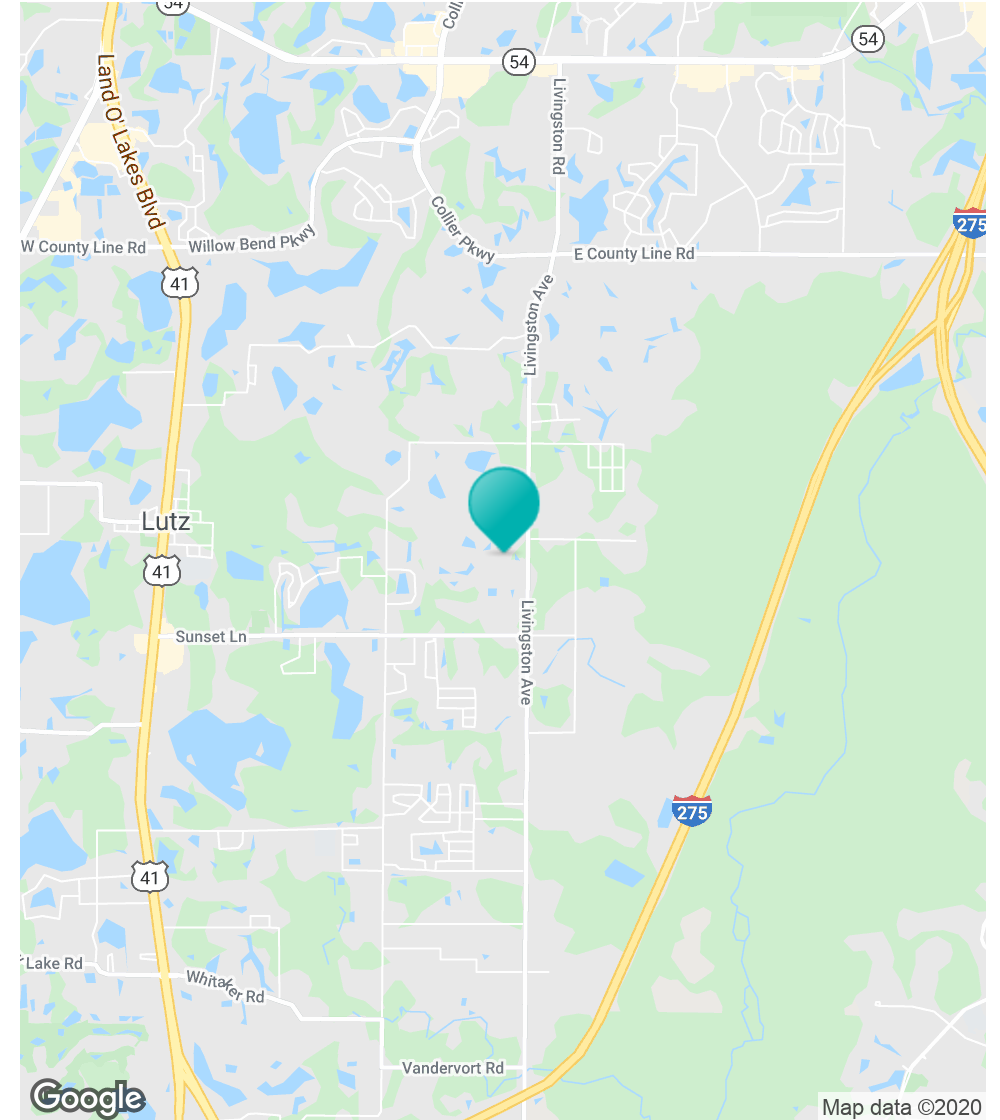
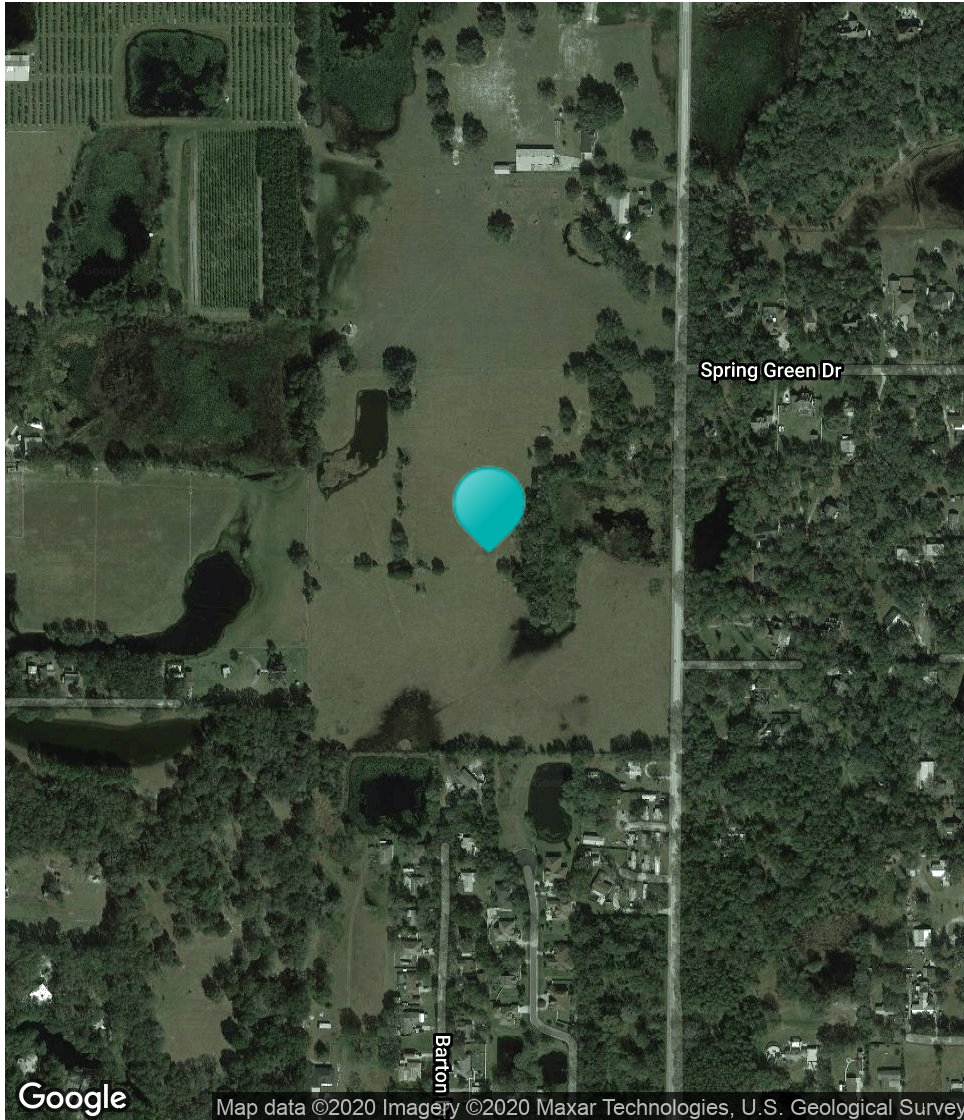












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ESHENBAUGH LAND COMPANY // 304 S. WILLOW AVENUE, TAMPA, FL 33606 // THEDIRTDOG.COM

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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.

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