



**BERKSHIRE  
HATHAWAY**  
HomeServices

Florida Properties Group

COMMERCIAL DIVISION

# Gorgeous 24.2± Residential Acre Parcel Lutz, FL

For Sale

**Drastically Reduced!**

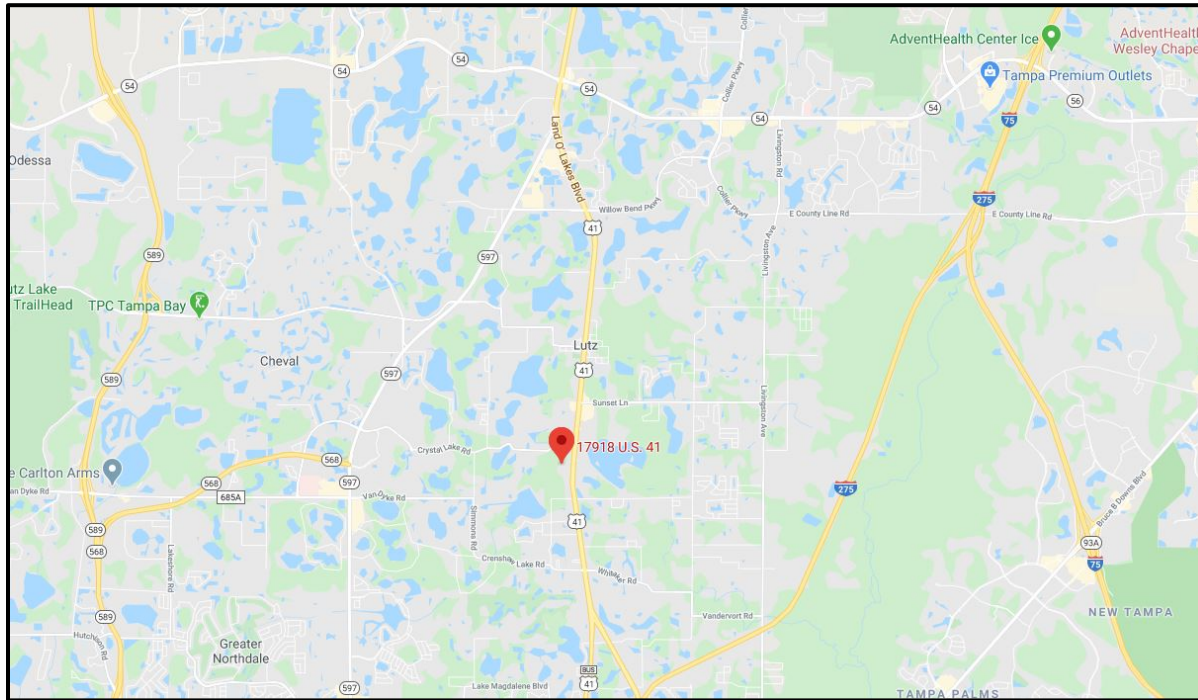


**17918 N US Highway 41, Lutz, FL 33548**

## Property Information

- **16.47± Upland Acres**
- **Zoned: ASC-1 Single Family 1 Lot/Acre & General Commercial (<1 Acre)**
- **Development Must Adhere to Lutz Rural Development Standards**
- **Future Land Use: NMU-4, R-1**
- **Flood Zone: X, A & AE**
- **EPC Wetland Mitigation Permitted**
- **Survey, Engineering, Phase 1 Available**
- **Well and Septic: One (1) County Water Connection Allowable**
- **PRICE REDUCED ~~\$2,000,000~~ Now: \$1,100,000**

This information is from sources deemed to be reliable. We are not responsible for misstatements of facts, errors or omissions, prior sale, change of price, and/or terms or withdrawal from the market without notice. Buyer should verify all information with its' own representatives as well as state and local agencies. Brokers please note that a variable rate commission may exist on this offering that might result in a lower commission cost to the Seller if a Buyer's broker is not involved in the transaction. ©2020 BHH Affiliates, LLC. An independently owned and operated franchisee of BHH Affiliates, LLC. Berkshire Hathaway HomeServices and the Berkshire Hathaway HomeServices symbol are registered service marks of Columbia Insurance Company, a Berkshire Hathaway affiliate. Equal Housing Opportunity.



DEMOGRAPHICS BY MILE			
	1 MILE	3 MILES	5 MILES
Total Population	2,896	34,971	34,971
Avg. HH Income	\$119,024	\$113,595	\$86,152
Median Age	49.6	44.9	38.4
Total Households	1,095	13,330	63,755

DEMOGRAPHICS BY DRIVE TIME			
	5 MINS	10 MINS	15 MINS
Total Population	6,697	67,534	256,940
Avg. HH Income	\$114,757	\$83,381	\$82,050
Median Age	48.5	41.5	37.7
Total Households	2,467	26,956	100,388

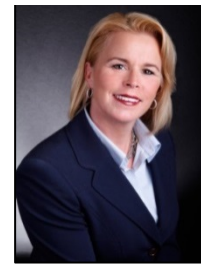
## Tampa Bay Land Team...



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*Dyer/Carbonelli Team*  
*Awarded #1 Producing Commercial Team in the Network 2018*  
*Awarded #2 Producing Commercial Team in the Network 2019*



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