



SELLER FINANCE \$499,000! 2 ACRE ON LUTZ LAKE FERN ROAD

2 AC LAND (RSC-6) ACROSS FROM CHEVAL GOLF COURSE

5307 Lutz Lake Fern Road, Lutz, FL 33558

SALE BROCHURE • APRIL 05, 2024

Swapna Shah

813.789.4142

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Kari L. Grimaldi/ Broker

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ZONED RSC-6 - 2 AC LAND ON LUTZ LAKE FERN RD NEAR TPC

5307 Lutz Lake Fern Road, Lutz, FL 33558

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price: \$539,000

Lot Size: 2.0 Acres

Zoning: RSC-6

PROPERTY OVERVIEW

OWNER FINANCE AVAILABLE! TERMS NEGOTIABLE, OPEN TO OFFERS!
Great for 7 Single Family Residential Development . Parcel-1 is 2 acres zoned RSC-6. Future land use is RSC-4 single family development.The Adjacent property parcel is available 3 acres, zoned residential, possible to rezone RSC -6 or RSC-4. Property near Veteran's Expressway exit and across the street from the entrance to the TPC Cheval Golf Course. Located next to McKittrick Elementary School off of Lutz Lake Fern Road. Also surrounded by Montessori, Elementary, Middle, and High Schools. Close to residential communities, Villa Rosa and Cheval. Also close to shopping, numerous residential communities and major roadways. Perfect for retire community. 110 Wide - 1,000 deep. Property has Electricity and well water.

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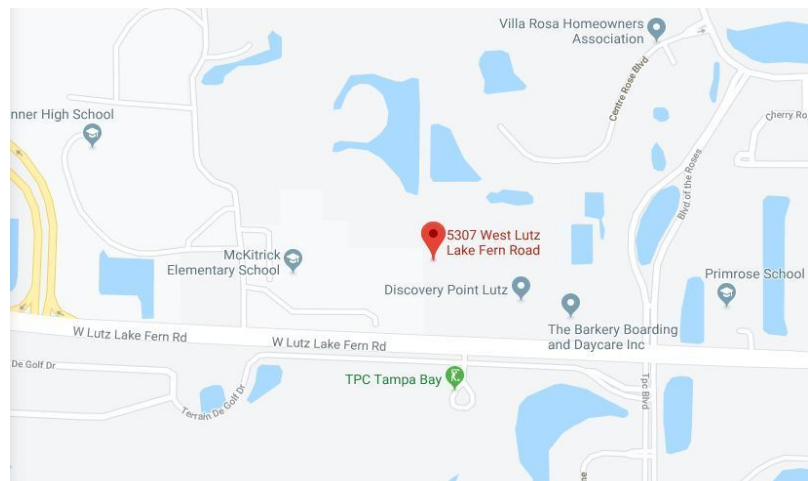
ZONED RSC-4 - 2 AC LAND ON LUTZ LAKE FERN RD NEAR TPC

5307 Lutz Lake Fern Road, Lutz, FL 33558

COMPLETE HIGHLIGHTS

SALE HIGHLIGHTS

- OWNER FINANCE AVAILABLE! TERMS
NEGOTIABLE OPEN TO OFFERS!
- Great for 7 Single Family Residential
Development
- 2 Acres Across the Street from the TPC Cheval
Golf Course ,Next to school Zoned RSC-6
- Adjacent Parcel 3 acres available residential
zoned.
- Located off of Lutz Lake Fern Road
- Near Veteran's Expressway Exit 1/2 mile
- Next to school McKittrick Elementary School
- Surrounded by residential communities -
Cheval and Villa Rosa (less than 2 miles)



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ZONED RSC-4 - 2 AC LAND ON LUTZ LAKE FERN RD NEAR TPC

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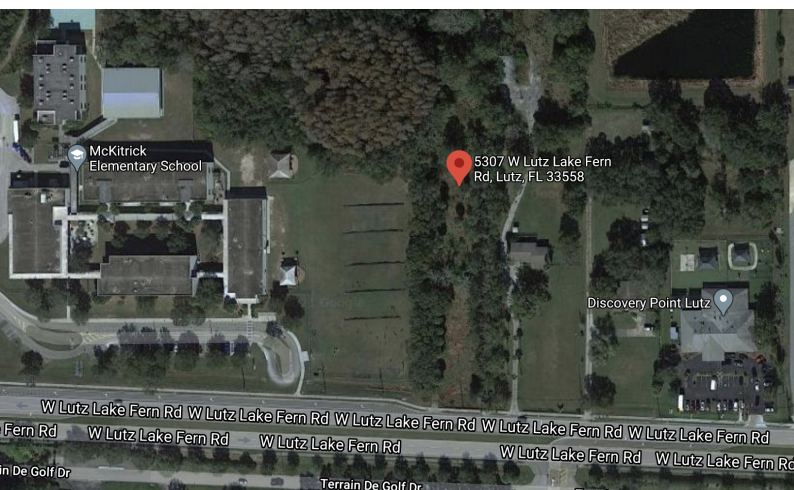
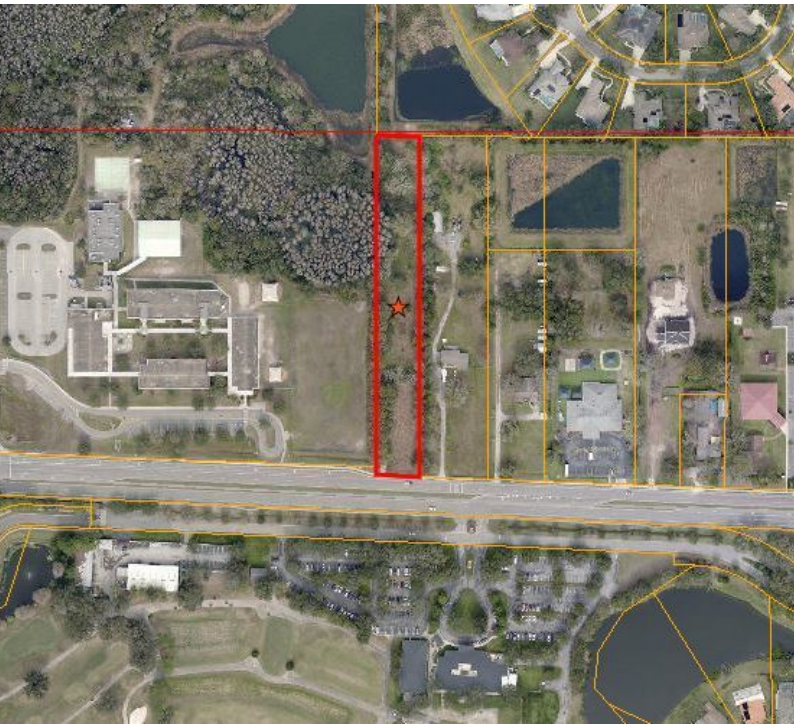
PROPERTY DESCRIPTION

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LOCATION DESCRIPTION

2 Acres Across the Street from the TPC Cheval Golf Course. Land zoned RSC-6. Future land-use R-4. Property near Veteran's Expressway exit and Located next to McKittrick Elementary School off of Lutz Lake Fern Road. Also surrounded by Montessori, Elementary, Middle, and High Schools. Close to residential communities, Villa Rosa and Cheval. Also close to shopping, numerous residential communities and major roadways. Perfect for retire community. 110 Wide - 1,000 deep. Property has Electricity and well water.



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PARCEL INFORMATION HILLSBOROUGH COUNTY FLORIDA

Jurisdiction	Unincorporated County
Zoning Category	Planned Development
Zoning	PD
Description	Planned Development
RZ	00-0177
Zoning Category	Residential
Zoning	RSC-6
Description	Residential - Single-Family Conventional
RZ	17-0416
Flood Zone:X	AREA OF MINIMAL FLOOD HAZARD
FIRM Panel	0044H
FIRM Panel	12057C0044H
Suffix	H
Effective Date	Thu Aug 28 2008
FIRM Panel	0042H
FIRM Panel	12057C0042H
Suffix	H
Effective Date	Thu Aug 28 2008
Pre 2008 Flood Zone	X
Pre 2008 Firm Panel	1201120045D
County Wide Planning Area	Lutz
Community Base Planning Area	Lutz
Planned Development	PD
Re-zoning	null
Census Data	Tract: 011509 Block: 3000
Future Landuse	R-4
Urban Service Area	USA
Mobility Assessment District	Urban
Mobility Benefit District	1
Fire Impact Fee	Northwest
Parks/Schools Impact Fee	NORTHWEST
ROW/Transportation Impact Fee	ZONE 1
Wind Borne Debris Area	140 MPH Area
Competitive Sites	NO
Redevelopment Area	NO



January 21, 2020

1:1770
0 0.01 0.03 0.06 mi
0 0.02 0.04 0.09 km

PD, Hillsborough County - Public Works - Geomatics - Streets & Addresses, EID

Hillsborough County Florida

Folio: 12975.0000
PIN: U-08-27-18-ZZZ-000000-49170.0

Site Address:
5307 LUTZ LAKE FERN RD
LUTZ, FL 33558
SEC-TWN-RNG: 08-27-18
Acreage: 1.95862997

Landuse Code: 0000 VACANT RESIDENT

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1. Any error, omissions, or inaccuracies in the information provided regardless of how caused.
- Or
2. Any decision made or action taken or not taken by any person in reliance upon any information or data furnished hereunder.



ZONED RSC-4 - 2 AC LAND ON LUTZ LAKE FERN RD NEAR TPC

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ADDITIONAL PHOTOS



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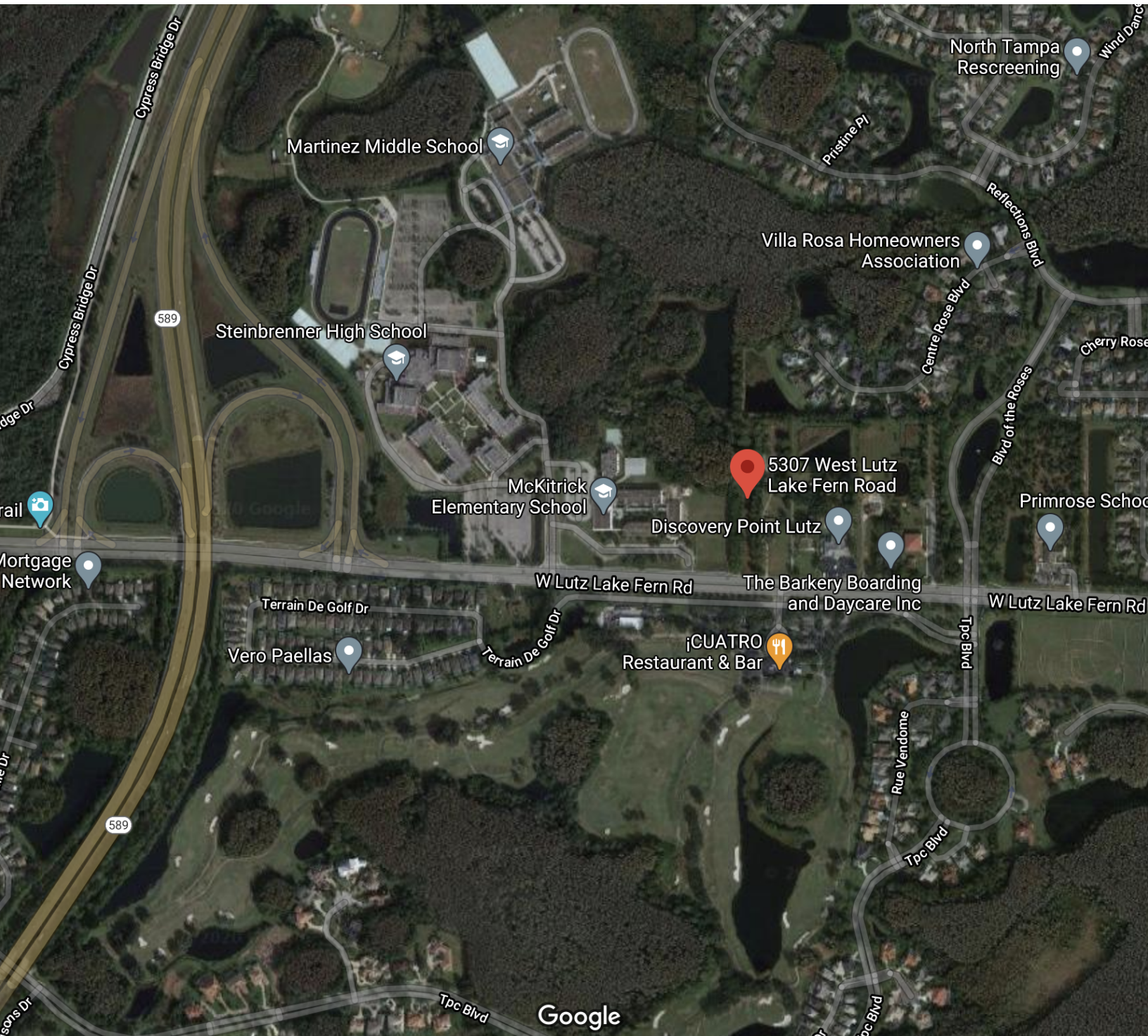
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PROPERTY MAP



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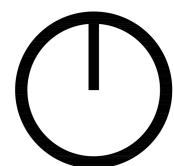
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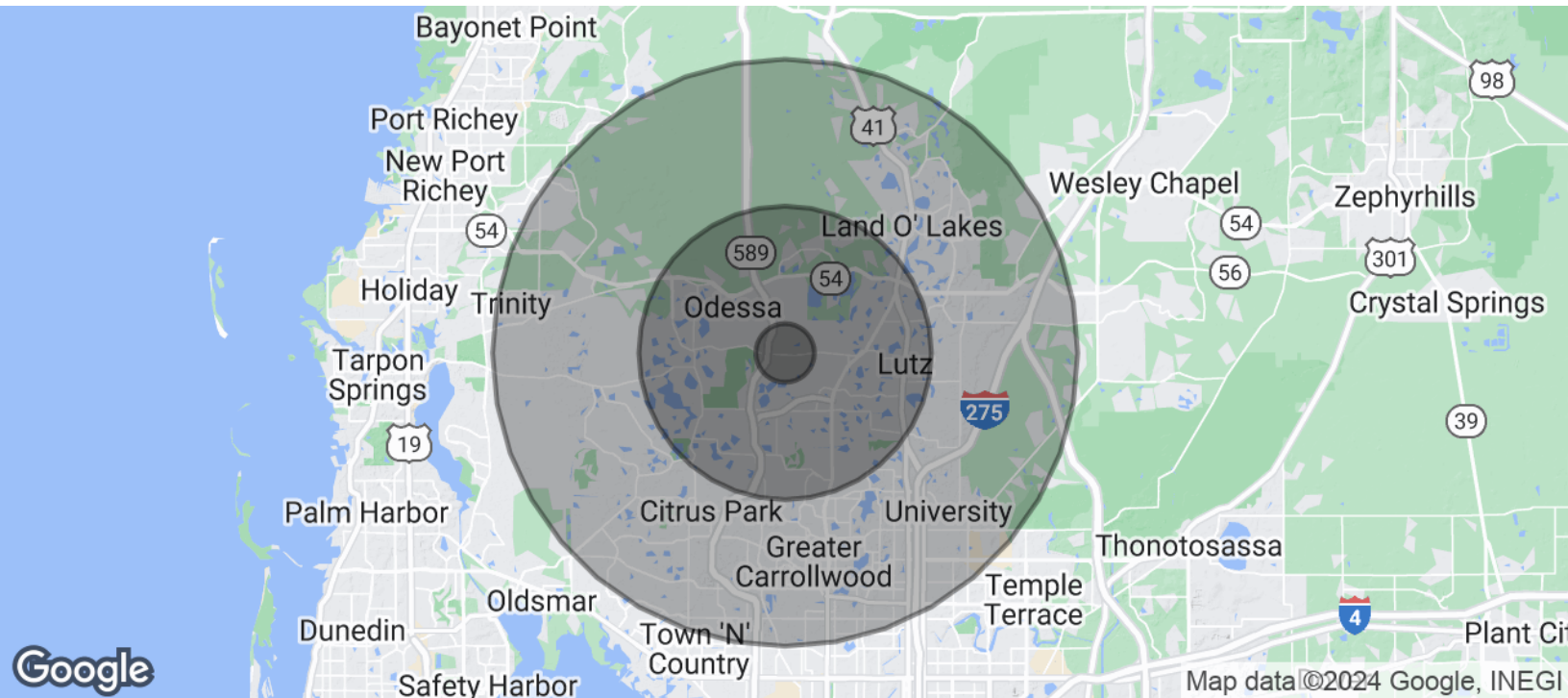




ZONED RSC-4 - 2 AC LAND ON LUTZ LAKE FERN RD NEAR TPC

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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	3,168	84,809	424,177
Average age	38.2	39.0	37.6
Average age (Male)	36.8	38.2	36.5
Average age (Female)	40.8	40.0	38.6

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	1,261	31,516	164,896
# of persons per HH	2.5	2.7	2.6
Average HH income	\$99,369	\$90,129	\$72,538
Average house value	\$453,402	\$338,391	\$280,415

* Demographic data derived from 2020 ACS - US Census

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ADVISOR BIO

SWAPNA SHAH Commercial Realtor



PROFESSIONAL BACKGROUND

Swapna Shah has a strong rapport and extensive professional experience working with the Tampa Bay community, and a passion for commercial real estate. She has demonstrated leadership qualities and is known in different venues as persuasive and getting the job done. Swapna has vast professional network and has been a Tampa Bay resident for over 25 years with personal experience investing in commercial real estate as an owner. When Swapna needed real estate experts 10 years ago to advise her regarding her commercial real estate needs, she turned to Grimaldi Commercial Realty, Tampa's most branded company. Because of Grimaldi Commercial Realty's integrity and straight forwardness in their dealings, she was left with such a positive impression. When Swapna ventured into real estate brokerage she knew that she wanted the finest Commercial Real Estate Company to mentor her to become a top notch real estate professional.

Swapna's own experience buying, selling and leasing has given her a keen understanding of client's needs. She is a poised and competent leader in our community and is capable and passionate about turning client's dreams into realities. Swapna has a degree in Business Administration

EXPERTISE

Hotels/Motels
Office/Medical
Investment Properties
Convenience stores/Gas Stations
1031 Exchanges

CONTACT

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