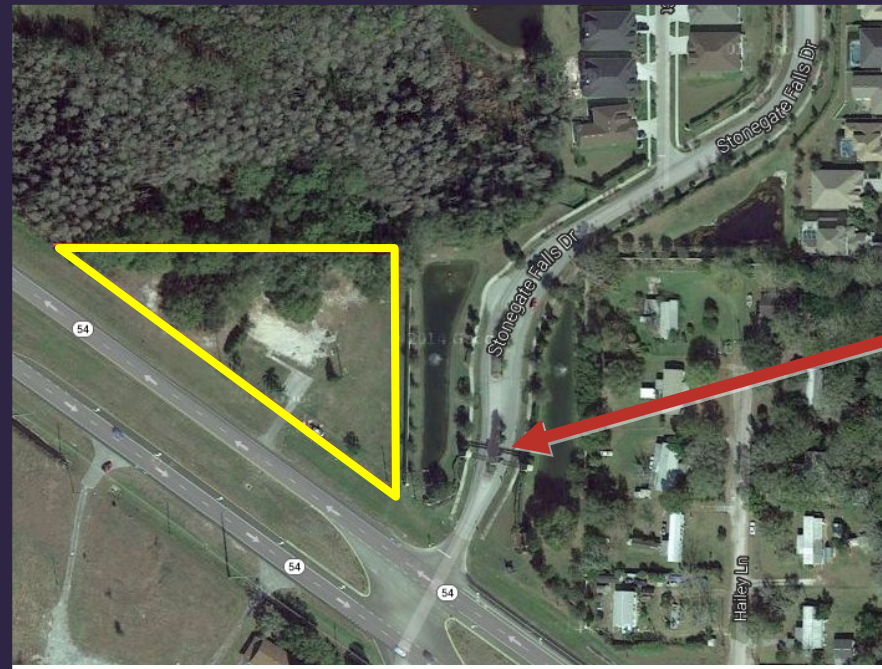




FOR SALE

PRICE REDUCED!

Outparcel SR-54 1.28 Acres
Lutz, FL



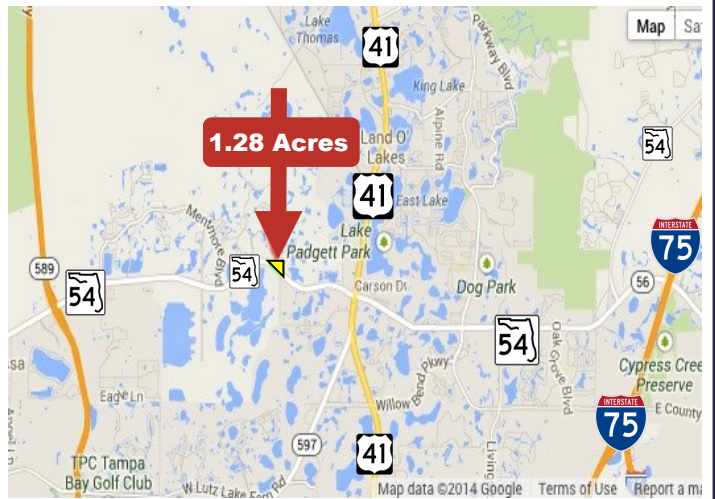
1.28 Acres
\$ 425,000



NWQ SR 54 & Stonegate Falls Dr., Lutz, FL 33558

- 1.28 acre site with excellent visibility
- Adjacent to the Stonegate Falls residential subdivision
- Zoned PO-2, Professional Office. Future Land Use: Res 3
- 526' front on SR-54
- Curb cut at Stonegate Falls Dr.
- 1.3 miles West of US Hwy 41
- 3.7 miles East of Suncoast Parkway
- 6.5 mi West of I-75

PRICE: \$425,000



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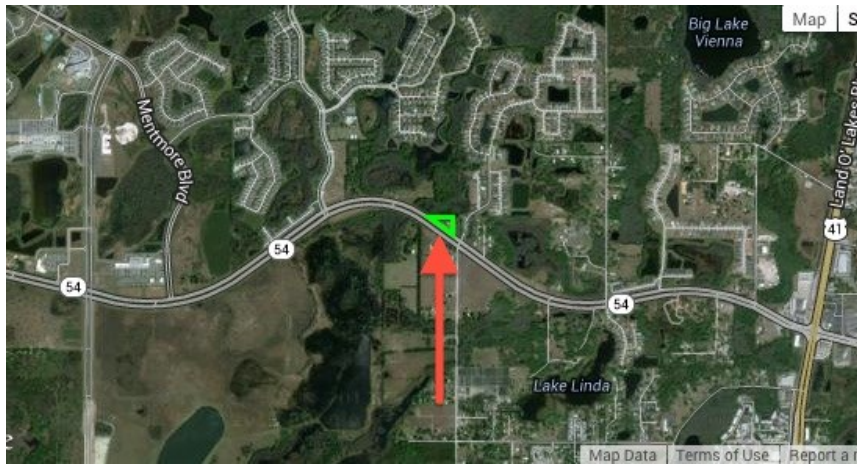
(813) 789-6060



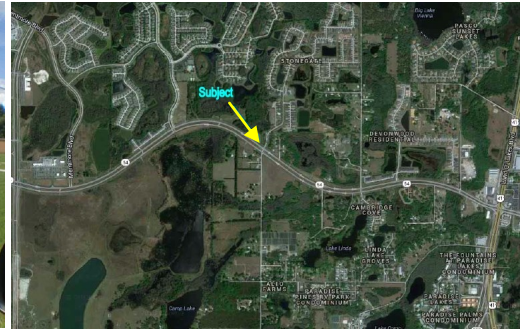
FOR SALE

PRICE REDUCED!

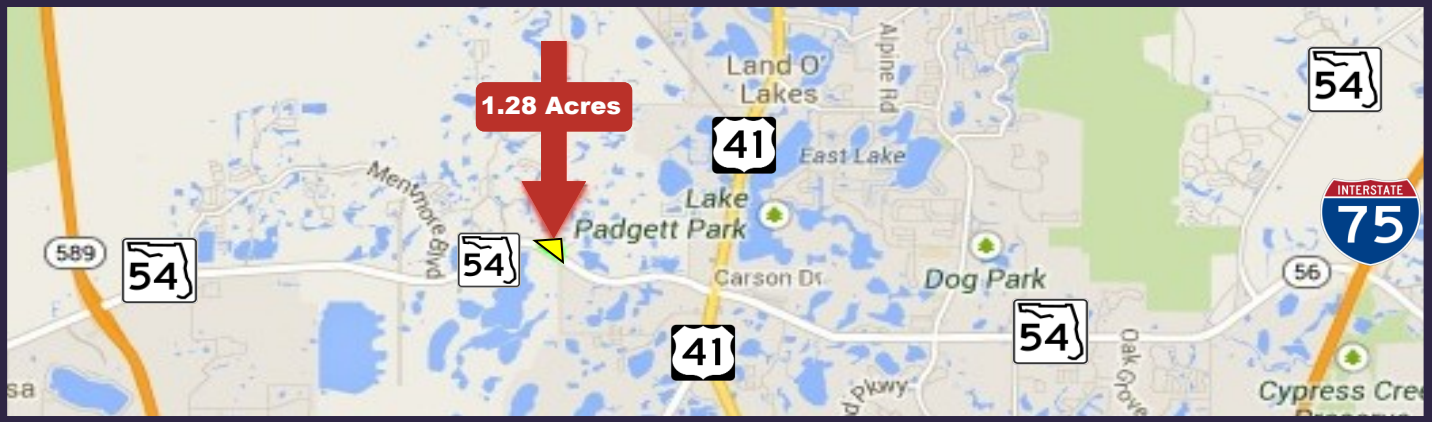
Outparcel SR-54 1.28 Acres
Lutz, FL



Lutz is a bedroom community just north of Tampa in South Pasco. At the subject site SR-54 is a 4-lane divided highway with a turning lane at Stonegate Falls. The area is a growing east-west corridor with ongoing commercial and residential construction projects.



The immediate area is comprised of office parks and newer residential subdivisions. Stonegate Falls is a fast-growing community with home prices from the \$300's to the \$500's.



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