

# FOR SALE

## COUNTY LINE RD DEVELOPMENT SITE

3959 - 4023 County Line Rd Lutz FL, 33559



**SALE PRICE**  
**\$1,600,000**

**CPR TEAM OFFICE (727) 822.4715**  
Jim Engelmann, Sales Associate |  
Jim@CPRTeam.com | (813) 508-4981 (Mobile)



# Property Details

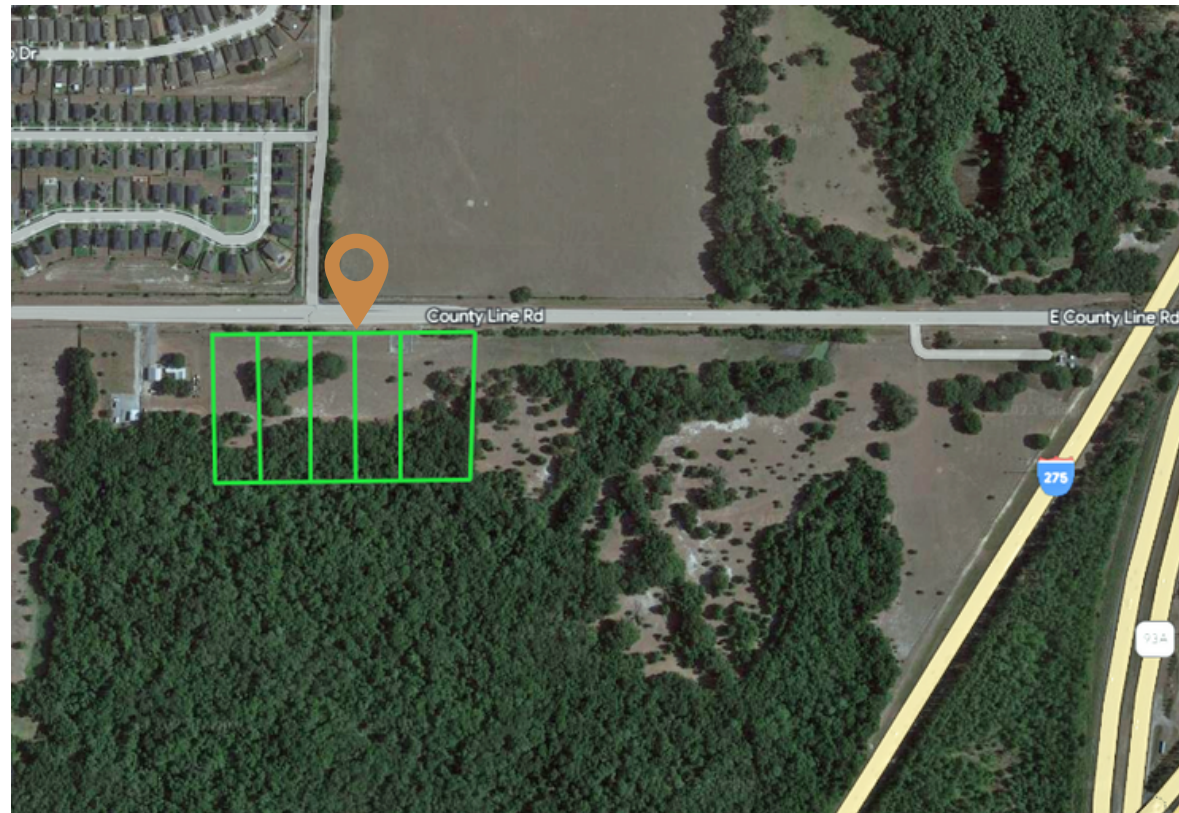
This 9.87-acre site with AS-1 residential zoning offers an ideal setting for a luxurious multi-residential development or a private estate. The front portion of the site is located along E. County Line Road, while the rear consists of captivating tree-covered wetlands.

Conveniently located nearby is the newly established Publix shopping center. The location also offers easy access to The Cypress Creek Town Center. This bustling hub features attractions such as the Prime Outlet Mall, PopStroke entertainment venue, and an array of dining and shopping options. In addition, the property enjoys close proximity to Wesley Chapel, New Tampa, Odessa, and many more appealing destinations!



Other possible uses include:

- Bed and Breakfast
- Family Day Care Home
- Nursing/Extended Care Facilities
- Schools, Private and Charter (K-12)
- Kennels
- Open Storage
- Animal Hospital

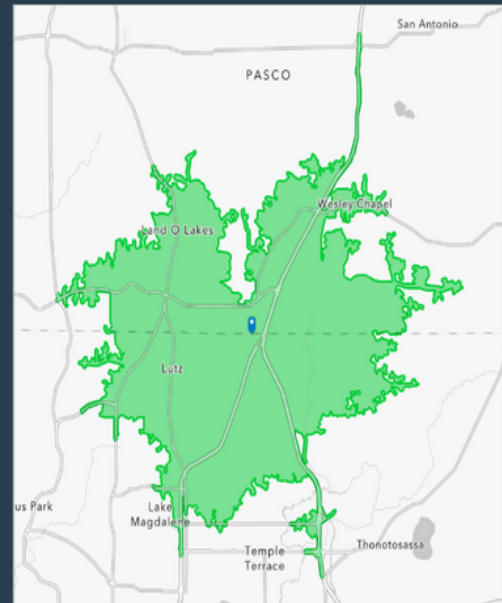




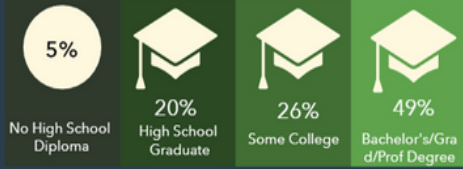
# Demographics



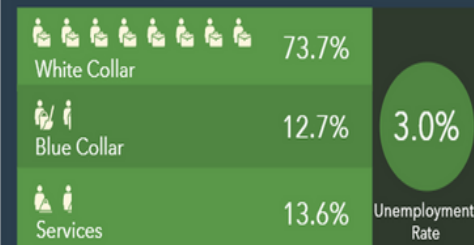
## 15 MINUTE DRIVETIME



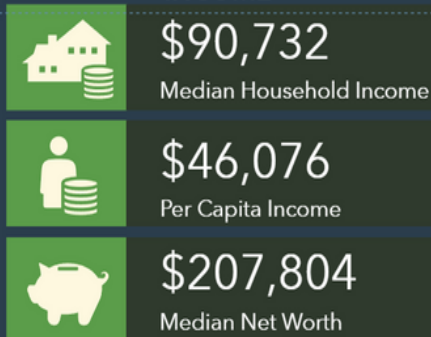
## EDUCATION



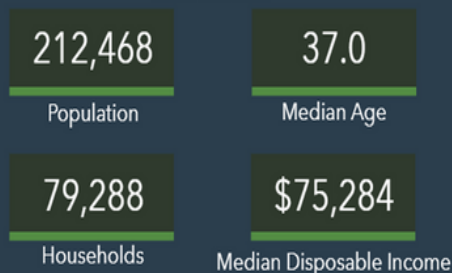
## EMPLOYMENT



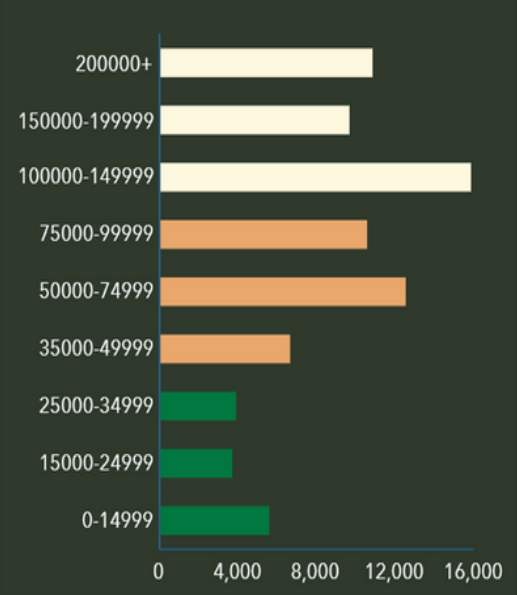
## INCOME



## KEY FACTS



## HOUSEHOLD INCOME (\$)





# MEET THE AGENT

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COMMERCIAL  
PARTNERS  
REALTY

CPRTEAM.COM

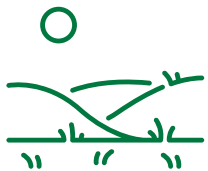


## JIM ENGELMANN

Jim is the Land/Office/Investment Specialist for CPR. Also known as Mr. Pasco, Many of his client's successes have been a direct result of the ever-growing network of people that Jim has come to know and that like to close deals with him.

[CONTACT ME](#)

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