

We know this land.



Eshenbaugh

LAND COMPANY



The Dirt Dog

304 S. WILLOW AVENUE

TAMPA, FL 33606

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Property Description



PROPERTY DESCRIPTION

Outlaw Reserve offers approximately 68 acres in the growing Land O' Lakes area, featuring a mix of improved pasture, wooded areas, and a scenic lake. The property includes a barn and a shed.

The site features 1,210 feet of frontage along Ehren Cutoff (CR 583), providing excellent access and visibility. Approximately 22 acres consist of wetlands and 36 acres within the floodplain. The property is zoned PUD and MPUD (PDD22-7543), allowing for the development of up to 27 residential lots. Each homesite must be a minimum of half an acre and will be on well and septic. Future land use is CON (Conservation Land) and EC (Employment Center).

Primary access is from Ehren Cutoff, while the easternmost 20 acres can also be reached through the Outlaw Ridge community. However, continued access is contingent on no more than one home being built on that portion.

LOCATION DESCRIPTION

The subject property is located at 10460 Ehren Cutoff in Land O' Lakes in Pasco County. It's situated just south of State Road 52 and northeast of US Highway 41. It's across the street from the Conner Preserve and is adjacent to Cypress Creek Preserve and Tampa Bay Sporting Clays and Outlaw Ridge.

The site is approximately 10 minutes from US Highway 41, where nearby medical, shopping, and schools are located. Additionally, it's one mile from State Road 52, five miles from I-75, and eight miles from the Suncoast Parkway. It is close to both rural and urban areas. Due to its proximity to major thoroughfares, it's just a short commute from Wesley Chapel (20 minutes), Dade City (25 minutes), Brooksville (30 minutes), Tampa International Airport (40 minutes), downtown Tampa (40 minutes), and downtown St. Petersburg (50 minutes).

VIRTUAL TOUR

<https://kuula.co/share/collection/7DM4r?logo=1&info=0&logosize=124&fs=1&vr=0&initload=0&thumbs=1>

PRICE

\$2,800,000

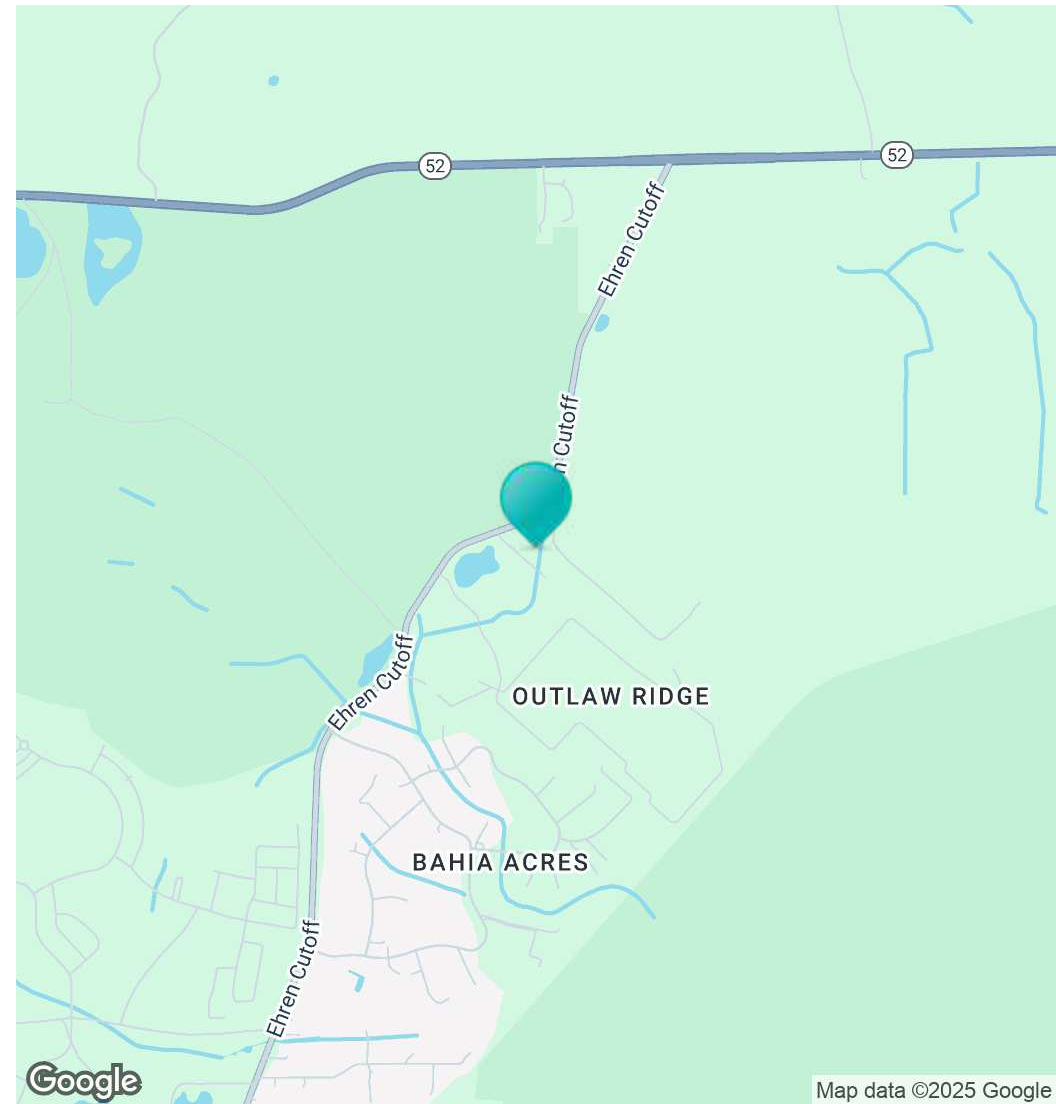
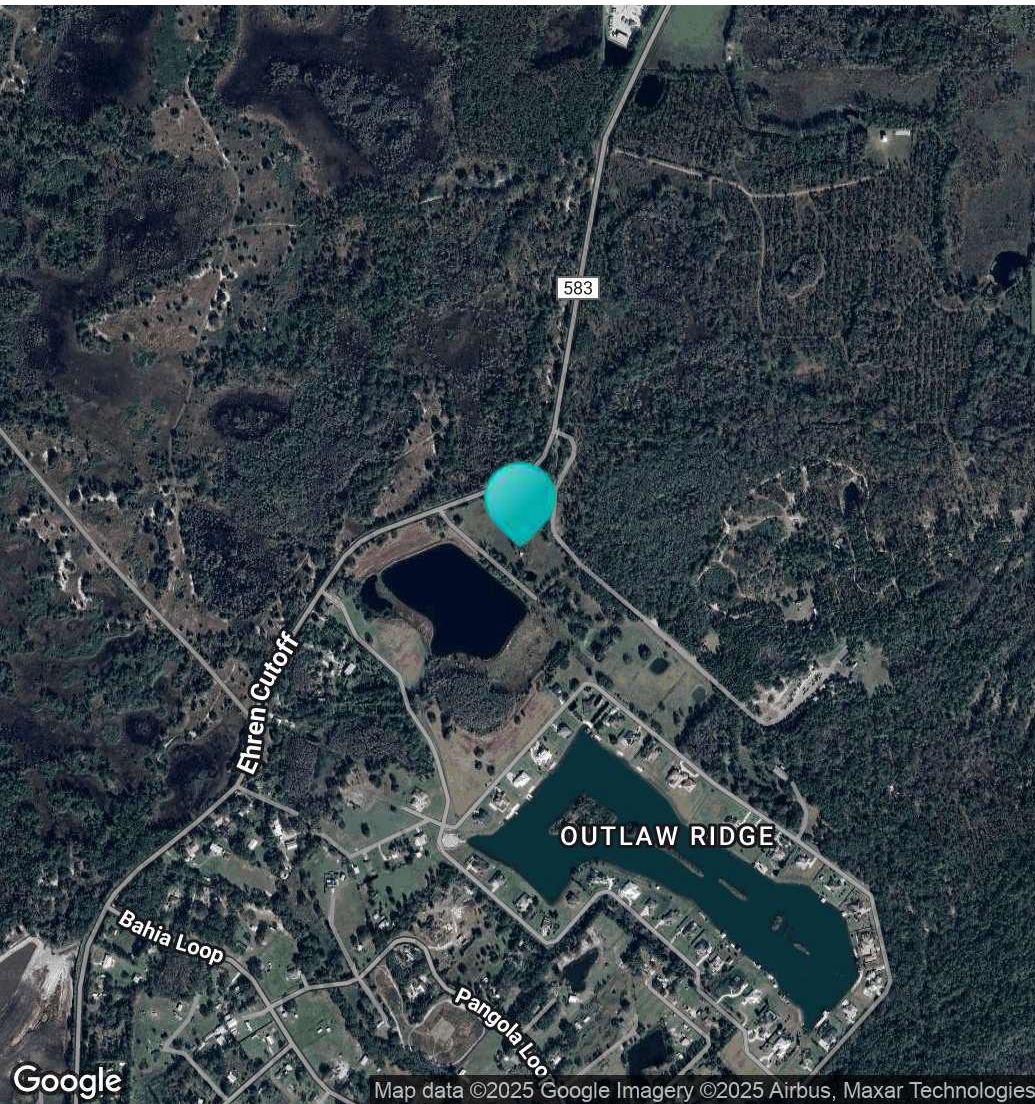
Aerial



Property Photos



Location Map



Demographics Map & Report

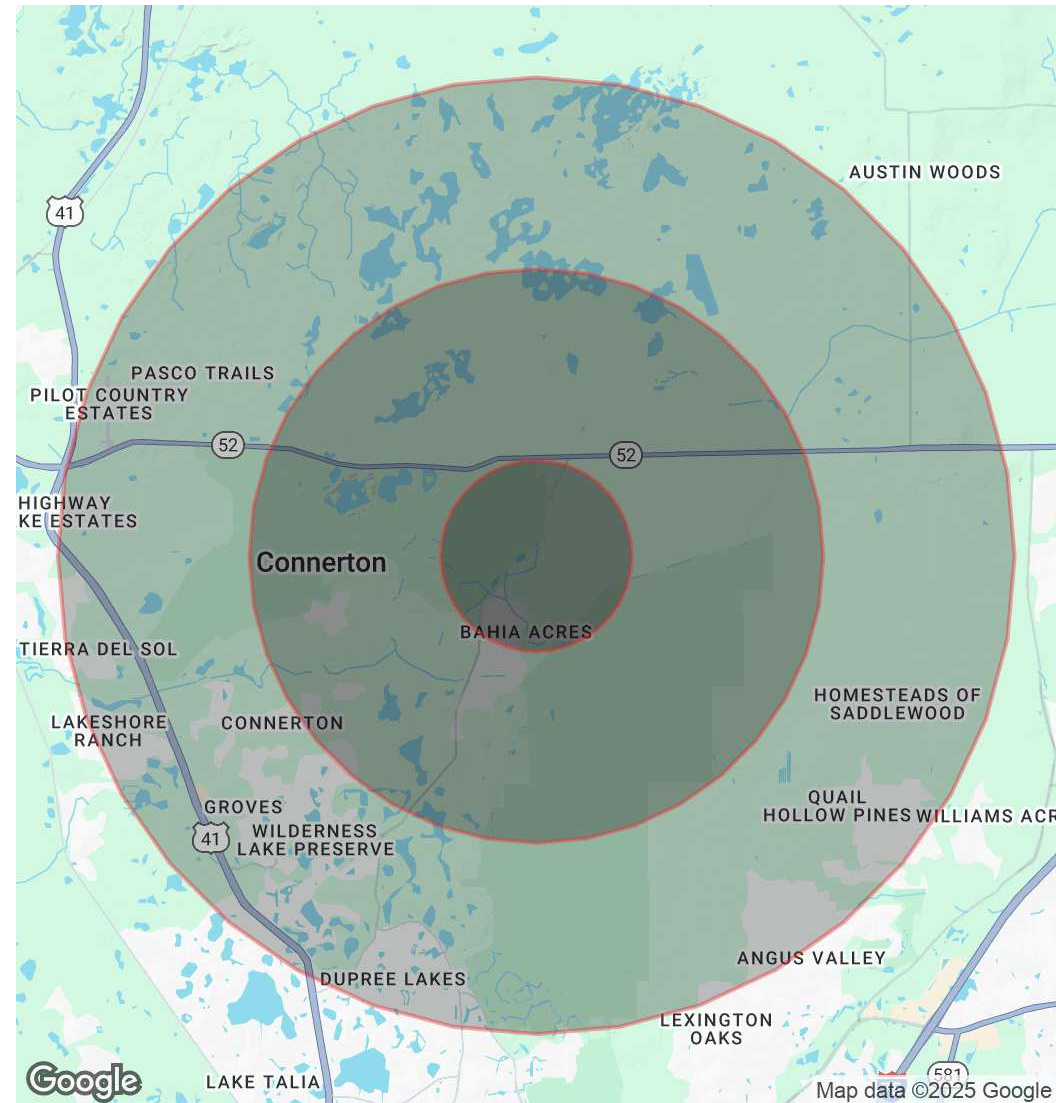
POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	568	3,757	25,313
Average Age	37	40	41
Average Age (Male)	37	40	40
Average Age (Female)	37	40	41

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	107	1,058	8,281
# of Persons per HH	5.3	3.6	3.1
Average HH Income	\$141,204	\$134,798	\$136,582
Average House Value	\$455,919	\$437,660	\$430,439

Demographics data derived from AlphaMap



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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.

Eshenbaugh Land Company is a licensed real estate brokerage firm in Florida and William A. Eshenbaugh is the broker of record.