

Development Site - Sienna Village II

20826 State 54 Rd, Lutz, FL 33558

⌚ Purchase Price: **\$4,250,000**

↗ Lot Size: **9.88 AC**

🕒 Available: **Now**



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Highlights



**Special Principal / End-User Pricing
Available for 60-Day Closing**



**High traffic count - 57,500 AADT
with 550 feet of frontage on SR 54**



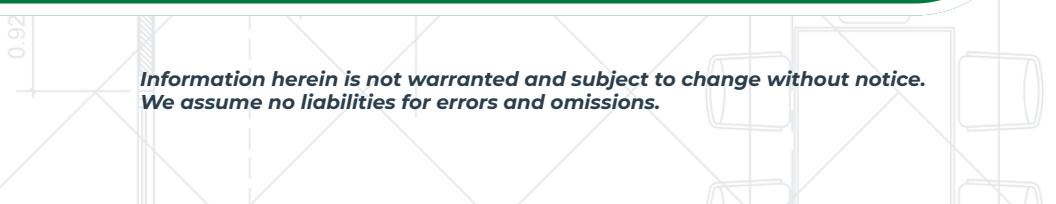
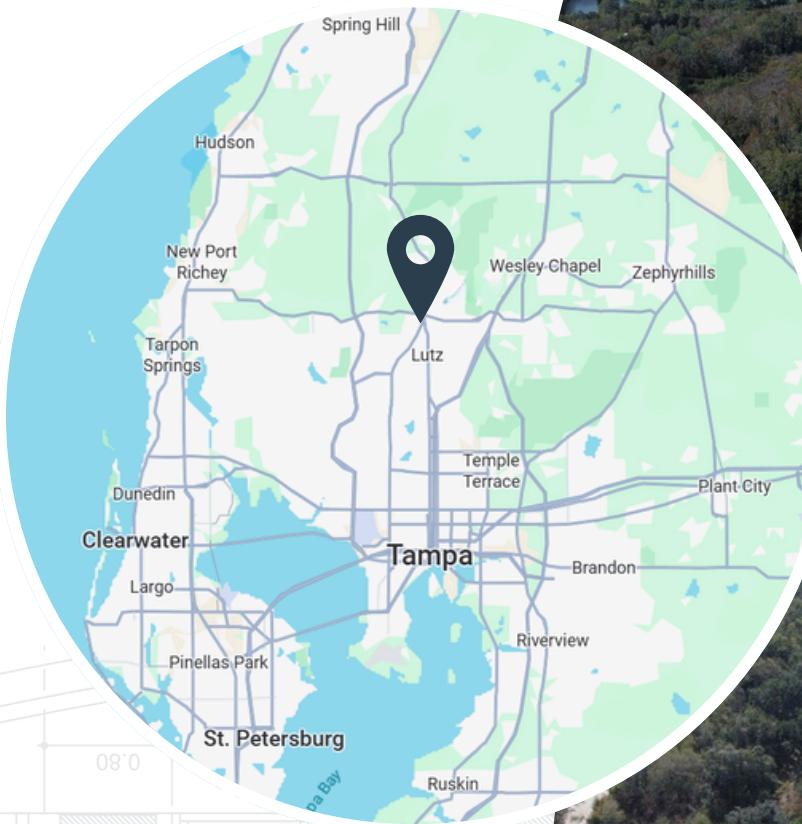
**Strong demographics and growth in Pasco
County's primary business corridor make
this an ideal development site.**



**Well suited for a custom office, corporate
campus or mixed-use destination**



**MPUD with 30,000 SF of Retail and
150,000 SF of office entitled**



*Information herein is not warranted and subject to change without notice.
We assume no liabilities for errors and omissions.*



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DRONE VIDEO

SR 54

SOFIA DRIVE

DEMOGRAPHIC SUMMARY

20826 State 54 Rd, Lutz, FL 33558
RING OF 3 MILES



INCOME

 **\$124,458**
Median Household Income

 **\$56,725**
Per Capita Income

 **\$607,576**
Median Net Worth



EMPLOYMENT

 **79.4%**
White Collar

 **13.0%**
Blue Collar

 **9.3%**
Services

3.0% Unemployment Rate



KEY FACTS

 **46,961**
Population

42.4 Median Age

 **17,490**
Households

\$102,885
Median Disposable Income



EDUCATION

3.4% No High School Diploma

28.3% Some College/Associate's Degree

22.1% High School Graduate

46.2% Bachelor's/Grad/Prof Degree

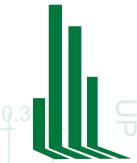
Sienna Village II presents a rare opportunity to acquire a premier development site in one of the fastest-growing corridors in Pasco County. **This nearly 10-acre estate-style property offers a distinctive balance of visibility, accessibility, and natural beauty, with mature oak trees and scenic wetlands creating a setting that is both professional and inspiring.**

Fronting SR 54, the site is positioned in the heart of Pasco County's highest growth corridor, surrounded by major residential developments, Crystal Lagoon communities, and leading institutional anchors including the Speros/Moffitt Research Park and Johns Hopkins All Children's Hospital. The area continues to benefit from strong population growth, expanding infrastructure, and planned sports and entertainment destinations.

The property is ideally suited for a principal or end user seeking to design and build a custom office, corporate campus, or mixed-use destination. Compatible uses include professional office, medical and healthcare services, daycare, elder care and assisted living, assembly, and distribution.

DEMOGRAPHIC SUMMARY

20826 State 54 Rd, Lutz, FL 33558
DRIVE OF 15 MINUTES



INCOME

 **\$112,542**
Median Household Income



\$55,323
Per Capita Income



\$497,673
Median Net Worth



EMPLOYMENT

 **76.9%**
White Collar



12.8%
Blue Collar



12.6%
Services

3.1%

Unemployment Rate



KEY FACTS

 **139,324**
Population

41.4 Median Age

 **52,943**
Households

\$95,224
Median Disposable Income



EDUCATION

3.2% No High School Diploma

28.1% Some College/Associate's Degree

20.6% High School Graduate

48.1% Bachelor's/Grad/Prof Degree

The existing MPUD zoning provides entitlements for up to 150,000 SF of professional office and 30,000 SF of commercial uses, offering flexibility for a single-user campus or a thoughtfully planned mixed-use development with outparcel opportunities.

Special pricing of \$4,250,000 is available exclusively for a qualified buyer able to close within sixty (60) days. This pricing reflects timing and execution certainty, not underlying asset value.

For transactions involving contingencies or extended closing timelines, pricing will be considered up to \$5,500,000, commensurate with structure and terms.

Pasco County continues to rank among the fastest-growing counties in the United States, and opportunities of this scale, location, and entitlement profile are increasingly scarce.

For visionary owners or developers seeking a long-term home for their organization in a premier setting, Sienna Village II represents a truly exceptional opportunity.

Pricing Summary:

- \$4,250,000 for qualified buyers closing within 60 days
- Up to \$5,500,000 for contingent or extended-term transactions

COMMERCIAL PARTNERS REALTY

Source: This infographic contains data provided by Esri (2024, 2029). © 2025 Esri