



LAND O' LAKES, FL
10-Acre Vacant Lot



Contents

06	Surrounding Area
10	Location



10-Acre Vacant Lot

8989 EHREN CUTOFF | LAND O' LAKES, FL 34639



PASCO COUNTY

LAND O' LAKES

A-R

ZONING

435,600

SQUARE FEET

10 Acres

TOTAL AREA APPROX.

\$1,650,000

OFFERED AT

Property Summary

This property is a beautiful 10-acre parcel with versatile A-R zoning. (Zoning guidelines are attached to this listing). At one time, it was a citrus farm which has now been cleared and ready for redevelopment. The water view of a pond on the southeast side of the parcel adds character to what could be a beautiful development. This parcel backs up to what is projected to be the downtown area of the Connerton development which is underway. This parcel is marked on the map with an X. In addition this parcel backs up to what is projected to be an extension of Collier Parkway. Options are endless and additional parcels that border this lot may also be available.

Key Facts

- 1 Originally a Citrus farm, now cleared and ready for redevelopment.
- 2 10-Acre parcel with versatile A-R zoning.
- 3 Able to build one home per acre according to current zoning code.
- 4 Property backs up to the projected downtown area of Connerton development.

A-R Zoning Standards

Permitted Uses:

- 1. Commercial farming and agricultural activities.
- 2. General Farming Pursuits
- 3. Dwellings
- 4. Noncommercial boat slips and piers or private docking facilities.
- 5. Maintaining livestock for the occupant’s use or need only.
- 6. 1 Swine per acre, as grazing animals only.
- 7. Maintaining small animals and fowl for occupant’s use or need only.
- 8. Public and semipublic buildings and facilities.
- 9. Temporary roadside stands used on a seasonal basis.

Accessory Uses:

- 1. Private garages and parking areas.
- 2. Private swimming pools and cabanas.
- 3. Signs in accordance with this code.
- 4. Other accessory uses customarily incidental to an allowed principal use.

Conditional Uses:

- 1. Residential treatment and care facilities.
- 2. Gun clubs and indoor or outdoor firing and archery ranges.
- 3. Aircraft and helicopter landing fields.
- 4. Parachute Drops.
- 5. Amusement parks.
- 6. Automobile race tracks.
- 7. Medical Waste disposal facilities.
- 8. Construction and demolition debris dumps.
- 9. Yard trash disposal facilities.

Conditional Uses (Cont.):

- 10. Mining and/or reclamation.
- 11. Wastewater treatment plants.
- 12. Sludge, septage, and other waste disposal sites.

Special Exception Uses:

- 1. Bed and breakfast, tourist homes.
- 2. Duplexes.
- 3. Home Occupations.
- 4. Daycare centers.
- 5. Public and private rights-of-way for utilities.
- 6. Public and private substations for utilities.
- 7. Public or private parks, playgrounds, and recreation areas.
- 8. Golf course.
- 9. Storage and repair facilities for essential services.
- 10. Animal hospitals or veterinarian clinics and dog kennels.
- 11. Travel trailer parks and travel trailer or recreational vehicle subdivisions.
- 12. Accessory uses customarily incidental to an allowed special exception use.
- 13. Farm feed and supplies establishment.
- 14. Private schools.

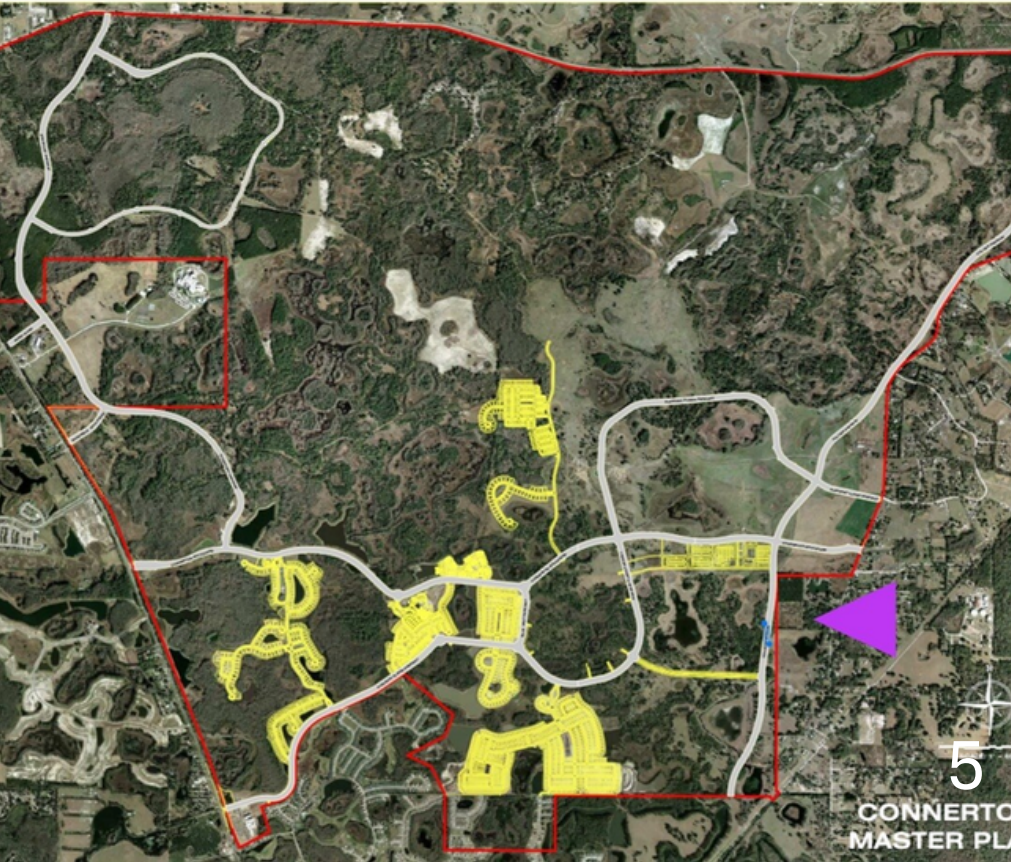
**For complete Zoning standards check Pasco land development code, chapter 500.*

Surrounding Area



Surrounding Areas

- 1 The Groves Golf and Country Club
- 2 Connerton: The Townes, Bellflower Townhomes
- 3 Connerton Site Map
- 4 Bellflower Villas Development
- 5 Connerton Master Plan



- 1 Childcare Center
- 2 10-Home Development

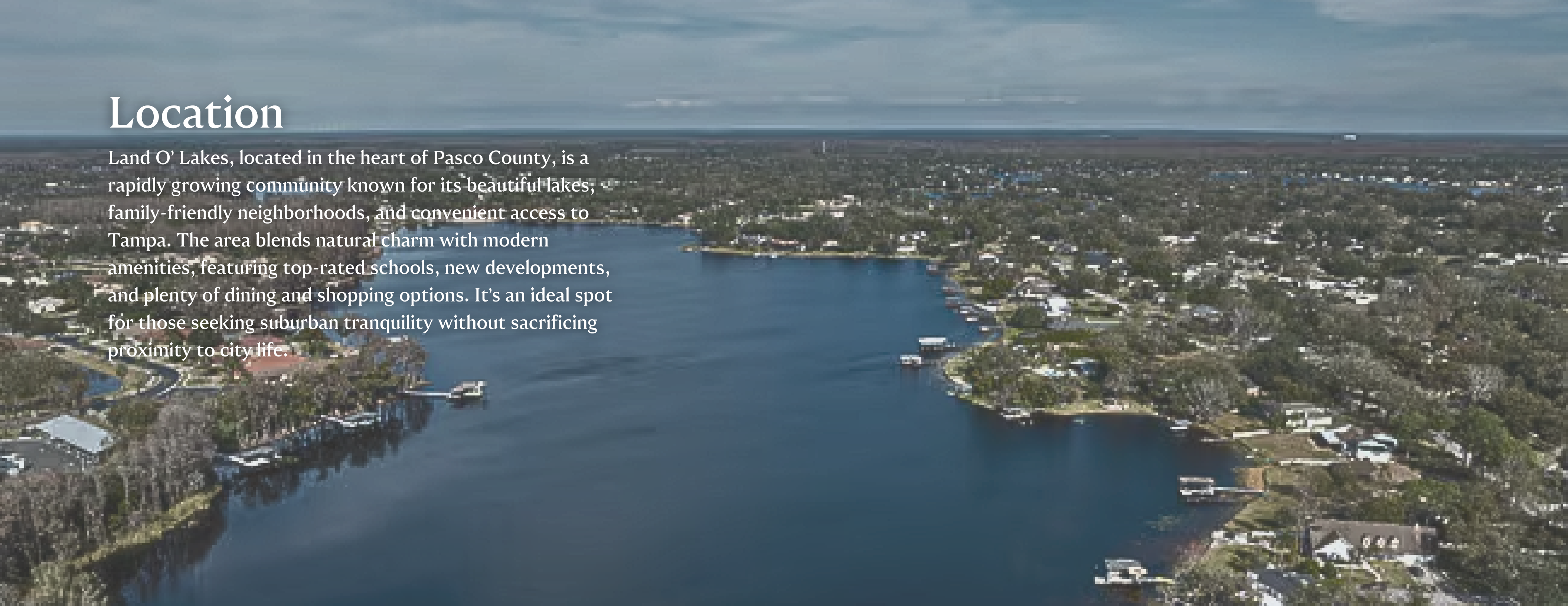


Possible Developments



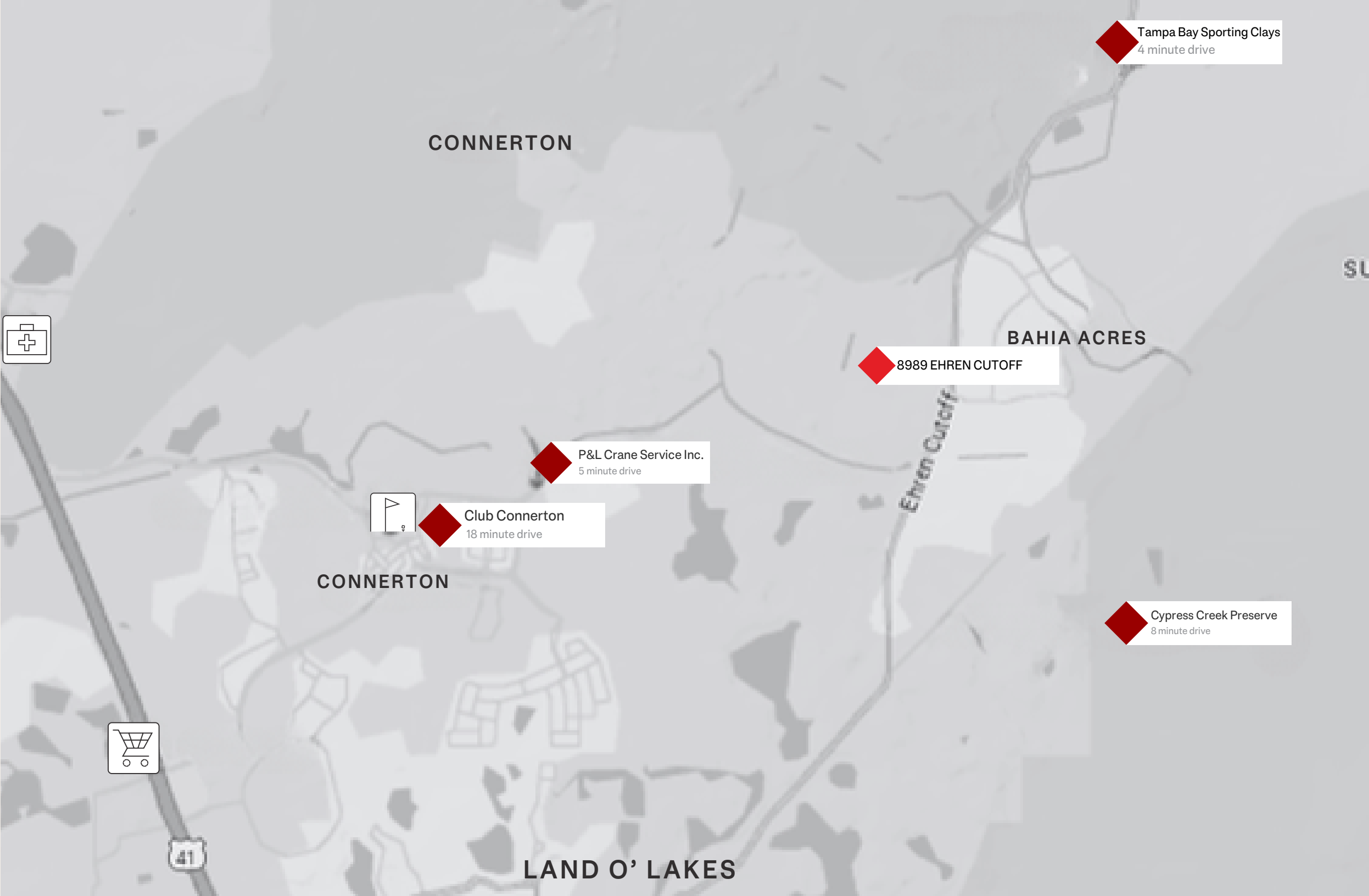
Location

Land O' Lakes, located in the heart of Pasco County, is a rapidly growing community known for its beautiful lakes, family-friendly neighborhoods, and convenient access to Tampa. The area blends natural charm with modern amenities, featuring top-rated schools, new developments, and plenty of dining and shopping options. It's an ideal spot for those seeking suburban tranquility without sacrificing proximity to city life.



Land O’ Lakes | Florida

Located in Pasco County just 20 miles north of downtown Tampa, Land O’ Lakes is known for its small-town feel, amazing weather, beautiful landscapes, resort-style communities, and fabulous recreational opportunities.



Population of Pasco County

659,114

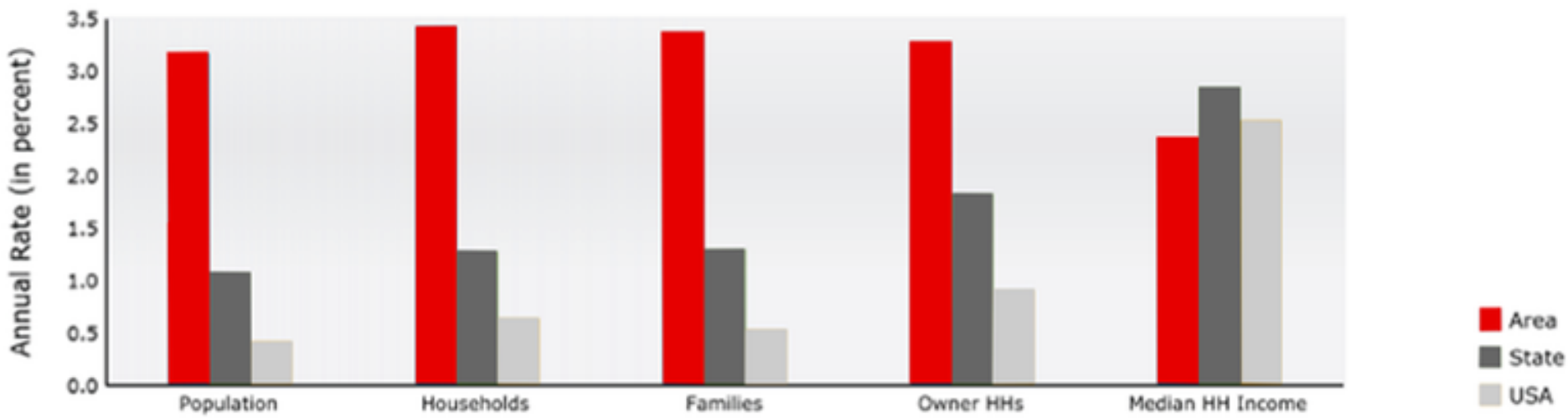
POPULATION OF PASCO COUNTY

41,845

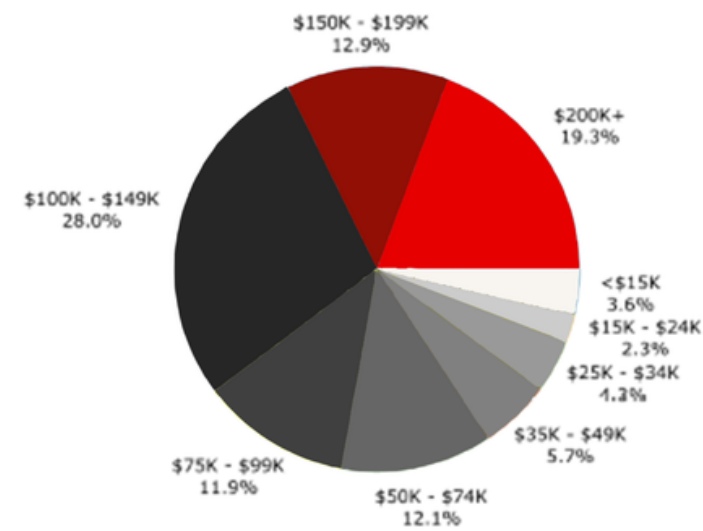
POPULATION OF LAND O’ LAKES

Demographics

Trends 2025-2030



2025 Household Income



Traffic Report





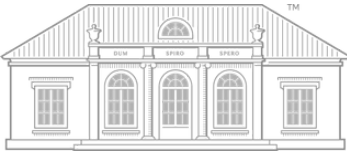
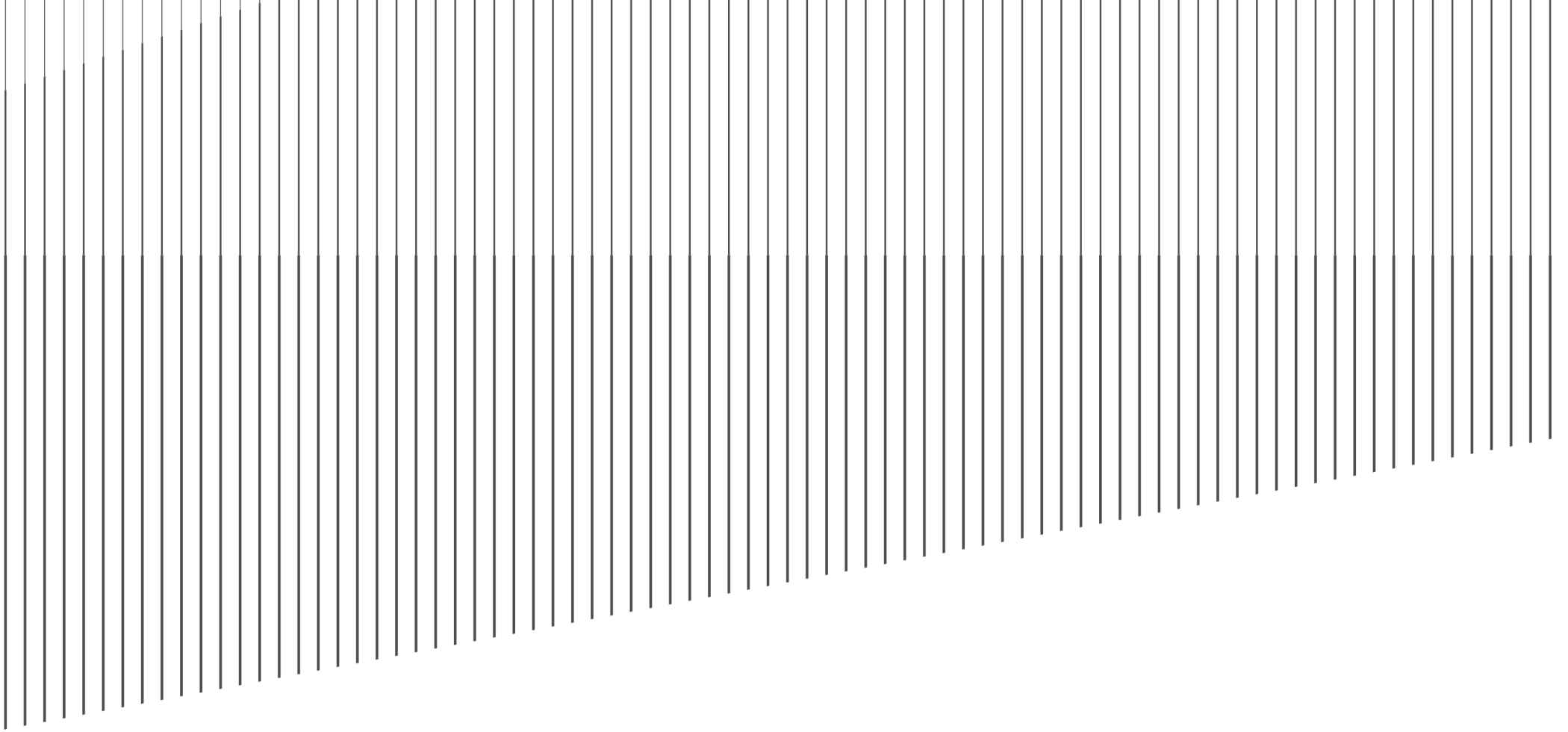
Primary Contacts



Kelly Montgomery-Kepler
Broker/License Partner
727-515-6887
Kelly.Kepler@evrealstate.com
keplercre.com



Erin Edwards
Real Estate Advisor
727-366-1855
erin.edwards@evrealstate.com
erinedwards.evrealstate.com



ENGEL & VÖLKERS BELLEAIR
2510 West Bay Drive | Belleair Bluffs | FL 33770
O +1 727-515-6887 | M +1 727-461-1000
kelly.kepler@evrealstate.com | kellykepler.evrealstate.com