

ENGEL & VÖLKERS[®]
COMMERCIAL



LAND O LAKES • FL

10-Acre Vacant Lot

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8989 EHREN CUTOFF CURVE | LAND O' LAKES, FL

Property Details

Address: 8989 Ehren Cutoff Curve, Land O' Lakes, FL 34639

Pricing: \$2,200,000

Size: Approximately 10 acres

Zoning: 00AR

Parcel ID: 30-25-19-0000-00300-0010

Property Location

Situated in Land O' Lakes, Florida with a water view of a pond. The property backs up to the projected downtown area of Connerton development.



Investment Highlights

• 435,600 Sq. ft. • Boundary fence • Farm Type: cattle, chicken, citrus, crops, horse, livestock, sod. • Able to build one home per acre according to current zoning code.

Virtual Tour



A-R Zoning Standards

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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.*

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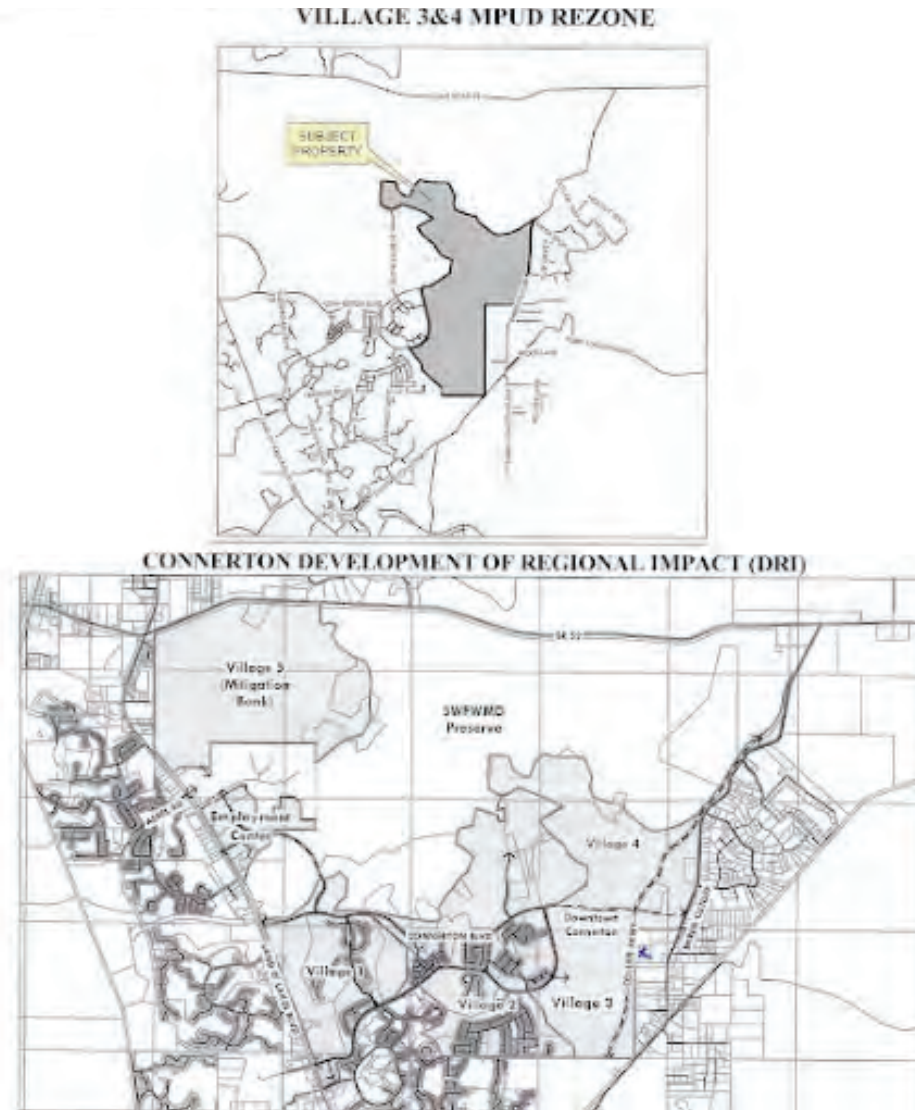
8989 EHREN CUTOFF CURVE | LAND O' LAKES, FL

Property Summary

This property is a beautiful 10 acre parcel with versatile A-R zoning. 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. In addition this parcel backs up to what is projected to be an extension of Collier Parkway. The options are endless and additional parcels that border this lot may also be available. Please contact listing agent before visiting parcel.

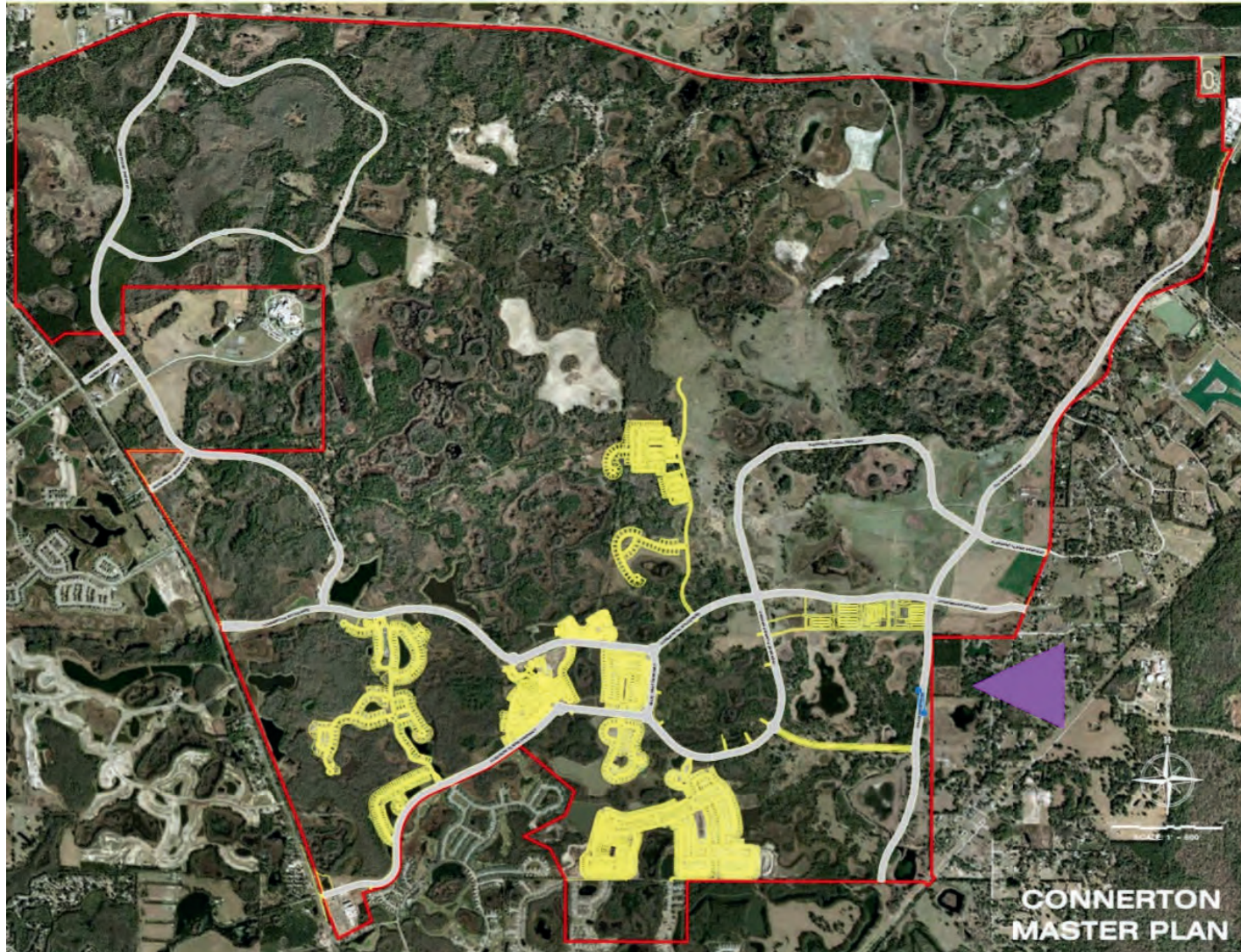
Map of Connerton Development

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Map of Connerton Development

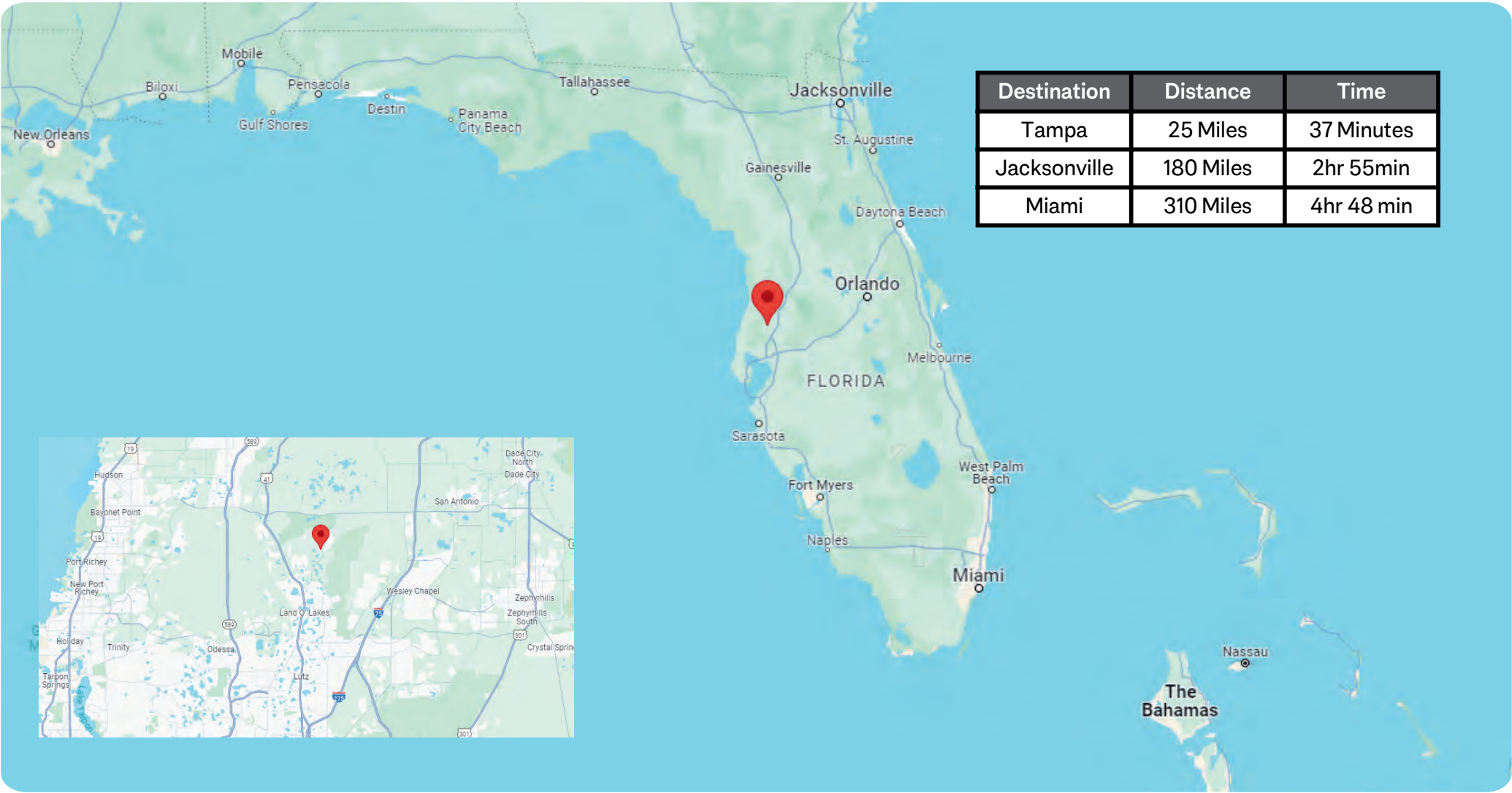
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Drive Time

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Surrounding Area

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Cypress Creek Preserve



3 Sisters and a Dude Horse Ranch



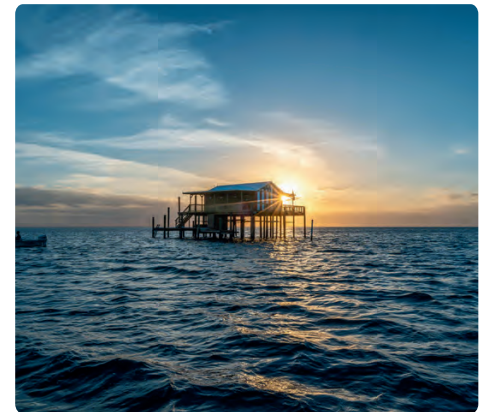
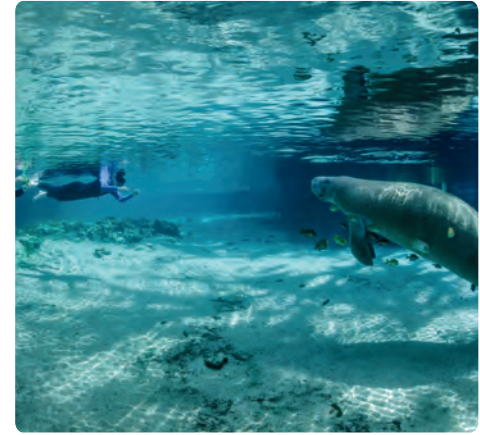
Bellflower Townhomes

Regional Overview

PASCO COUNTY

Pasco County is centrally located on Florida's West Coast, about 30 miles north of Tampa and 50 miles west of Orlando. This unique location places Pasco County within both a nine-county region referred to as the “Nature Coast” as well as the four-county Tampa St. Petersburg-Clearwater Metropolitan Statistical Area.

Pasco County, Florida is 868 square miles, with 747 square miles of land and the rest water. It's the 12th most populated county in Florida, with 575,891 permanent residents in 2021 and a population density of 781 people per square mile. The county includes six municipalities: Dade City, New Port Richey, Port Richey, Saint Leo, San Antonio, and Zephyrhills.



City Overview

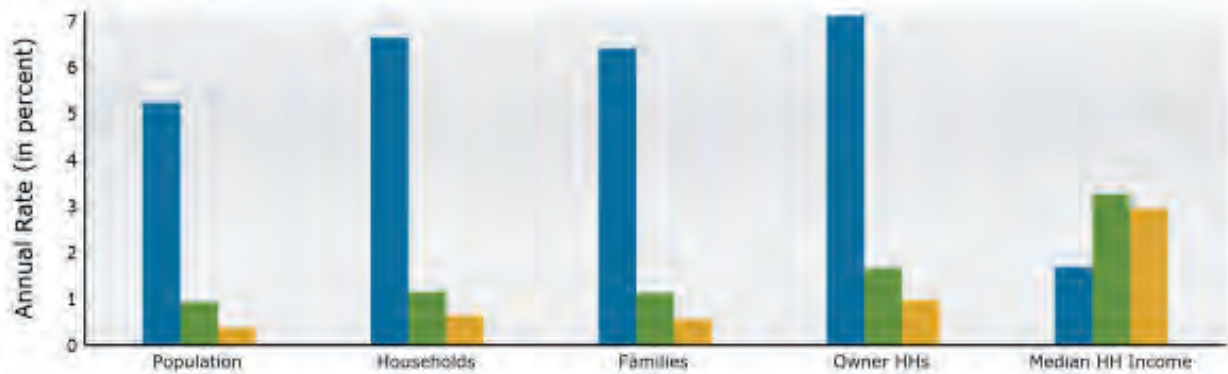
LAND O' LAKES, FLORIDA

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.

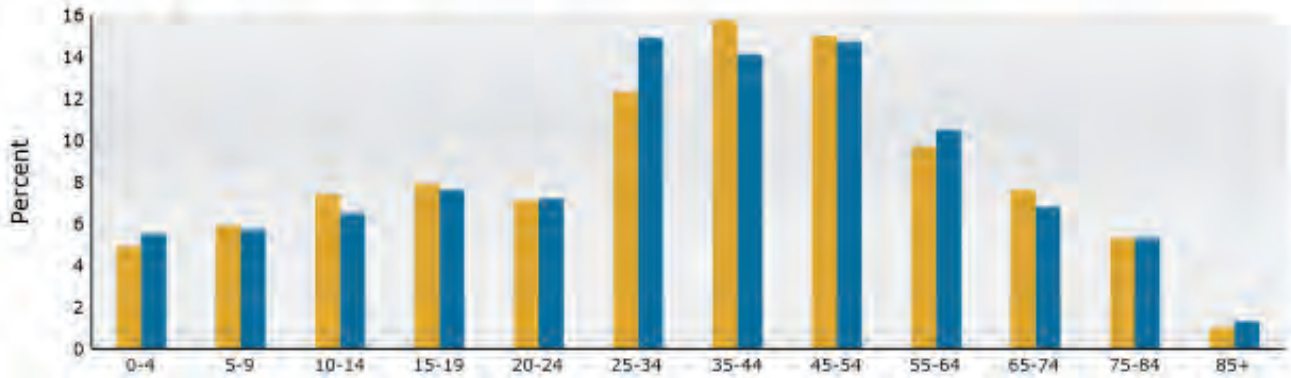
2024 Demographics-1 Mile Radius

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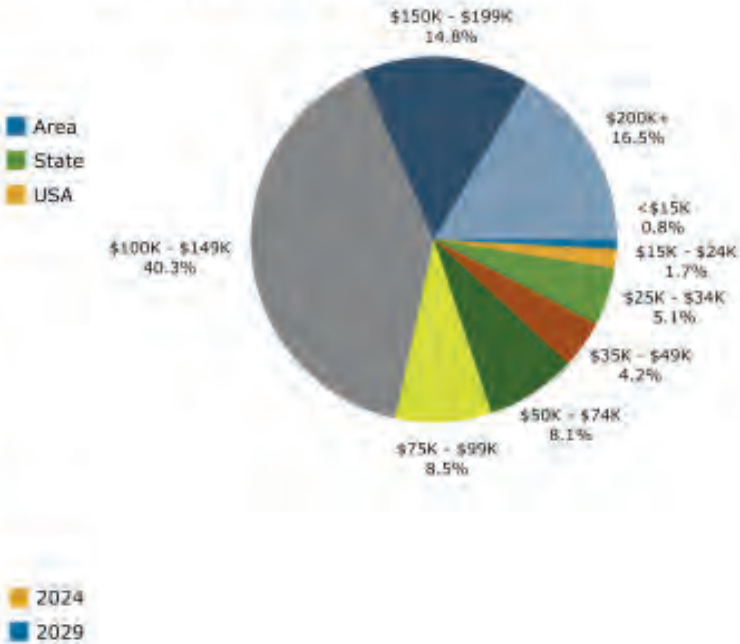
Trends 2024-2029



Population by Age



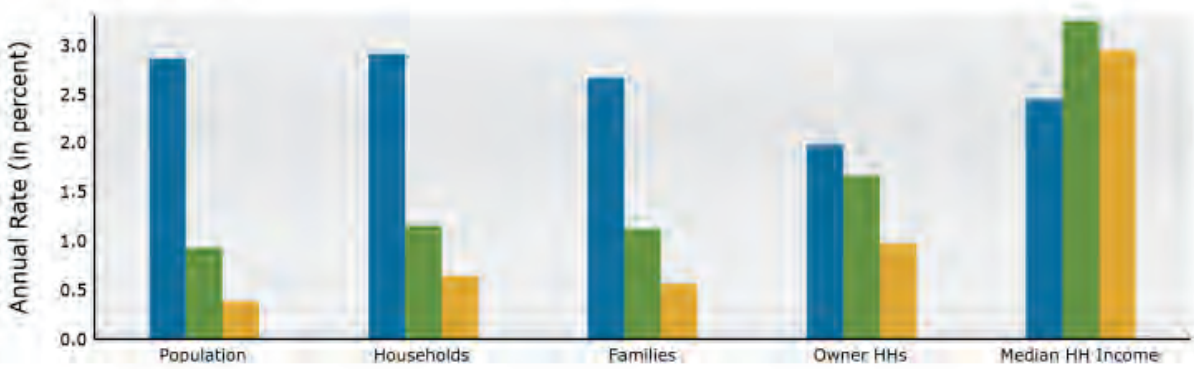
2024 Household Income



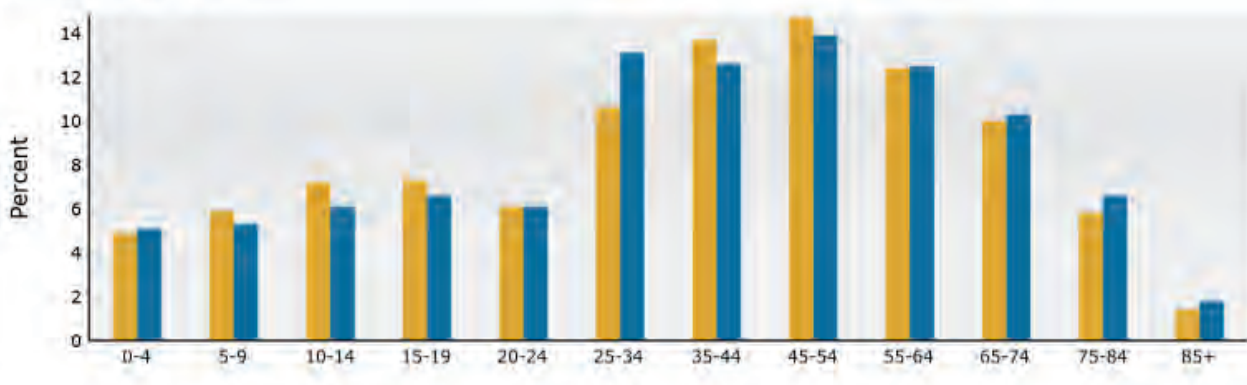
2024 Demographics-5 Mile Radius

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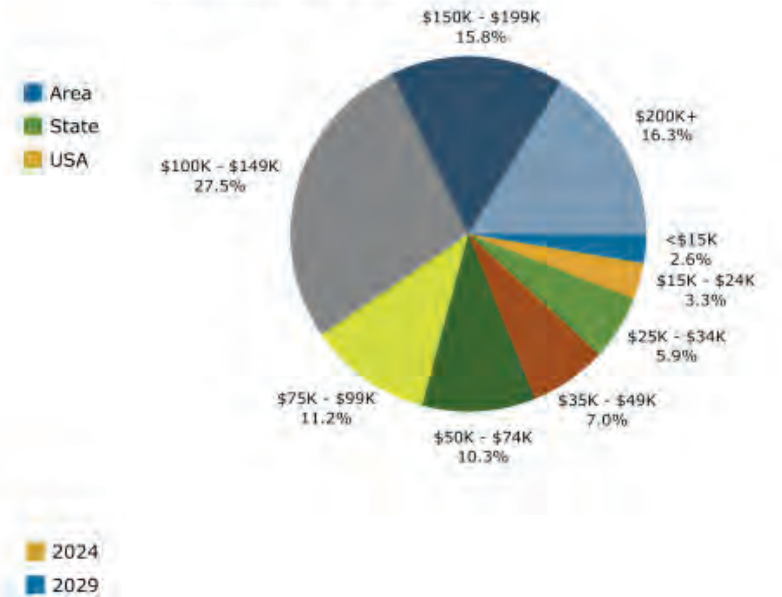
Trends 2024-2029



Population by Age



2024 Household Income



Offering Summary



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Offered at \$2,200,000



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