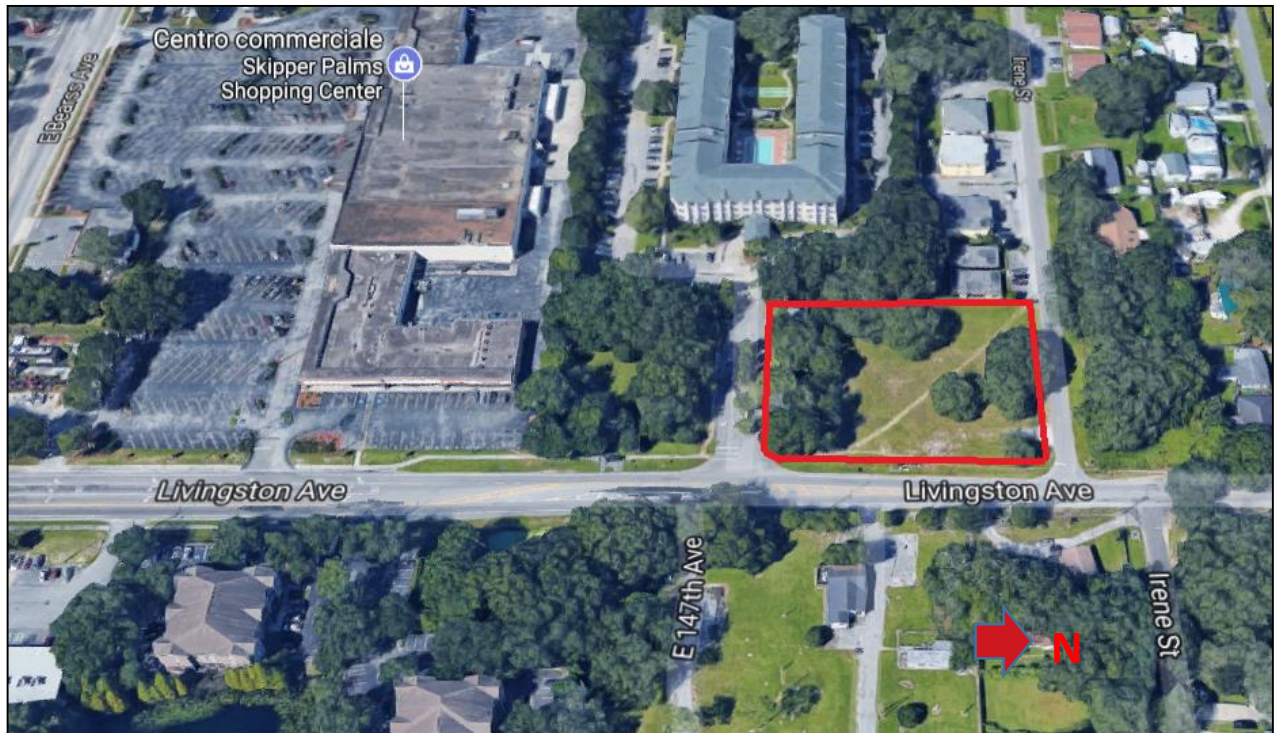


# SEALED BID SALE



0.99+/- ACRE VACANT LOT

SWC of Livingston Avenue & Irene Street  
Lutz, FL 33549



## PROPERTY HIGHLIGHTS

**MINIMUM BID PRICE:** \$190,000

**SEALED BID DATE:** July 13, 2018 12:00 PM (NOON)

**ACRES:** 0.99+/-

**CITY:** Lutz

**COUNTY:** Hillsborough

**TAX DISTRICT:** Unincorporated Hillsborough County

**PARCEL FOLIO:** 034929-0000

**ZONING:** RMC-16 (Residential Multifamily 16 units/acre)

**FUTURE LAND USE:** Residential-6

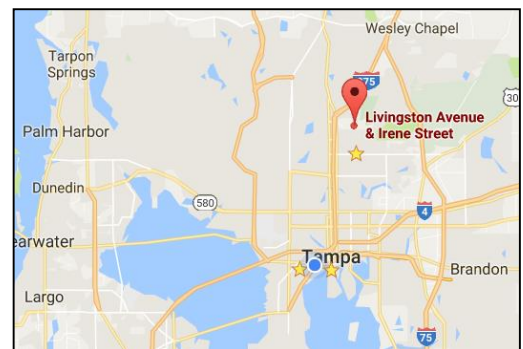
**FLOOD ZONE:** X, Out of 100 Year Flood Hazard Zone

**TRAFFIC COUNTS:** 23,455 AADT (2016)

**ACCESS:** Irene Street (Full) / Livingston Ave (Right-in Right-out)

**FRONTAGE:** 200+/- Feet - Livingston Avenue

**UTILITIES:** City of Tampa Waste / Water



**FOR MORE INFORMATION  
PLEASE CONTACT:**

Randall C. Mills  
(727) 421-8789

[rcmills@savills-studley.com](mailto:rcmills@savills-studley.com)

[www.myfloridalands.com](http://www.myfloridalands.com)

# 0.99+/- ACRE VACANT LOT

SWC of Livingston Avenue & Irene Street  
Lutz, FL 33549



## PROPERTY OVERVIEW



### PROPERTY DESCRIPTION

The subject property is comprised of a vacant lot totaling approximately 0.99+/- acres located at the southwest corner of Livingston Avenue and Irene Street in Lutz, Hillsborough County, Florida. This square-shaped parcel is flat and mostly cleared with a few scattered oak trees on the northern portion of the property. The property is zoned RMC-16 and has a future land use of Residential-6. There's approximately 200+/- feet of frontage along Livingston Avenue and 215+/- feet of depth off of Irene Street.

### AREA DESCRIPTION

The subject property is positioned just north of East Bearss Avenue along Livingston Avenue to the west and south of Irene Street. The majority of the surrounding properties to the north, east and west of the subject property is residential housing. To the south is a Winn Dixie shopping center and a number of multi-family apartment complexes running along East Bearss Avenue.

### SEALED BID SALE

The minimum acceptable bid is **\$190,000**. Any bids less than the minimum bid amount will be considered counterproposals and will be deemed non-responsive and rejected. The bid shall be accompanied by an earnest money deposit in the amount of 10% of the bidder's bid amount. For more information including the Bid Conditions and Sales Contract please visit [www.myfloridalands.com](http://www.myfloridalands.com).

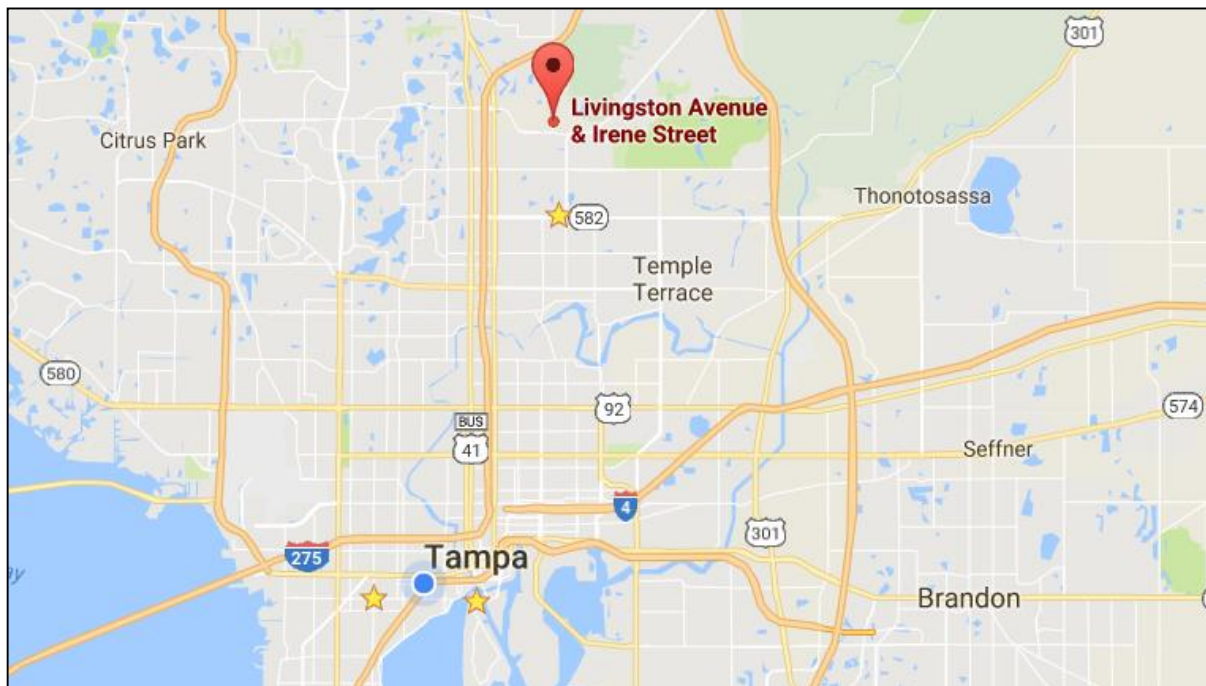
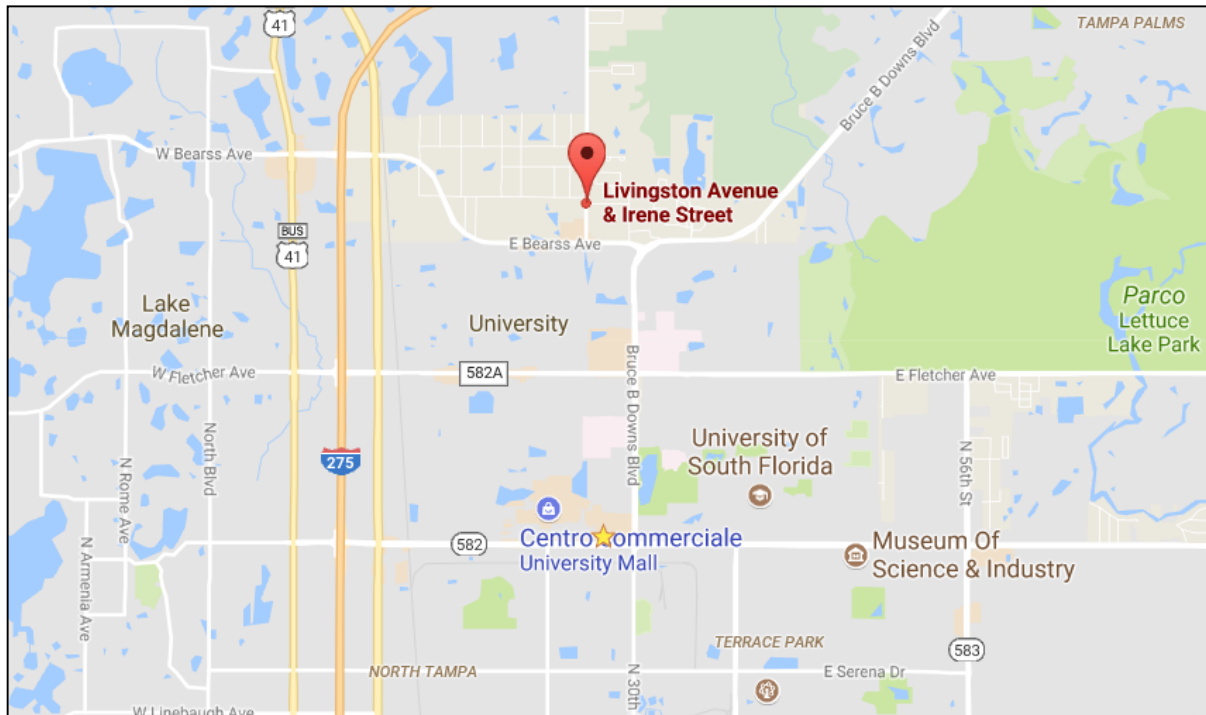
The subject property is being sold "as is", "where is". Bids will be accepted until 12:00 NOON, EST, FRIDAY, JULY 13, 2018. Neither Hillsborough County or Savills Studley Occupier Services are not responsible for bids mailed but not received by 12:00 NOON, EST, FRIDAY, JULY 13, 2018. All bids received by the bid submission deadline will be publicly opened at 1:00 PM EST, FRIDAY, JULY 13, 2018.

# 0.99+/- ACRE VACANT LOT

SWC of Livingston Avenue & Irene Street  
Lutz, FL 33549



## LOCATION MAPS



# 0.99+/- ACRE VACANT LOT

SWC of Livingston Avenue & Irene Street  
Lutz, FL 33549



## AERIAL MAPS

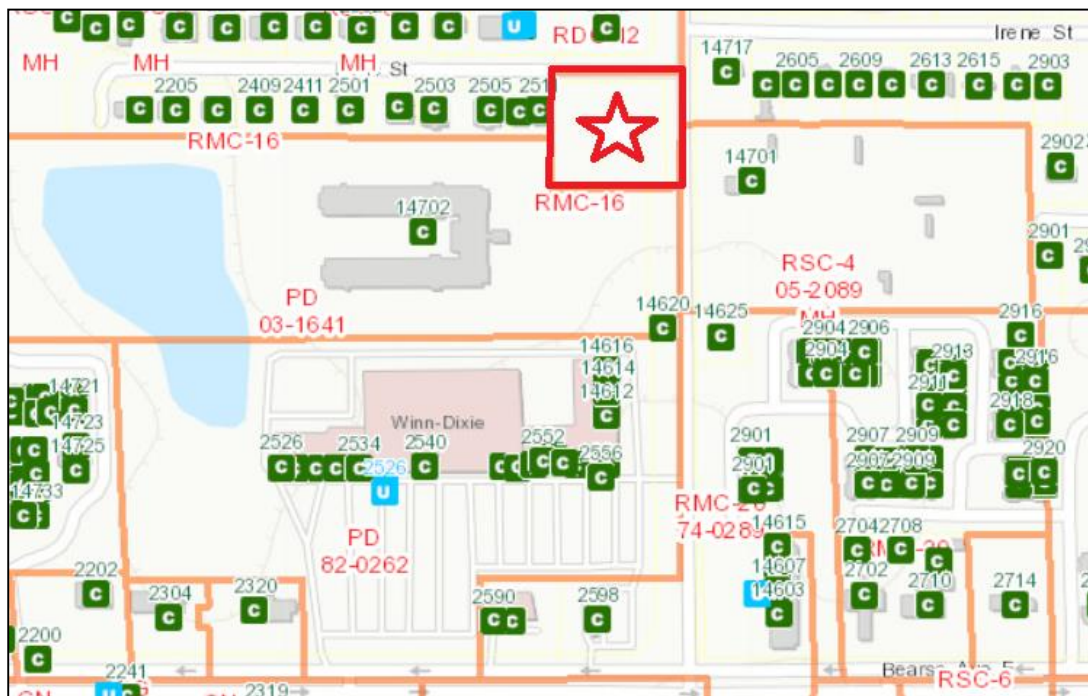


# 0.99+/- ACRE VACANT LOT

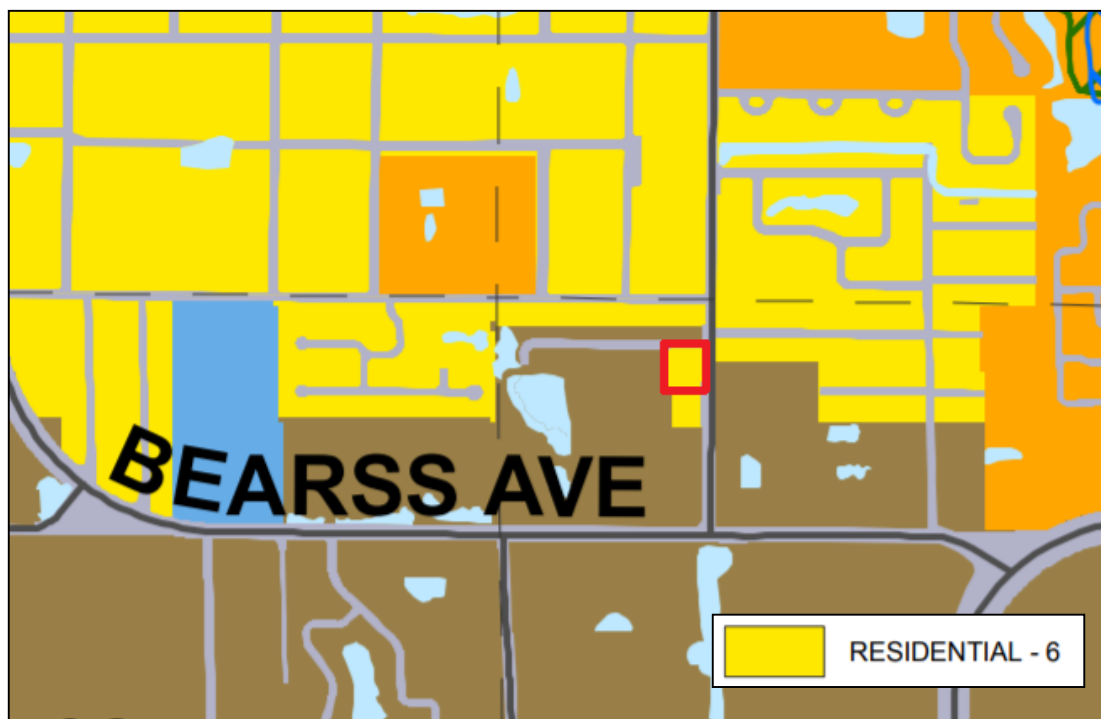
SWC of Livingston Avenue & Irene Street  
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## ZONING MAP



## FUTURE LAND USE MAP



# 0.99+/- ACRE VACANT LOT

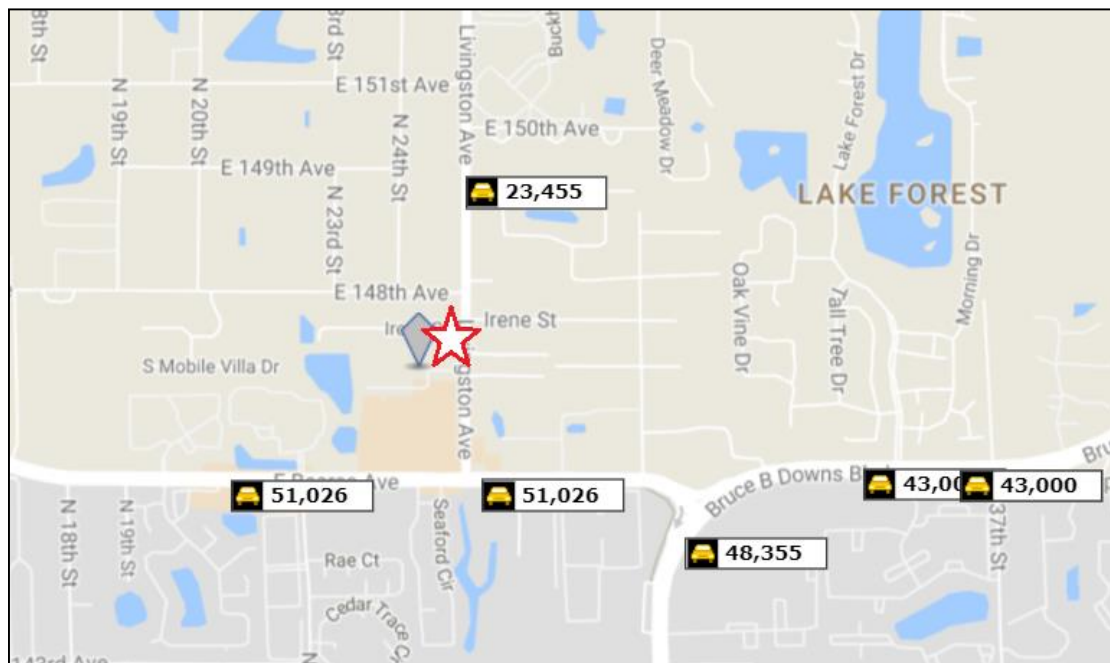
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## DEMOGRAPHIC HIGHLIGHTS

Population	1 Mile	3 Mile	5 Mile
2017 Total Population:	22,544	100,740	230,792
2022 Population:	24,269	108,291	248,034
Pop Growth 2017-2022:	7.65%	7.50%	7.47%
Average Age:	32.80	34.30	36.30
Households			
2017 Total Households:	9,918	40,722	93,233
HH Growth 2017-2022:	7.66%	7.64%	7.46%
Median Household Inc:	\$24,553	\$30,072	\$38,633
Avg Household Size:	2.20	2.30	2.40
2017 Avg HH Vehicles:	1.00	1.00	1.00
Housing			
Median Home Value:	\$124,203	\$157,461	\$181,339
Median Year Built:	1984	1983	1981

## TRAFFIC COUNTS



Source for Demographics & Traffic Counts: CoStar

# 0.99+/- ACRE VACANT LOT

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## PROPERTY PHOTOS



### FOR MORE INFORMATION PLEASE CONTACT:

**RANDALL C. MILLS** / 727.421.8789 / [rcmills@savills-studley.com](mailto:rcmills@savills-studley.com) / [www.myfloridalands.com](http://www.myfloridalands.com)

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