



# FOR SALE

19616 LIVINGSTON AVE  
LUTZ FL 33559

4.83 ACRE LAND WITH PRIVATE LAKE



250' EXPOSURE ALONG LIVINGSTON AVE | IDEAL FOR SCHOOL, VETERINARY, CHURCH, MENTAL HEALTH FACILITY, ADULT CARE

*Brokerage Done Differently*

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# EXECUTIVE SUMMARY

19616 LIVINGSTON AVE  
LUTZ FL 33559

OFFERING PRICE **\$1,100,000**

PURCHASE OPTION **CASH, CONVENTIONAL**

## PROPERTY FEATURES

This property presents a rare opportunity to acquire approximately 4.83 acres of gated waterfront property within the rapidly expanding North Tampa/Lutz corridor. Positioned along Livingston Avenue with direct access and significant privacy, the property combines residential functionality, scenic natural surroundings, and future adaptive-use potential in one of Hillsborough County's growing submarkets.

The property currently features a well-maintained single-family residence situated toward the front of the site, while the rear portion opens into expansive green space overlooking a private lake with additional land extending beyond the water feature. There is also a separate 4 car tandem garage, and a chicken coop facility. This unique combination of usable acreage, waterfront scenery, and accessibility creates a compelling opportunity for investors, specialty operators, owner-users, or visionary developers seeking a distinctive asset beyond a traditional residential offering. There is the potential for a developer to divide the lot into 3-4 separate parcels.



## PROPERTY VIEW

### LOCATION HIGHLIGHTS:

- **Prime north Tampa Location:** Direct frontage on Livingston Avenue, minutes from I-275, Wesley Chapel, Bruce B Downs St, and I-75
- **Across from The Sanctuary:** about 49,373 AADT at Livingston Ave & E Bearss Ave
- **Versatile Use:** Suitable for Single Family Residential, Church, Family Day Care, School, Nursery, Horse Stable, Home Based Business, Animal Production, Mental Healthcare Facility, Adult Care Center, Veterinary Clinic, ...etc
- **Water front:** Serene outdoor space with mature trees and a private lake maintaining 8'-23' water depth year round
- **Excellent Accessibility:** Easy access to Bearss Ave, County line. I-275, and other major routes.



# LISTING DETAILS

## FINANCIAL TERMS

**OFFERING PRICE** **\$1,100,000**

**PURCHASE OPTION** CASH, CONVENTIONAL, HARD MONEY

## LOCATION

**STREET ADDRESS** 19616 LIVINGSTON AVE

**CITY/MARKET** TAMPA-ST. PETERSBURG-CLEARWATER

**COUNTY** HILLSBOROUGH

**SUB MARKET** NORTH TAMPA/LUTZ

## UTILITIES

**ELECTRICITY** TECO

**WATER/WASTE** HILLSBOROUGH COUNTY UTILITIES

**COMMUNICATION** SPECTRUM, FRONTIER AND VERIZON

## THE COMMUNITY

**FLOOD ZONE AREA** AE

**FLOOD ZONE PANEL** 12057C0070H

## THE PROPERTY

**FOLIO NUMBER** 032967-0600

**ZONING** ASC-1

**CURRENT USE** SINGLE FAMILY RESIDENCE

**TOTAL PORTFOLIO SIZE (APPROX.)** 4.83 ACRES

**FRONT FOOTAGE** ABOUT 250' ON LIVINGSTON ST

**PARKING** ONSITE (FRONT AND REAR PARKING LOT)

## TAXES

**TAX YEAR** 2025

**TAXES- HOMESTEAD** \$10,157.49



# PROPERTY PHOTOS



This information is from sources deemed to be reliable. We are not responsible for misstatements of facts, errors or omissions, prior sale, change of price and/or terms or withdrawal from the market without notice. Buyer shall verify all information with their own representatives as well as state and local agencies.



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