

For Sale- Keystone-Odessa
Commercial Land
Opportunity
17897 Boy Scout Rd, Odessa,
Florida 33556



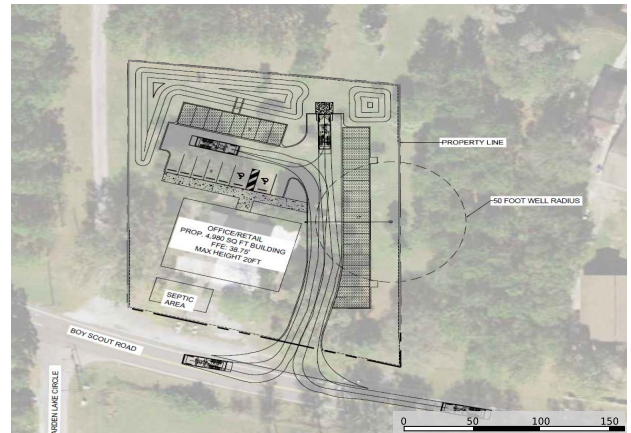
Property Description

A once-in-a-lifetime opportunity to own Commercially zoned land in sought after Keystone, FL. This nearly 1-acre square-shaped parcel is located right in the middle of the Tampa Bay Metro between Pinellas, Pasco, and Hillsborough Counties. The zoning is straight CN, so there are no finicky PD restrictions in place- just normal county LDC rules govern the site. The owner has an active county-approved Site Plan with ROW fees paid and permits to break ground in place, including architectural renderings of a 5,000 sq. ft building. Traffic counts were more than 5,900 vehicles per day back in 2020 and likely well more than 6,500-7,000 now. This area of Hillsborough County has one of the highest per capita household income and family net worth than any other zip code demo in the county. This parcel is one of the only usable commercial sites in the surrounding area and includes prior 2APS wet zoning. Medical, Office, Retail and a host of use options allowed in CN. Property is located in the rural service area so well and septic apply.

FOR MORE INFORMATION:
Joshua Butts, Realtor®
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OFFERING SUMMARY

Large Lot	.95 Acres
Approved Plan, or use own	
Rendering Building	4,980 SF
CN Zoned-No PD restrictions	
Approved Site Plan: ROW Fees Paid	



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