



Fischbach
LAND COMPANY

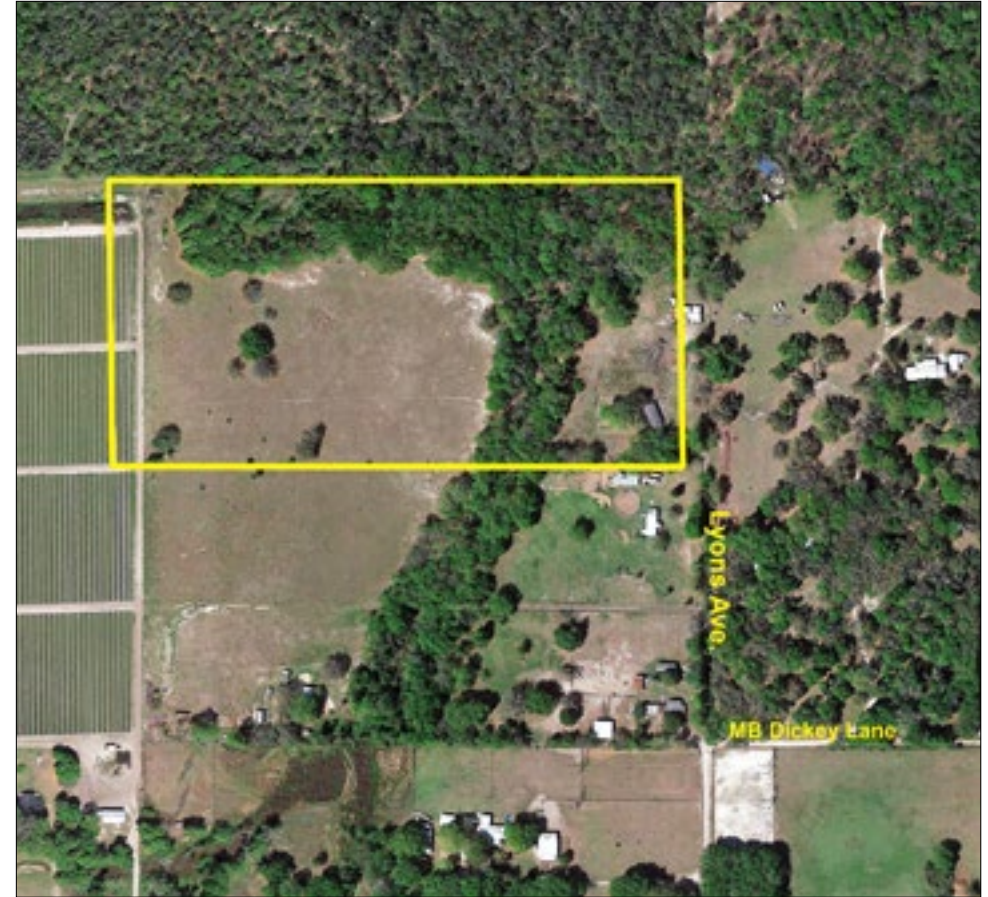
Fischbach Land Company
510 Vonderburg Dr., Suite 302
Brandon, FL 33511
813-540-1000

Lyons Avenue +/- 20 Acres • Lithia, FL
Adjoins 2,000 +/- Acres of Preserve Land! Open Pastures, Gorgeous Oaks
FischbachLandCompany.com/Lyons20

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Owner Financing Available!

Exceptional park-like property, balanced with open pasture and gorgeous oaks! Native palms scatter around the creek

that meanders through the property. Located at the end of Lyons Ave, the property adjoins 2,000 +/- acres of preserve land, including Alderman Ford Park. The renovated mobile home has been completely redone with interior upgrades. This is the perfect country setting you have been looking for, yet close to shopping, dining, and schools. Located just five miles from Fishhawk, four miles from the Chito Branch Reserve, and six miles from the Alafia State Park entrance. This property offers plenty of versatility and space for any lifestyle!



Property Type: Home with Acreage

Acreage: 20 +/- acres

Price: \$429,000 (*Owner Financing Available!*)

Price per Acre: \$21,450

Lot Dimensions: 663' x 1,318'

County: Hillsborough

Property Address: 10119 Lyons Avenue, Lithia, FL 33547

Nearest Intersection: Lithia Pinecrest Rd & Lyons Ave

Road Frontage: Private access road off of Lyons Avenue

Water: Well on site, small creek

Sewer: Septic required

Electric: TECO

Soil Types: Tavares, Winder, and Candler Fine Sands

Grass Types: Bahia mix

Fencing: 4-strand barb

Zoning: AR

Future Land Use: AR

Property Uses: Farm, pasture, homesite

STR: 20-30-22

Folio/PIN: 093631.0100

Property Taxes: \$2,000

Improvements: Renovated Mobile Home

Privacy!

Adjoins 2,000 +/- Acres of Preserve Land

Open Pastures, Gorgeous Oaks!

Close to Shopping, Dining, Schools





Renovated Mobile Home



Upgraded Mobile Home Interior



New Wide Crushed Blacktop Driveway 350 +/- Feet





Directions to Property From I-75:

- At exit 257, take ramp right for SR-60 East toward Brandon / Hospital (1 mi)
- Bear left onto SR-60 E / E Adamo Drive (3.1 mi)
- Bear right onto S Lithia Pinecrest Road / CR-640 (11.7 mi)
- Turn left onto Lyons Avenue (0.4 mi)
- Follow road all the way to the end, past MB Dickey Lane; look for sign (0.4 mi)

4 +/- Miles to Chito Branch Reserve

5 +/- Miles to Fishhawk

6 +/- Miles to the Alafia State Park Entrance

Owner Financing Available!

***Magnificent Oaks, Native Palms, Meandering Creek,
Renovated Mobile Home, and New Wide Crushed Blacktop Driveway
Surrounded by 2,000 +/- Acres of Preserve Lands!***