

Fischbach **Land Company**



Fischbach Land Company
510 Vonderburg Dr., Suite 302
Brandon, FL 33511

10821 Walter Hunter 9 Acres • Lithia, FL
Surrounded by Acres of Preserve Land! Close to Schools, Shopping, Dining

Reed Fischbach • 813-540-1000
reed@fischbachlandcompany.com

Blaise Lelaulu • 813-600-9131
Blaise@fischbachlandcompany.com

10821 Walter Hunter 9 Acres • Lithia, FL

True old Florida land, 9 acres dense with large oaks and native palms. This is a rare piece of land that you can't find anymore! Enjoy the serenity of the Mizelle Creek, which winds through the property. Build your private sanctuary surrounded by native barriers. The property abuts thousands of acres of protected land with the benefits of being close to shopping, schools and parks

Property Type: Vacant Land

Price: \$175,000

Acreage: 9 +/- acres

Price per Acre: \$19,444.44

Lot Dimensions: Irregular

Property Address: 10821 Walter Hunter Road, Lithia, FL 33547

Nearest Intersection: Lithia Pinecrest Rd. & Walter Hunter Rd.

County: Hillsborough

Road Frontage: 609' on Walter Hunter Rd

Water Frontage: 981+/- ft Mizelle Creek

Water Onsite: Mizelle Creek

Utilities: Well and septic required

Electric: TECO

Soil Types: Winder and Malabar Fine Sands

Zoning: AR

Future Land Use: AR

Property Uses: Homesite

S-T-R: 28-30-22

Folio/PIN: 093928.1020

Property Taxes: \$1,900

Assigned Schools:

- Pinecrest Elementary School
- Turkey Creek Middle School
- Durant High School

Directions to Property:

From I-75:

- At exit 257, take ramp right for SR-60 East toward Brandon / Hospital (1mi)
- Bear left onto SR-60 E / E Adamo Dr (3.1 mi)
- Bear right onto S Lithia Pinecrest Road / CR-640 (13.5 mi)
- Turn right onto Walter Hunter Road (0.4 mi)
- Arrive at 10821 Walter Hunter Road, look for sign (0.4 mi, if you reach Hendry Road, you've gone too far)



**Close to Chito Branch Reserve,
Fish Hawk, and Brandon**

**Surrounded by Thousands of Acres
of Protected Lands**

Shopping, Schools, Parks Just Minutes Away

