

Fischbach **Land Company**



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

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

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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.

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: Vacant Land

Acreage: 20 acres

Price: \$499,000

Price per Acre: \$24,950

Lot Dimensions: 663' x 1318'

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

S-T-R: 20-30-22

Folio/PIN: 093631.0100

Property Taxes: \$2,000

4 +/- Miles to Chito Branch Reserve

5 +/- Miles to Fishhawk

6 +/- Miles to the Alafia State Park Entrance





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)

Privacy!

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Open Pastures, Gorgeous Oaks!
Close to Shopping, Dining, Schools