

# **Fischbach** **Land Company**



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

***Albritton Road Two 7.15 Acre Country Homesites • Parrish, Florida***  
***Peaceful, Wide-Open Spaces; Bring Your Horses, Critters, and Toys!***

[FischbachLandCompany.com/Albritton15](http://FischbachLandCompany.com/Albritton15)

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Come enjoy the peaceful life with wide-open spaces, fresh air, and not a sound but the crickets chirping. Build your dream home in beautiful Duette! This is a versatile property with the opportunity to purchase one of two 7.5 +/- acres or the total 14.3 acres. Plenty of space for all critters and toys. Bring your horses! Just minutes from Duette Preserve the largest preserve in Manatee County offering outstanding recreation!

**Property Type:** Vacant Land, Homesites with Acreage

**County:** Manatee

**Acreage:** 14.3 +/- acres total (can divide into two 7.15 +/- acres each)

**Sale Price:** Purchase total or individual parcels

- \$195,000 for total 14.30 acres, or
  - \$110,000 for 7.15 acre lot with well
  - \$100,000 for 7.15 acre lot without well

**Property Address:** Albritton Road, Parrish, FL 34219

**Nearest Intersection:** Albritton Road & Carlton Road

**Road Frontage:** 929 +/- feet total on Albritton Road

**Water On Site:** (1) 8-inch well on total 14.3-acre site (see divided aerial for location well)

**Water Use Permit #:** 6945.004

**Avg GPD:** 11,800 / **Max GPD:** 588,100

**Utilities:** Septic required, electric by Peace River Electric Coop, Inc.

**Soil Types:** Ona Fine Sand

**Grass Types:** Bahia mix

**Zoning:** A (General Agriculture)

**Future Land Use:** AG-R (Agricultural/Rural)

**Property Uses:** Homesite, family compound

**S-T-R:** 08-33-22

**Folio/PIN:** 7405004

**Property Taxes:** \$520

**GPS:** 27°37'58.62"N, -82° 7'35.31"W

### Aerial

(note - grove was pushed after satellite photo taken and property is currently cleared vacant land)



***This is a Versatile Property with the Opportunity  
to Purchase a Total of 14.3 +/- Acres  
or one of two 7.15 +/- Acre Tracts!***

***Imagine building your family home on these acreage country  
homesites! Bring your horses, critters, and toys!***

***Enjoy easy access to central highways, city amenities, and recreation  
right out your back door at Duette Preserve!***

***At Duette Preserve, you and your family will find hiking and nature trails,  
environmental education, fishing, hunting, picnic areas and pavilion,  
horseback riding trails, non-motorized bicycle trails, and primitive camping.***



### ***Aerial - Tracts***

*(note - grove was pushed after satellite photo taken and property is currently cleared vacant land)*

***Purchase a 7.15-Acre Parcel or Total 14.3 Acres!  
Individual Homesite or Family Compound!***

**Sale Price:**

- \$195,000 for total 14.30 acres, or
  - \$110,000 for lot with well
  - \$100,000 for lot without well

## ***Convenient Central Location***

*Near I-75, US 301, and CR 39  
for Easy Access to Brandon, and Tampa!*

***Minutes to Recreation at Duette Preserve,  
the Largest Preserve in Manatee County!***

### **Assigned Schools:**

- Gene Witt Elementary School
- Buffalo Creek Middle School
- Palmetto High School

**GPS:** 27°37'58.62"N, -82° 7'35.31"W

### **Driving Directions From I-75:**

- Take exit 229 for Moccasin Wallow Road / CR-683 E toward Parrish
- Turn right onto US-301 (5.2 mi)
- Turn left onto SR-62 (0.4 mi)
- Turn left onto SR-39 / CR-39 (17.1 mi)
- Turn right onto Carlton Road (3.9 mi)
- Turn right onto Carlton Road (Unpaved road) (1.4 mi)
- Turn right to stay on Carlton Road (0.6 mi)
- Turn right onto Albritton Road, property is on the left – look for sign.

