

Fischbach Land Company 510 Vonderburg Dr., Suite 302 Brandon, FL 33511 **813-540-1000** McIntosh Road 20 Acres in Dover, Florida Strawberry Farm, Homesite, Investment! FischbachLandCompany.com/McIntosh20 Reed Fischbach reed@fischbachlandcompany.com Blaise Lelaulu blaise@fischbachlandcompany.com



that provides easy access to anywhere you need to go!

Live a peaceful country lifestyle with farms neighboring both sides and mature oaks on the perimeter providing a natural privacy barrier. Build your dream home and take advantage of the producing farmland! This property can also be a great investment opportunity with current zoning allowing one home per acre. This is a versatile property in a great centralized area that is only 3 +/- miles to I-4 and 5 +/- miles to I-75

Property Type: Homesite, farmland Acreage: 19.5 +/- acres Lot Dimensions: 660' x 1,344' Price: \$575,000 Price per Acre: \$29,487.18 **County:** Hillsborough Property Address: 2516 McIntosh Road, Dover, FL 33527 **Nearest Intersection:** McIntosh Road & Martin Luther King Blvd. Road Frontage: 515 +/- feet on McIntosh Road Water On Site: (2) 6-inch wells, small pond Water Use Permit #: 20688.000 Avg GPD: 57,500 / Max GPD: 1,995,700 Utilities: Septic on site, electric by: TECO Soil Types: Predominately Ona and Myakka fine sands Zoning: AS-1 Future Land Use: R-1 Property Uses: Strawberry/vegetable farm, homesite, investment S-T-R: 06-29-21 Folio/PIN: 084772.0100 Property Taxes: \$2,650 Site Improvements: 1,462 SF single family home (1970)

• Mobile Home (2007)

Lovely Homesite, Surrounded By Mature Oaks! Peaceful Farming Neighborhood Centrally Located and Close to City Amenities



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McIntosh Road 20 Acres in Dover, Florida

Producing Strawberry/Vegetable Farm, Homesite, Investment! Great Investment Opportunity with AS-1 Zoning Allowing One Home Per Acre!



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Convenient Central Location Near I-75, I-4, and SR 60 for Easy Access to Brandon, and Tampa!

Driving Directions from I-4:

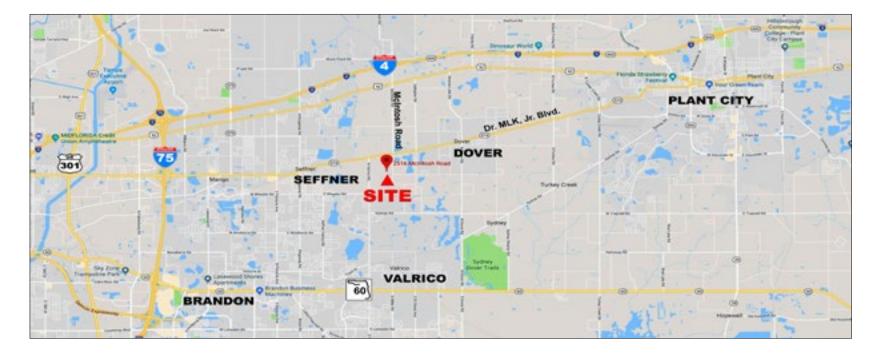
- Take exit 14 and follow signs for McIntosh Road (0.3 mi) •
- Turn right onto McIntosh Road (2.7 mi)
- Property is located on the right, look for sign

Driving Directions from SR 60

- Turn north onto N Valrico Road (2 mi)
- Turn right onto Sydney Road (0.8 mi)
- Turn left onto Jaudon Road (1.0 mi)
- Road name changes to McIntosh Road (0.3 mi)
- Property is located on the left, look for sign

Assigned Schools:

- Bailey Elementary School
- Turkey Creek Middle School
- Strawberry Crest High School



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