

Fischbach Land Company



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

US 92 Investment • 6.55 AC • Seffner, FL
Commercial, Investment, Storage Facility, Warehouse

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Excellent investment opportunity to own 6.5 +/- acres zoned CG in the highly sought after I-4 corridor. This dynamic area is developing and expanding at a rapid rate. Prime location in Seffner, located at a lighted intersection, with heavy traffic. Only 3,500+/- ft. to I-4 on ramp and 2 miles to I-75!

Property Type: Vacant Land

Price: \$880,000

Acreage: 6.55 +/- acres

Price per Acre: \$134,351.14

Lot Dimensions: 535' & 540'

Property Address: 6015 Pine Street, Seffner, FL 33584

Nearest Intersection: US Hwy 92 & Pine St

County: Hillsborough

Road Frontage: 535' Pine St & 540' US Hwy 92

Water & Sewer: 8" water line on Pine Street; 4" force main line on US 92

Electric By: TECO

Zoning: CG

Future Land Use: SMU-6

Property Uses: Commercial, Investment, Storage Facility, Warehouse

S-T-R: 34-28-20

Folio/PIN: 063274.0000

Property Taxes: \$4,650



Demographics 2017	1 Mile	3 Miles	5 Miles
Population	4,913	41,951	110,688
Households	1,758	14,962	39,350
Families	1,206	10,725	27,478
Avg. HH Size	2.77	2.79	2.73
Owner-occupied Units	1,006	9,773	23,913
Renter-occupied Units	751	5,139	15,437
Median Age	35.9	37.3	36.5
Median HH Income	\$47,690	\$52,833	\$51,997
Avg. HH Income	\$60,196	\$67,542	\$66,510

Excellent Investment Opportunity!

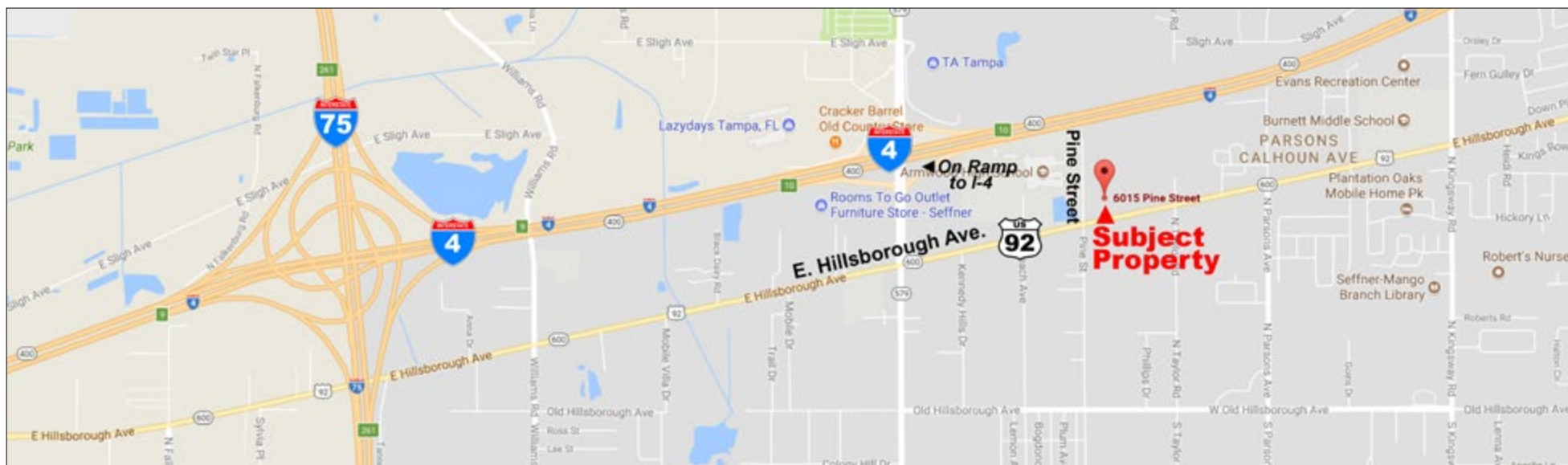
Prime 6.5 +/- Acres Zoned CG in the Highly Sought After I-4 Corridor
This Dynamic Area is Developing and Expanding at a Rapid Rate!
Minutes to I-4 and I-75

Directions to Property From I-4 Eastbound:

- At exit 10, take ramp right for CR-579 toward Mango /Thonotosassa (0.3 mi)
- Turn right onto Mango Rd / CR-579 S (0.2 mi)
- Turn left onto US-92 / SR-600 (0.5 mi)
- Property on the corner of Pine St and US-92 / SR- 600, look for sign. (The last intersection is Pine St; if you reach Taylor Rd N, you've gone too far)



***Prime Location in Seffner, Located at a Busy Lighted Intersection
Only 3,500 +/- FT to the I-4 On-Ramp and 2 Miles to I-75!***





Commercial, Investment, Storage Facility, Warehouse Uses

