

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



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

***5 Acres CR 574 & Kingsway Rd. • Seffner, FL***  
***Commercial Parcel with Buildings • Investment! • High-traffic Area!***

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## 5 Acres CR 574 & Kingsway Rd. • Seffner, FL

Unique investment opportunity located at the signalized intersection of CR 574 and S Kingsway Rd. High-traffic area with tremendous potential due to location. 11 miles to Tampa, 3 miles to Brandon and less than 3 miles to I-75!

**Property Type:** Improved Commercial

**Acreage:** 5.05 +/- acres

**Price:** \$975,000

**Price per Acre:** \$193,069.30

**County:** Hillsborough

**Property Address:** 1601 S Kingsway Road, Seffner, FL 33584

**Nearest Intersection:** CR 574 & S Kingsway Road

**Road Frontage:**

- 690 +/- feet on CR 574
- 696 +/- feet on S Kingsway Road

**Water:** Well, city water connection available

**Sewer:** Septic, city sewage connection available

**Site Improvements:** Retail 2,072 sq ft; Storage Warehouse 1,752 sq ft; Single Family 749 sq ft; Duplex 1,968 sq ft; Rental Unit 960 sq ft; Auto Service Garage 288 sq ft

**Zoning:** CG / PD (2.28 acres CG, 3.61 Acres PD)

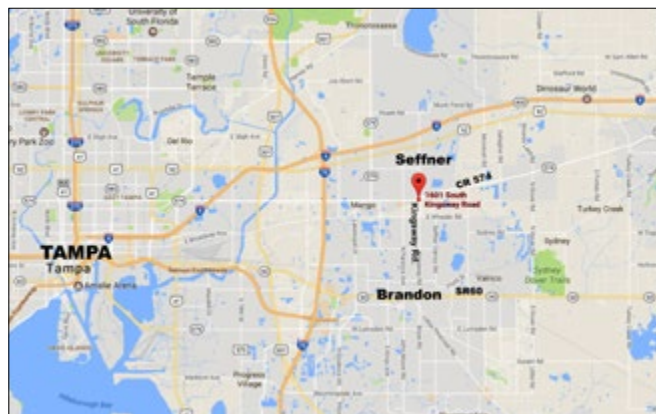
**Future Land Use:** R-4

**Uses:** Storage Facility, Commercial Neighborhood, Business Professional Office

**S-T-R:** 11-29-20

**Folio/PIN:** 063836.0000, 066283.0000, and 066283.0100

**Property Taxes:** \$17,050



### Directions to Property:

**From I-4** at exit 10, go right for CR-579 toward Mango / Thonotosassa (0.3 mi)

- Turn left onto Mango Rd / CR-579 S (1.8 mi)
- Turn left onto SR-574 E / Dr. MLK, Jr Blvd E (RaceTrac on the corner 1.5 mi)
- Arrive at S Kingsway Rd., look for sign, property is on the corner (The last intersection is Ed Scanlon Ln. If you reach Henderson Ave, you've gone too far.)

**From I-75** at exit 260A, go right to SR-574 East (3.2 mi)

- Turn right onto S Kingsway Rd (344 ft)
- Arrive at S Kingsway Rd, look for sign, property is on the corner (The last intersection is Ed Scanlon Ln. If you reach Henderson Ave, you've gone too far)

**Commercial Parcel with Buildings**  
**High-traffic Area!**  
**Tremendous Potential**  
**Due to Location**