

Fischbach **Land Company**



Fischbach Land Company
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Brandon, FL 33511

Little Road 40 Lots • Valrico, Florida
Premium Brandon/Valrico In-fill Location!

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Premium Brandon/Valrico in-fill location! Zoned for 40 single family lots, property is close to schools, shopping, and amenities.

Property Type: Residential Development Land

Acreage: 25 +/- acres

Price: \$49,000.00 per lot

Lot Sizes: 75 x 193

Property Address: 3015 Little Road, Valrico, Florida 33596

Nearest Intersection: Little Road & Bloomingdale Avenue

County: Hillsborough County

Utilities:

- Water access on Little Road
- Sewer 2,300 feet from site

Uplands/Wetlands: 100% Uplands

Flood Zone: X and A

Zoning: 40 – 14,520 sf single family lots

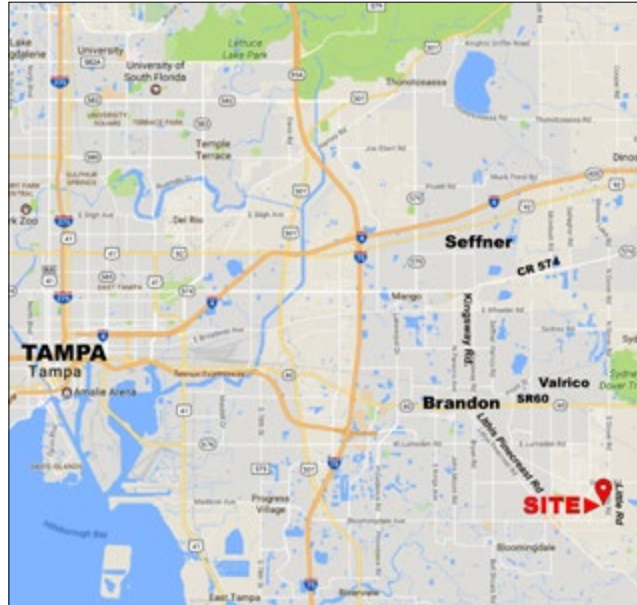
Folio #(s): 87227.0000, 87229.0510, 87228.0005, 87186.0000 and 87185.0004

Property Notes:

- Site is assumed to be a balanced site – no Import fill required
- Estimated construction costs available
- Grand Oak entry feature

Schools:

- Nelson Elementary
- Mulrennan Middle School
- Durant High School



Directions to Property:

From Lithia Pinecrest Road & Bloomingdale Ave.:

- Go east on Bloomingdale Ave. (1.5 Miles)
- Turn north onto Little Road (0.5 miles)
- Property located on west side of Little Road, no Sign on Property



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***Close to Great Schools, Shopping, Medical Care,
Entertainment, and Other Great Amenities***