

Fischbach Land Company



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

Legacy Ridge 67 Single Family Lots
Valrico, Florida • Hillsborough County

Reed Fischbach
813-540-1000
reed@fischbachlandcompany.com

This is a great opportunity for a residential infill development that is located in a prime area! The land is located just off of Lithia Pinecrest Road, a main thoroughfare, and is set in among established neighborhoods. It is close to schools, near I-75, Brandon Mall, Walmart Supercenter, the library, and many other retail and restaurant amenities.

Acreage: 25.58 +/- acres

Lot Sizes: 75 x 133 +/- feet

Price: \$75,000 per engineered lot

Property Address: 2901 & 2900 Brucken Road, Valrico, Florida 33596

County: Hillsborough County

Nearest Intersection: Brucken Road & Guiles Road

Zoning: 67 - 10,000+ SF single family lots

Notes:

- 2.3 acre passive park
- Mobility improvement proportionate share \$34,000.00
- No off-site fill required
- No lift station required
- No wetlands
- No flood zone
- Estimated construction costs \$22,000 per lot (Bids available upon request)
- Construction permits expected to be completed on or before October 1st, 2016!

Folio #(s): 73082.0000 & 73110.0000

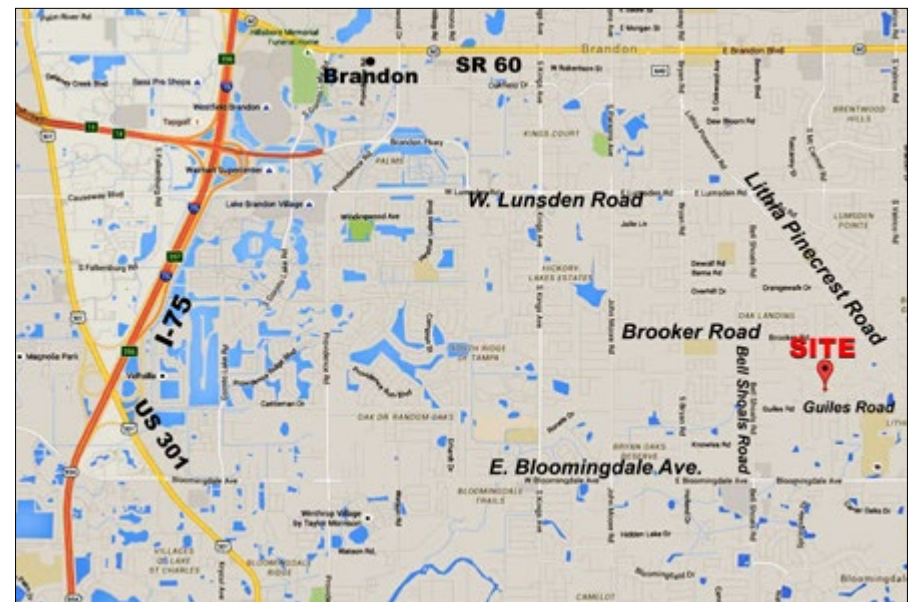
Driving Directions:

From State Road 60

- Turn South onto Lithia Pinecrest Road (2.6 Miles)
- Turn Right onto Brooker Road (0.3 miles)
- Turn Left onto Brucken Road (0.3 miles)
- Property located is located on both sides of Brucken Road

From Bloomingdale Avenue

- Turn Left onto Bell Shoals Road (0.5 Miles)
- Turn Right onto Guiles Road (0.5 miles)
- Turn Left onto Brucken Road
- Property located is located on both sides of Brucken Road

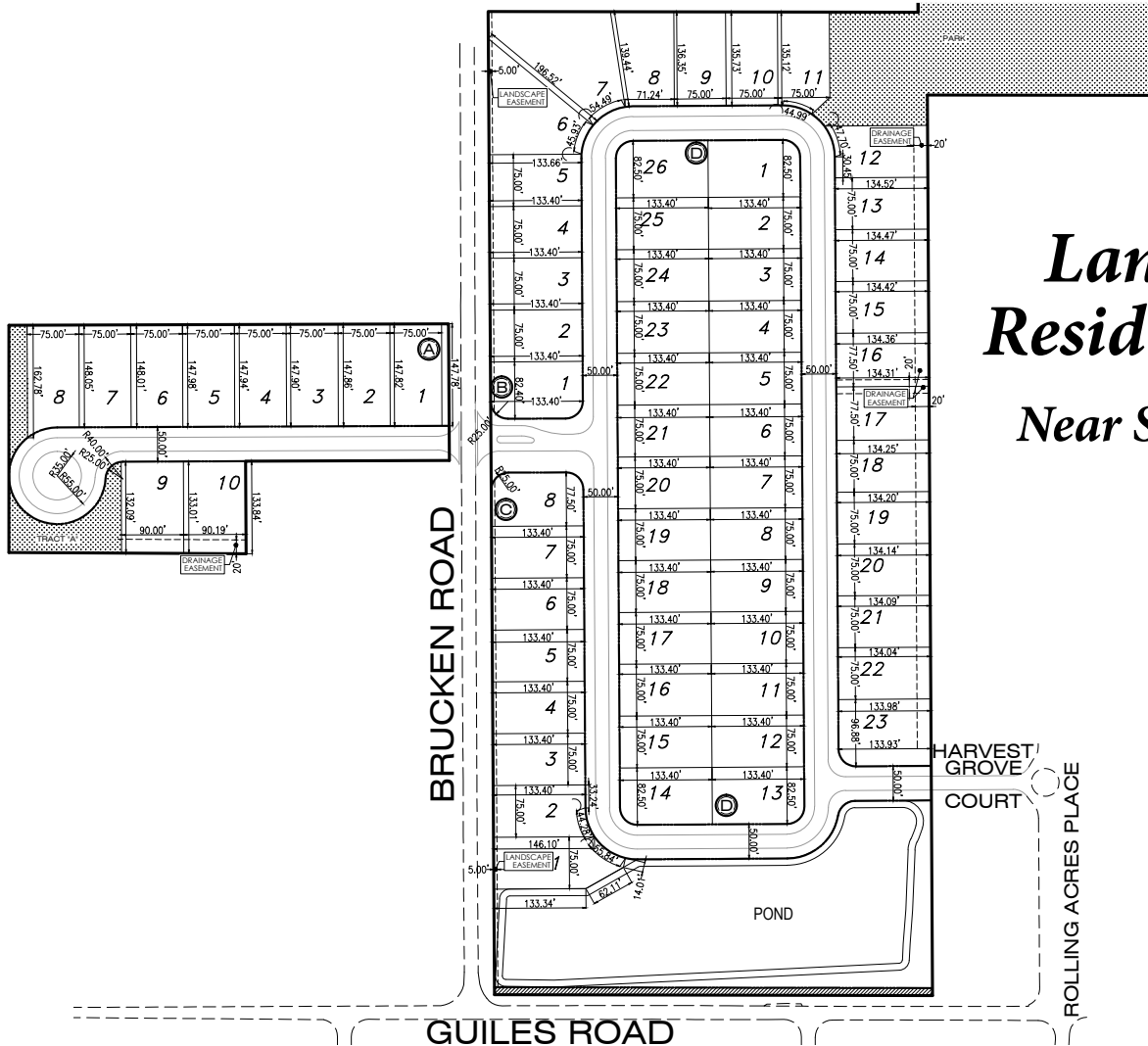


Land for 67 Single Family Residential Development Lots

LEGACY RIDGE SUBDIVISION



Land for 67 Single Family Residential Development Lots
Near Schools, I-75, Retail, Restaurants
Prime Infill Location!



LANDMARK
Engineering & Surveying Corporation

8515 Palm River Road | Tampa, Florida 33619
(813) 621-7841 | (813) 664-1832 (fax)
www.lesc.com | L.B. # 3913