



Fischbach LAND COMPANY

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13 Residential Lots in Balm, Florida
Incredible Residential Investment Opportunity in High-demand Area!
FischbachLandCompany.com/Balm13Lots

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Platted for 13 residential lots, this is an incredible investment opportunity in a high-demand area. This is a rare opportunity to offer country living while close to amenities and the bustling development area of US 301. Proximity to I-75 provides easy access to Riverview, Brandon, and Tampa!

Property Type: Vacant Land

Acreage: 15.89 +/- acres

Sale Price: \$425,000

Average Price per Lot: \$32,692.31

Average Lot Size: 225' x 194'

Number of Lots: 13

County: Hillsborough

Property Address: CR 672 & Dupree Road, Wimauma, FL 33598

Road Frontage:

- 413.88 +/- feet on CR 672
- 30 +/- feet on Dupree Road

Soil Types: Smyrna, Myakka, and Ona Fine Sands

Uplands/Wetlands: 100% Uplands

Fencing: Barb Wire

Utilities: Septic and wells are required

Electric By: TECO

Zoning: PD (13 1-acre Single Family Lots)

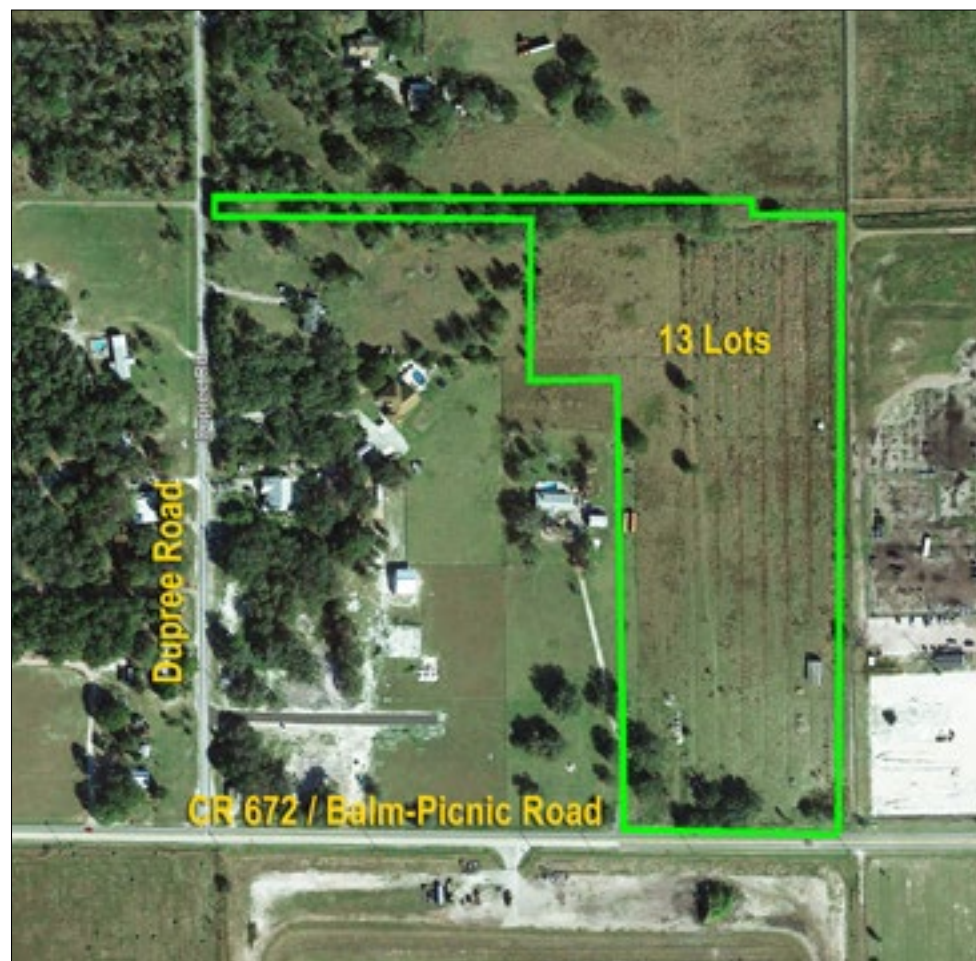
Future Land Use: R-1

Plat: Preliminary plat is approved

Property Uses: Single Family Lots

STR: 19-31-21

Folio/Pins: 088570.0500 & 088570.0550



Preliminary Plat Approved!
Access on Two Roads and Located in High Demand Area!







***Incredible Investment Opportunity in a High-Demand Area!
With Preliminary Plat Approved***

Rare Opportunity to Offer Country Living Close to Amenities

*Only 6 miles to US 301
Located in Area of Rapid Development!*

*Proximity to I-75 Provides Easy Access
to Riverview, Brandon, and Tampa!*

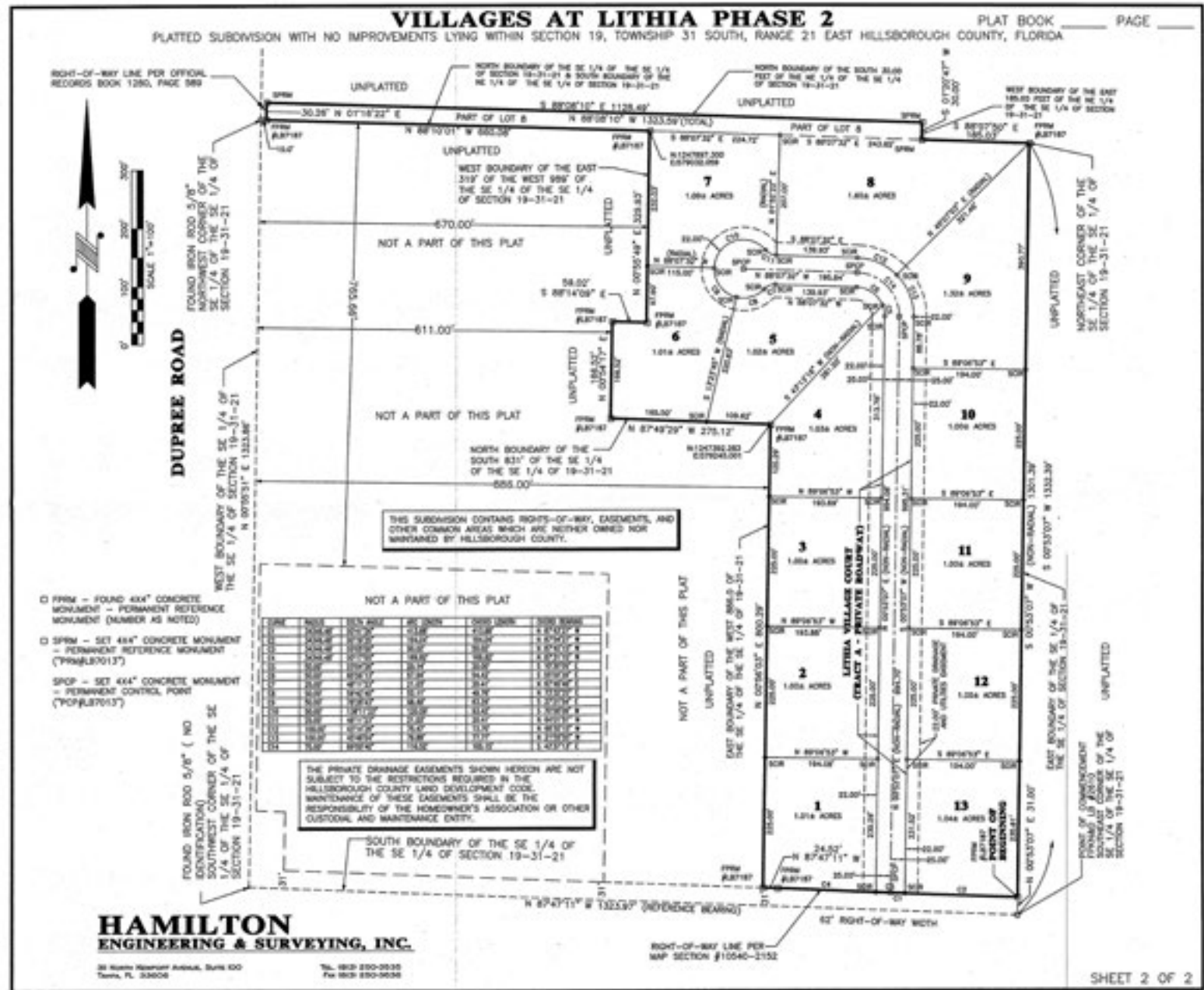


Property Notes:

- Site is assumed to be a balanced site – no import fill required
- No wetlands
- No flood zone (Zone X)
- Preliminary plat approved
- Only 6 miles from US Highway 301 in area of rapid development!

Plat

13 Residential Lots in Balm, Florida



Assigned Schools:

- Pinecrest Elementary School
- Barrington Middle School
- Newsome High School

Directions to Property From I-75:

- Take exit 246 for CR-672 East
- Turn Right onto US-301 S / CR-672 S (1.4 miles)
- Turn Left onto Balm Road / CR-672 (6.2 miles)
- Property is located on the north side of the road at the intersection of CR-672 and Dupree Road
- Look for sign

***Only 6 miles to US 301
Located in Area of Rapid Development!***

***Proximity to I-75 Provides Easy Access
to Riverview, Brandon, and Tampa!***

