

Fischbach **Land Company**



Fischbach Land Company
510 Vonderburg Dr., Suite 302
Brandon, FL 33511
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Private Lakefront Executive Estate 38 Acres, Dover, FL
Spectacular Setting for Multiple Homesites with Lakefront Views!

FischbachLandCompany.com/LakefrontEstate

Wendell Brantley
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PRIVATE LAKEFRONT 38-ACRE ESTATE! Spectacular setting for multiple homesites with lakefront views on every corner. Already zoned 1 home per acre, this parcel is an excellent investment opportunity just minutes to I-4. Great visibility with over 2,500 feet of road frontage on Walden Sheffield and Gallagher Roads. Over 2,500 feet of Lake Frontage ensures lakefront views. Truly a unique opportunity!

County: Hillsborough

Acreage: 38.22 +/- acres

Sale Price: \$1,350,000

Price per Acre: \$35,321.82

Lot Dimensions: 1,265' x 1,309'

Property Address: 13403 Walden Sheffield Road, Dover, Florida 33527

Nearest Intersection: Walden Sheffield Road and S Gallagher Road

Road Frontage:

- 1,265 +/- feet on Walden Sheffield Road
- 1,309 +/- feet on S Gallagher Road

Water on Site: Lake

Water Frontage: 2,500 +/- feet

Soil Types: Arents

Grass Types: Improved pasture and Bahia mix

Fencing: Perimeter fence

Utilities: Water well and sewer required, electric by TECO

Zoning: AS-1 (Agricultural Single Family 1 unit per acre)

Future Land Use: R-1 (Residential 1)

Property Uses: Farm, homesite, 1-acre lot development

S-T-R: 08-29-21

Folio/PIN: 084879.0000

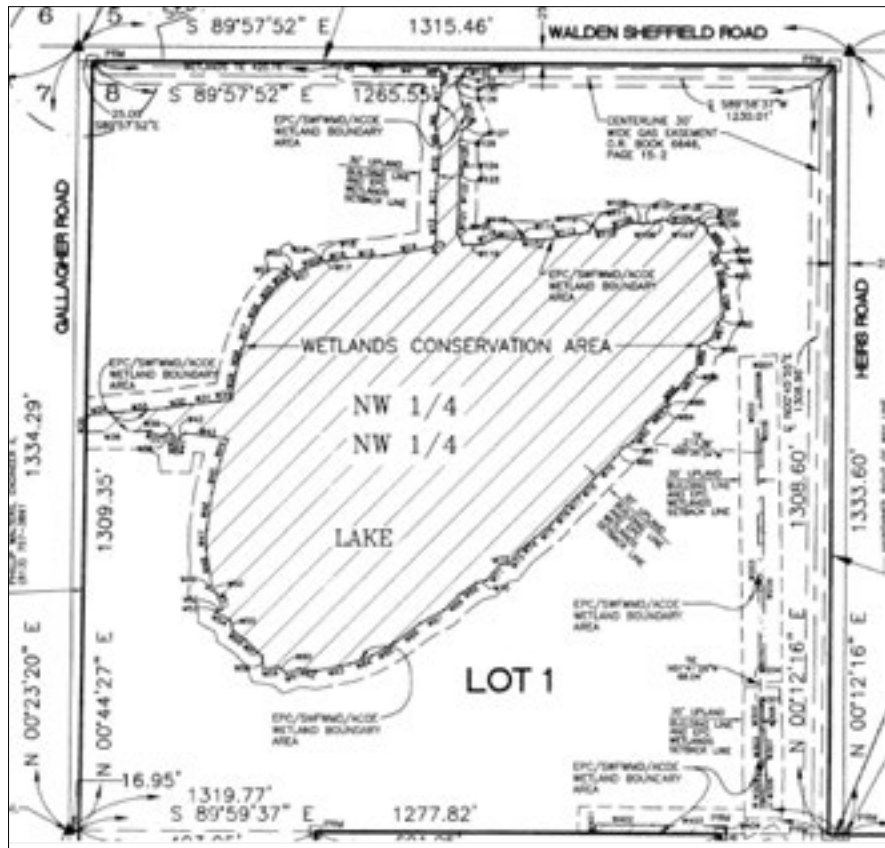
Property Taxes: \$190.47



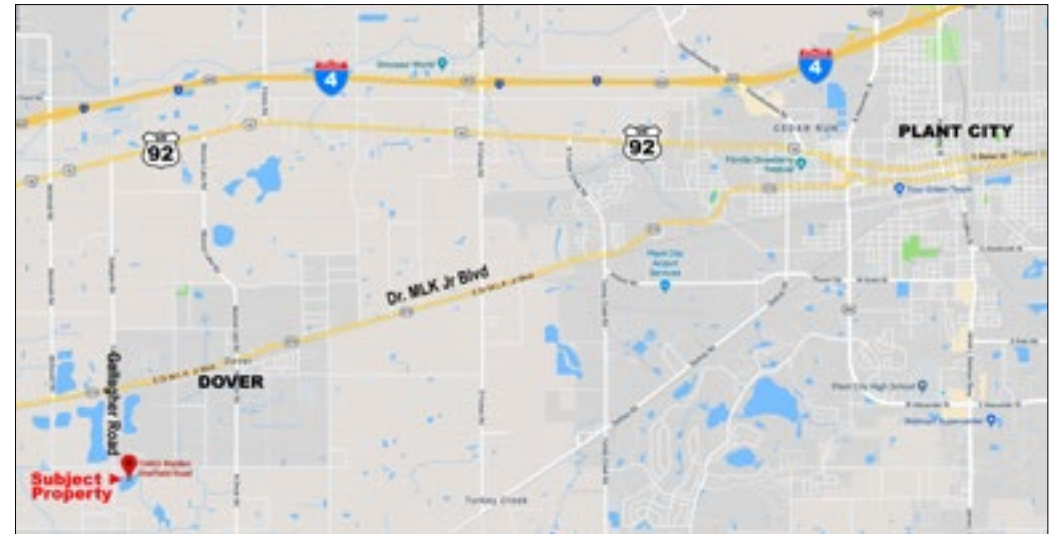
***Zoned 1 Home per Acre
An Excellent Investment Opportunity!
Just Minutes to I-4***

Beautiful Lakefront Views On Every Corner!
Over 2,500 Feet of Lake Frontage





Survey



Centrally Located!
Minutes to I-4, I-75, US 301,
Plant City, Brandon, and Tampa

Directions to Property From I-4:

- Exit 14, McIntosh Road
- Turn south on McIntosh Road (2.8 Miles)
- Turn Left on Walden Sheffield Road (0.5 Miles)
- Property located on southeast corner of Walden Sheffield and S Gallagher Road

Assigned Schools:

- Bailey Elementary School
- Turkey Creek Middle School
- Strawberry Crest High School