

Fischbach Land Company



Fischbach Land Company
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The Preserve at Brandon • Brandon, Florida
Rare Infill Location in the Heart of Brandon!

FischbachLandCompany.com/BrandonPreserve

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Rare infill opportunity for a 350 unit multifamily development! Located in the Heart of Brandon, all amenities are within minutes: shopping, restaurants, entertainment, and medical facilities. The site plan is approved. Brandon is part of the Tampa–St. Petersburg–Clearwater Metropolitan Statistical Area. This is an excellent location for infill development that is minutes to the Cross town Expressway, Lumsden Road, Brandon Blvd., and 1-75!

Property Type: Development Land

Sale Price: \$4,600,000

Total Acreage: 30.8 +/- acres

Uplands Acreage: 18.8 +/- acres

Property Address: 339 Pauls Drive, Brandon, FL 33511

Nearest Intersection: Brandon Blvd. and Pauls Drive - located on the east side of Pauls Drive and 1/2 mile south of Brandon Blvd.

County: Hillsborough County

Road Frontage: Approximately 450 feet on Pauls Drive

Utilities: Available

Zoning: Planned Development with multiple uses; will allow 350 Multi-Family Units

Uplands/Wetlands: 18.8 +/- acres are uplands; Wetland, Boundary, topographic & tree survey completed.

PIN: U-27-29-20-ZZZ-000002-66130.0

Folio: 071567-0000

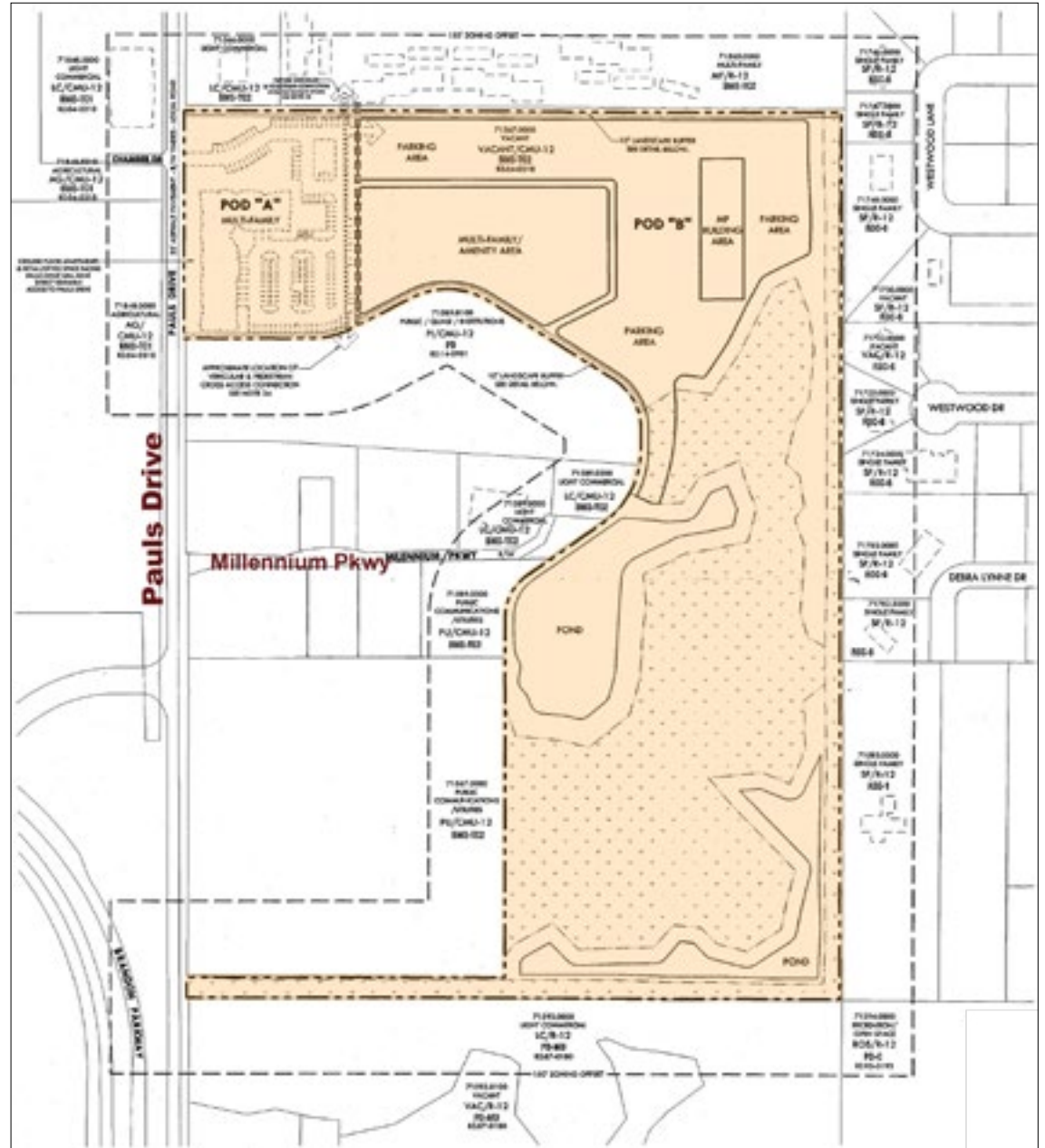
Rare Infill Location in the Heart of Brandon!

350-Unit Multifamily Development



General Site Plan
The Preserve at Brandon
Hillsborough County

"The project is approved for a residential mixed-use project. The primary use will be residential and is permitted a maximum of 350 units."



Property Measurements

The Preserve at Brandon

The location is central and is surrounded by quality amenities, as well as commercial traffic corridors that can make commuting easy for individuals and families.

Brandon Regional Hospital is minutes away. The Cross town Expressway to Tampa, Brandon Blvd. (SR 60), and Lumsden Road are all within 1/2 mile.

Brandon Mall that hosts hundreds of upscale brand stores and I-75 are within 1.5 miles.

This infill property is perfect for residential units. Being close to Tampa and I-75, you have an easy trip to sports events, museums, upscale shopping, art communities, exotic restaurants, and more!

Driving Directions from I-75:

- Take SR 60 east (Brandon Blvd.) to Pauls Drive in Brandon
- Go south on Pauls Drive past Oakfield Drive
- Property will be on your left just past the Hillsborough County Clerk of Court building

