



Fischbach
LAND COMPANY

Fischbach Land Company
510 Vonderburg Dr., Suite 302
Brandon, FL 33511
813-540-1000

Private Preserve Homesite(s) 9.5 +/- Acres, Ruskin, FL
Beautifully Wooded, Investment Homesites, Private!
FischbachLandCompany.com/PrivatePreserve

Blaise Lelaulu
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Build your dream home on this beautifully wooded 9.5 acres, providing a secluded sanctuary while just minutes from town! This property is zoned AS-1 (1 home per acre) with a Future Land Use of R-4 (4 homes per acre), giving it the versatility to be split up into multiple lots. Enjoy the privacy and serenity on this quiet forested acreage while close in proximity to I-75, Sun City Center, and the Little Manatee River!

County: Hillsborough County

Property Type: Acreage Homesites, Vacant Land

Sale Price: \$160,000

Acreage: 9.5 +/- acres

Price per Acre: \$16,842.12

Property Address: 36th Street SE, Ruskin, FL 33570

Nearest Intersection: 16th Avenue SE & 36th Street SE

Road Frontage: 632 +/- feet on 36th Street SE

Soil Types: Myakka and St. Johns Fine Sands

Grass Types: Bahia Mix

Fencing: Chain link perimeter fencing

Water By: Well required

Sewer By: Septic required

Electric By: TECO

Zoning: AS-1

Future Land Use: R-4

STR: 15-32-19

Folio/PIN: 055152.0000

Property Taxes: \$2,500

Property Uses: Homesite

*Beautiful Wooded 9.5 -Acre Homesite
with Future Opportunity for Multiple Homesites*

Private and Secluded Sanctuary!



Beautiful Forested Parcel Perfect for Your Homesite with Future for Multiple Homesites!



*Easy Access to I-75, US 41,
Sun City Center, and Ruskin!*

Close to City Amenities and Shopping!

Driving Directions From I-75:

- Take 240A for SR-674 East toward Sun City Center (0.9mi)
- Turn right onto 33rd Street SE (0.9mi)
- Turn left onto 14th Avenue SE (0.2mi)
- Road name changes to 36th Street SE (0.7mi)
- Property will be on right side, look for sign

Assigned Schools:

- Cypress Creek Elementary School
- Shields Middle School
- Lennard High School

