



**Fischbach**  
LAND COMPANY

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

*CR 672 Picnic Acres LOT 3, Lithia, FL*  
**8.93 +/- Acres Vacant Land Acreage Homesite**  
[FischbachLandCompany.com/PicnicAcres3](http://FischbachLandCompany.com/PicnicAcres3)

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Experience the beautiful Balm, FL sunsets and build your dream home nestled back along the natural wooded buffer this property has to offer. This land is unique as it features a great balance of open pasture while surrounded by oaks on 3 sides.

Enjoy quiet country living while in proximity to the amenities of Lithia, Brandon, Riverview with easy accessibility to I-75.

**Property Type:** Acreage Homesite, Residential Lot, Vacant Land

**County:** Hillsborough

**Sale Price:** \$195,000

**Acreage:** 8.934 +/- acres

**Price per Acre:** \$21,826.73

**Property Address:** CR 672, Lithia, FL 33547

**Nearest Intersection:** CR 672 & CR 39

**Road Frontage:** 30-foot Easement Access

**Soil Types:** Predominately Fort Meade and Malabar Fine Sands

**Grass Types:** Bahia Mix

**Water:** Well required

**Sewer:** Septic required

**Electric:** TECO

**Zoning:** AR

**Future Land Use:** AR

**STR:** 25-31-21

**Folio/PIN:** 088623-0036

**Property Taxes:** \$1,450

**Platted:** Yes

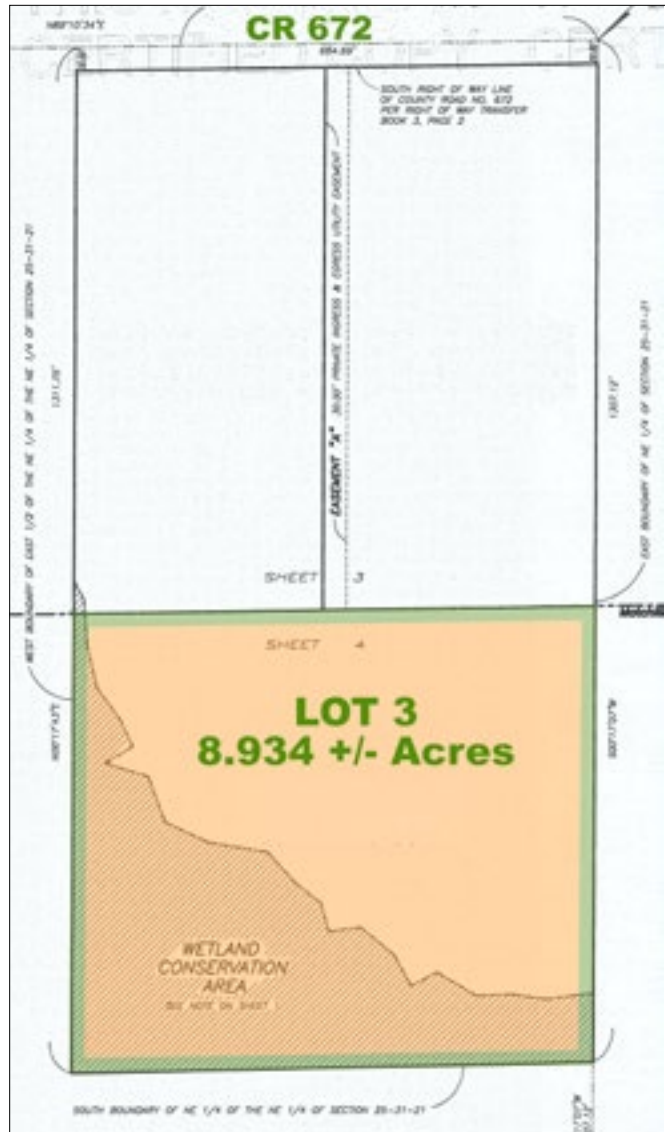
**Property Uses:** Acreage Homesite

***Cleared Vacant Land  
Ready to Build!***

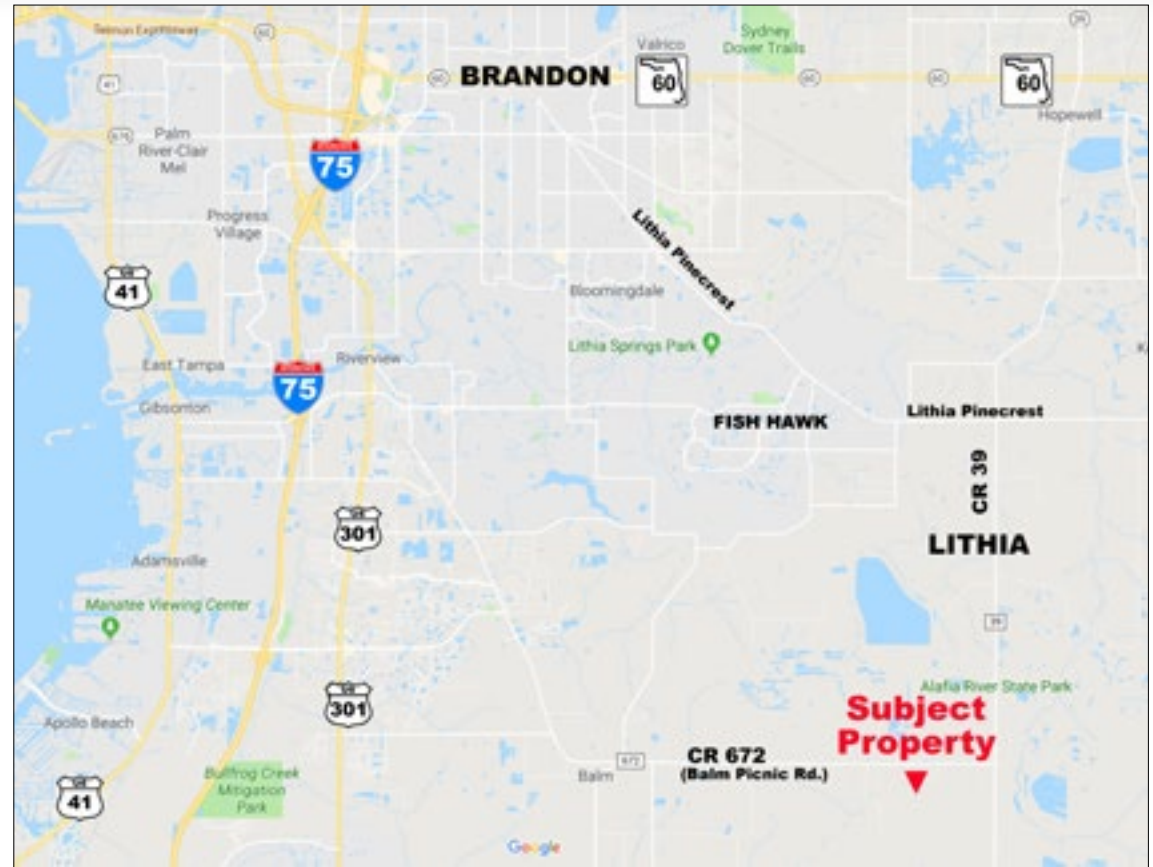
***Natural Wooded Surroundings!  
Beautiful Country Homesite  
Bring Your Critters!***







**Plat**



*Close to Alafia  
River State Park*

*Near Lithia Spring Park*

*Near Brandon,  
Tampa, I-75*

**Driving Directions from I-75:**

- Take exit 250 for Gibsonton Drive toward Riverview
- Keep straight onto Boyette Road (0.8 miles)
- Turn onto Balm Riverview Road (6.4 miles)
- Turn left onto Balm Road / CR-672 (7.5 miles)
- Arrive at property on the right
- Look for Sign