



**Fischbach**  
LAND COMPANY

Fischbach Land Company  
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**813-540-1000**

**10.48 +/- Acres E. Martin Luther King, Jr. Blvd., Seffner FL**  
**Vacant Land, Homesite, Investment**  
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## 10.48 +/- Acres E. Martin Luther King, Jr. Blvd., Seffner FL

Excellent investment opportunity to own 10.48 +/- acres zoned AS-1 with a Future Land Use of R-4 on E Dr. Martin Luther King Jr. Blvd. Existing zoning across the street consists of BPO, CG, and a future land use of LI-P (light industrial). The land features scattered oaks and open pasture with a fully treed perimeter, providing privacy for a secluded homesite. This property is located in close proximity to major interstates; just 3.7 +/- miles from I-75 and 3.3 +/- miles from I-4.

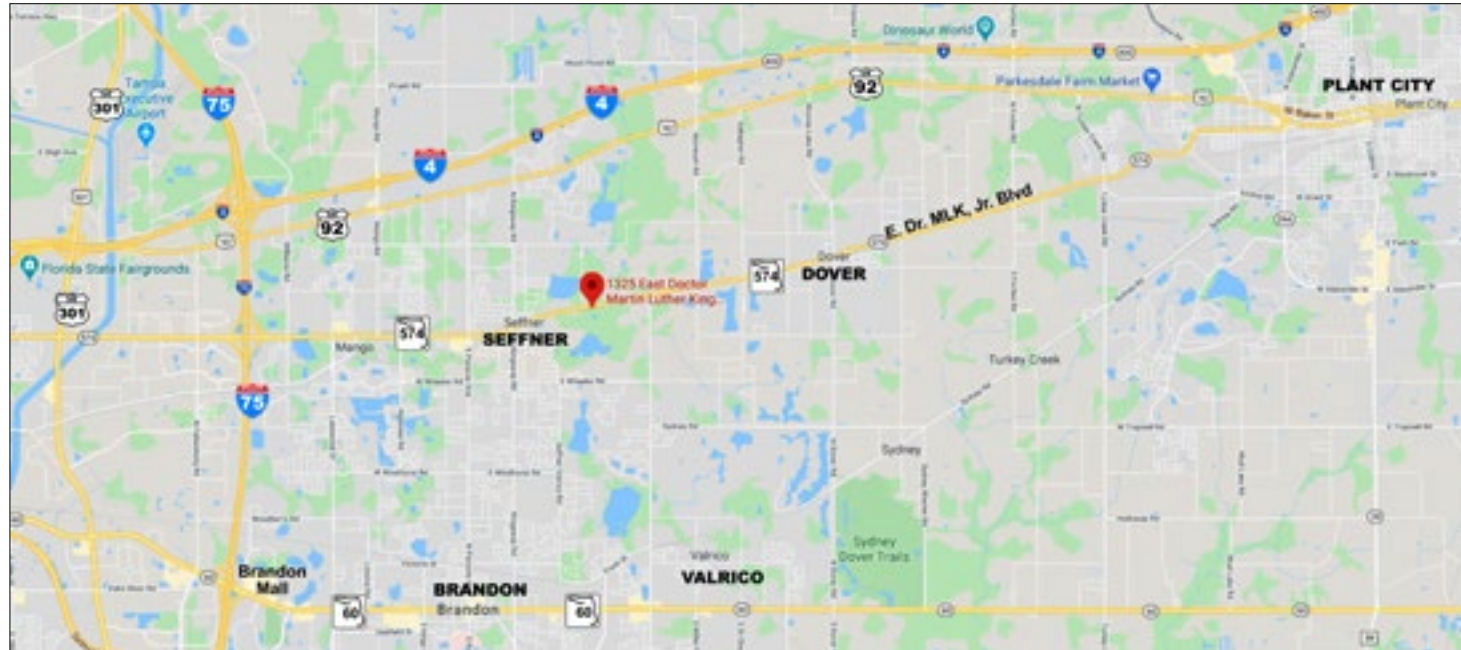
**Property Type:** Acreage Homesite, Investment, Vacant Land  
**County:** Hillsborough  
**Sale Price:** \$324,999  
**Acres:** 10.48 +/- acres  
**Price per Acre:** \$31,011.35  
**Property Address:** 1325 E Dr Martin Luther King Jr Blvd.,  
Seffner, FL 33584  
**Nearest Intersection:** E Dr. Martin Luther King Jr. Blvd & S Kingsway  
Road  
**Road Frontage:** 1,671.8 +/- feet on E Dr. Martin Luther King Jr. Blvd  
(State Road 574)  
**Water By:** Well on site  
**Sewer By:** Septic required  
**Electric By:** TECO  
**Soil Types:** Seffner and St. Johns Fine Sands  
**Grass Types:** Bahia mix  
**Fencing:** Barb wire cattle fence  
**Zoning:** AS-1  
**Future Land Use:** R-4  
**STR:** 01-29-20  
**Folio/PIN:** 063748-0000  
**Property Taxes:** \$4,500  
**Property Uses:** Homesite(s), Investment



***Beautiful Acreage Homesite with Investment Potential!  
Open Pasture, Scattered Oaks, with Tree Buffer Perimeter***



*The Perimeter of Beautiful Trees Provides a Buffer and Privacy for a Homesite!*



**Assigned Schools:**

- Colson Elementary School
- Burnett Middle School
- Armwood High School

**Directions to Property from I-75:**

- Take Exit 260A and follow signs for SR-574 (4.1 miles)
- Arrive at property, look for sign on south side of the road

**Directions to Property from I-4:**

- Take Exit 14 and follow signs for McIntosh Rd (0.3 miles)
- Turn right onto McIntosh Rd (2.3 miles)
- Arrive at property, look for sign on south side of the road

***Close to Major Interstates Just 3.7 +/- Miles from I-75 and 3.3 +/- Miles from I-4  
Close to Brandon and Plant City Amenities***