



Fischbach
LAND COMPANY

Parcel 4
SOLD

Parcel 3
SOLD

Parcel 2
SOLD

Parcel 1
SOLD

Carlton Lake Road

Fischbach Land Company
510 Vonderburg Dr., Suite 208
Brandon, FL 33511
813-540-1000

Carlton Lake Road 5-6 +/- Acre Homesites, Balm, FL
4 Lots, Carlton Branch Creek, Small Pond, Great Elevation up to 15 feet!
FischbachLandCompany.com/CarltonLakeLots

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Build your dream home on this lush green hay field consisting of four 5-6 +/- acre tracts, located in Balm, FL. These lots feature high and dry homesites, with the Carlton Branch Creek meandering through the west side of the properties serving as a natural buffer. The land has great elevation change of up to 15 feet, flowing down to the creek and pond. Enjoy the peace and quiet of country living while in proximity to the amenities of Lithia, Brandon, and Tampa. Just 8 miles from I-75.

Property Type: Acreage Homesite, Homesite Lots, Vacant Land

County: Hillsborough

Sale Price of Lots:

- Parcel 1 (**SOLD**) Lots 2 and 3: \$150,000 each (**Parcel 2 and 3 are Under Contract**)
- Parcel 4: \$165,000 (**SOLD**)

Acreage: Lots average 5-6 +/- acre lots

Property Address: 15557 Carlton Lake Road, Wimauma, FL 33598

Nearest Intersection: Carlton Lake Road & Sweat Loop Road

Road Frontage: 163 to 191 +/- feet on Carlton Lake Road

Water Features: Carlton Branch Creek, small pond

Water By: Parcel 4 has a 10-inch well, other lots well required

Sewer By: Septic required

Electric By: TECO

Soil Types: Fort Mead, Zolfo, and Winder Fine Sands

Grass Types: Bahia

Zoning: AR

Future Land Use: AR

STR: 31-31-21

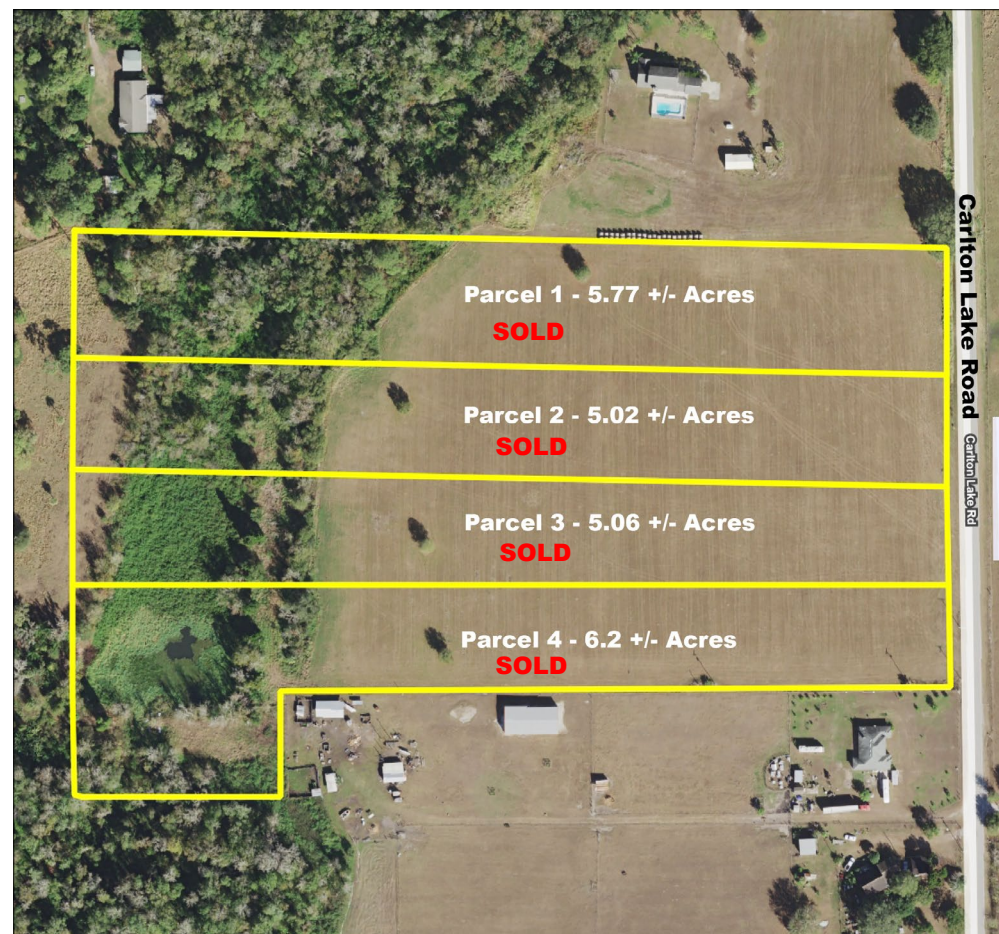
Folio/PIN: 088739-0504, 088739-0506, 088739-0508, 088721-0100

Deed Restrictions:

- No mobile homes
- Minimum 1,600 heated square foot home

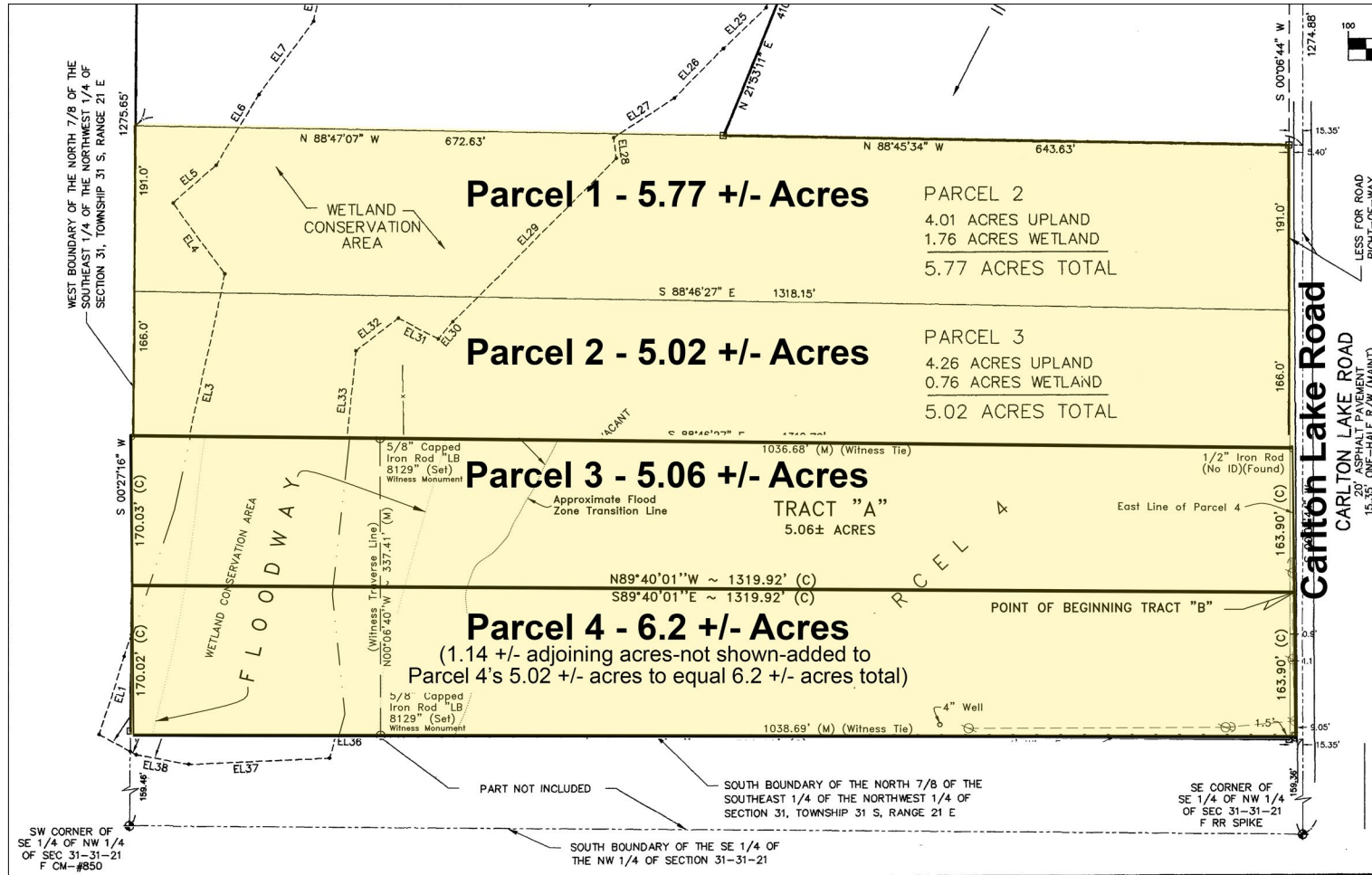
Proposed Property Taxes: \$1,250

Property Uses: Acreage Homesite, Homesite Lots



***Carlton Branch Creek Meanders through all 4 Lots as a Natural Buffer
Beautiful Elevation Changes up to 15 Feet!***

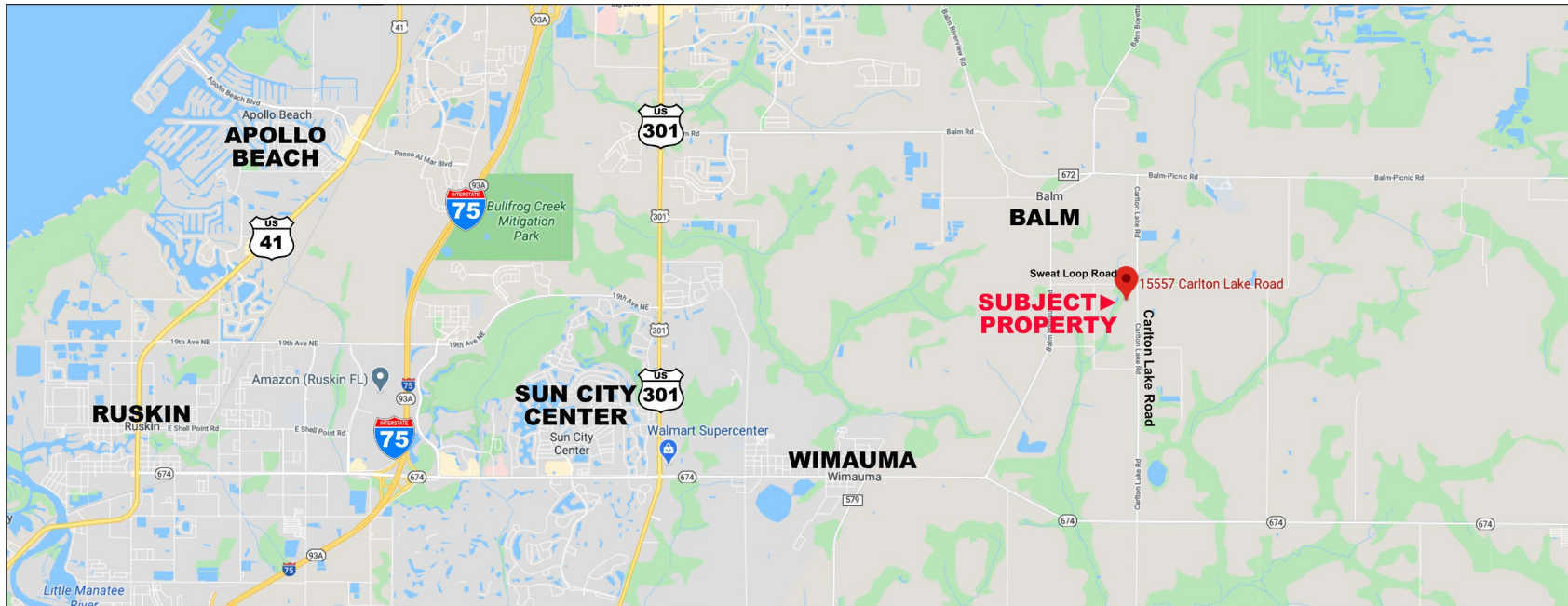
Plat







Close to Amenities of Lithia, Brandon, and Tampa. Just 8 miles from I-75!



Assigned Schools:

- Elementary School 2019/2020: Wimauma
- Middle School 2019/2020: Shields
- High School 2019/2020: Lennard
- High School 2020/2021: Sumner

Directions to Property from I-75:

- Take ramp right for Sun City Center toward Hospital
- Continue on to SR 674 (8 miles)
- Turn left onto Carlton Lake Road (2.6 miles)
- Property will be on left (west), look for sign