

An aerial photograph showing a residential development with several houses and a large, mostly vacant lot in the foreground. The lot is surrounded by trees and a road. In the background, there are more houses and a body of water.

Fischbach LAND COMPANY

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

Dorman Road Homesite 4.2 +/- Acres, Lithia, FL
Single Family Acreage Homesite or Small Development

FischbachLandCompany.com/DormanRoad

Reed Fischbach
reed@fischbachlandcompany.com

Melissa Raburn
melissa@fischbachlandcompany.com

THIS IS YOUR CHANCE...RARE OPPORTUNITY! This 4 +/- acre parcel sits adjacent to Fishhawk Ranch and provides an excellent space for a single family homesite or rezone for up to 8 homes. Enjoy the activities and environment of suburban life with your own private homestead to retreat to. Highly desired school district, no HOA, room for toys and animals, high and dry – all of this packed into this beautiful 4 acre homesite! This is a truly unique opportunity that you do not want to miss!

County: Hillsborough

Property Type: Vacant Land, Acreage Homesite, Development

Sale Price: \$425,000

Acreage: 4 +/- acres

Property Address: 17438 Dorman Road, Lithia, Florida 33547

Nearest Intersection: Dorman Road and Egret Landing Place

Road Frontage: 300 +/- feet on Dorman Road

Soil Types: Zolfo Fine Sands

Water By: Well required

Sewer By: Septic required

Electric By: TECO

Internet By: Spectrum

Zoning: AS-1 and AR

Future Land Use: R-2

STR: 28-30-21

Folio/PIN: 088305-0100

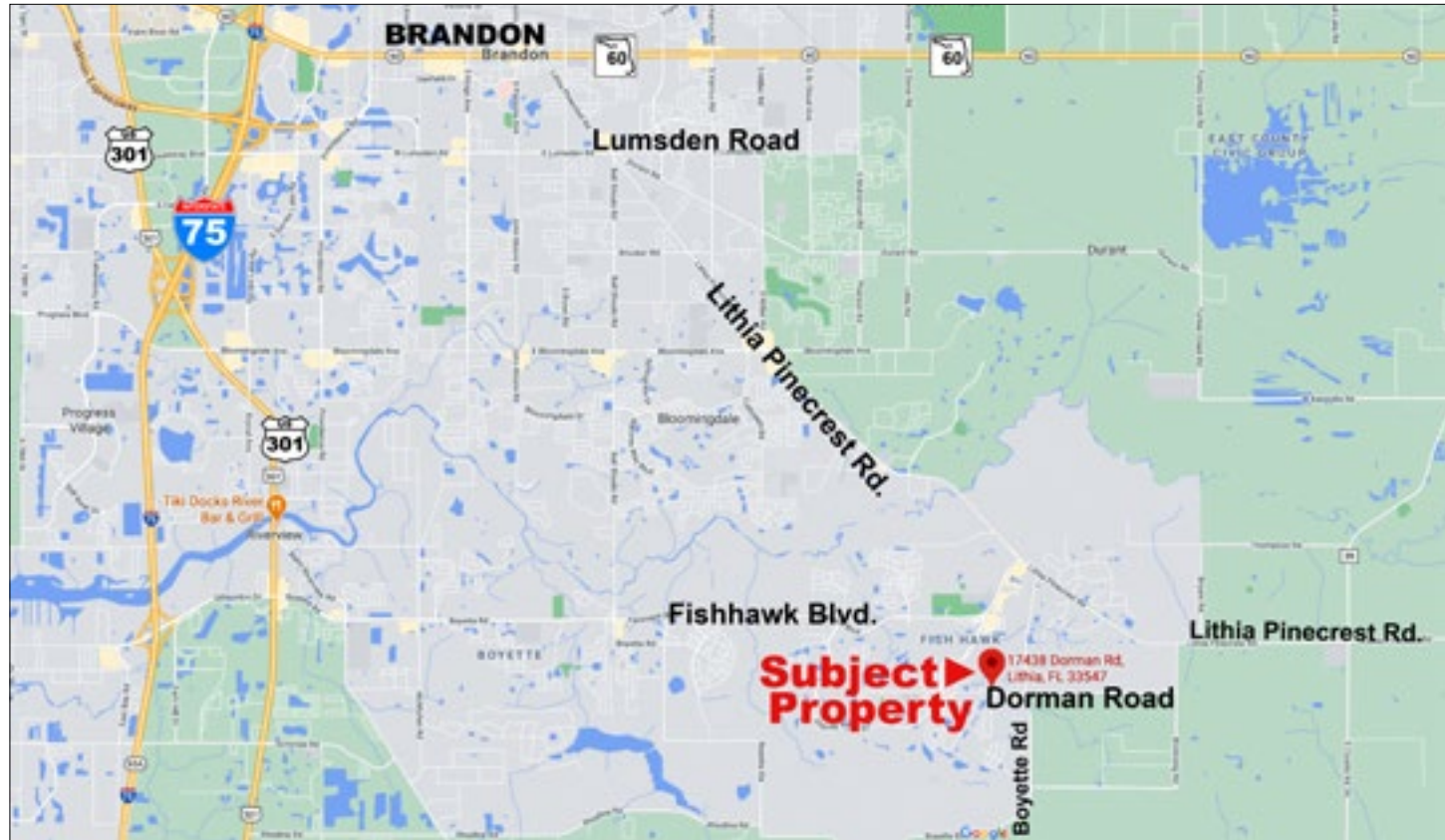
Property Taxes: \$2,609

Property Uses: Acreage Homesite, Residential Development

***Single Family Acreage Homesite
or Small Development
Adjacent to Fishhawk Ranch***







Assigned Schools:

- Fishhawk Creek Elementary School
- Randall Middle School
- Newsome High School

Driving Directions from Lithia Pinecrest Road:

- Turn south onto Boyette Road (1.2 mi)
- Turn right onto Dorman Road (0.3 mi)
- Destination on the right

Centrally Located Near I-75, US 301, and Brandon!