



**Fischbach**  
LAND COMPANY

Fischbach Land Company  
917 S. Parsons Avenue  
Brandon, FL 33511  
813-540-1000

**Hidden Lakes 16 Residential Lots, Brandon, FL**  
**Sixteen Approved 75-foot Premium Lots, 14.08± acres in the heart of Brandon**  
[FischbachLandCompany.com/BrandonLots](http://FischbachLandCompany.com/BrandonLots)

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## Property Features

Location:

**3716 & 3718 John Moore Road, Brandon, FL 33511**

Size:  
**14.08± Acres**

Zoning:  
**RSC-3**

Future Land Use:  
**R-4**

Asking price:  
**\$1,300,000**

**16 fully permitted 75-foot lots**

**Minutes from I-75 and the  
Selmon Expressway**

**Close proximity to Brandon  
Regional Hospital and all the  
amenities of Brandon**

**Prime 14.08± acres in the heart of Brandon**

Premium 14.08± acres scattered with oaks and pasture in the heart of very desirable, Brandon, FL. This unique property has sixteen approved 75-foot lots and is ready for a premium infill development or a picturesque estate minutes from amenities. Conveniently located, just minutes to the Selmon Expressway and I-75, providing direct access to downtown Tampa in 15 minutes.

**Folios** 074715.0000 & 074714.0000

**STR:** 11-30-20

**Utilities:**

- 6-inch water main on John Moore Road
- 8-inch force main on John Moore Road

**Road Frontage:**

- 466.69± feet on John Moore Road

**Schools:**

- Cimino Elementary School
- Burns Middle School
- Bloomingdale High School





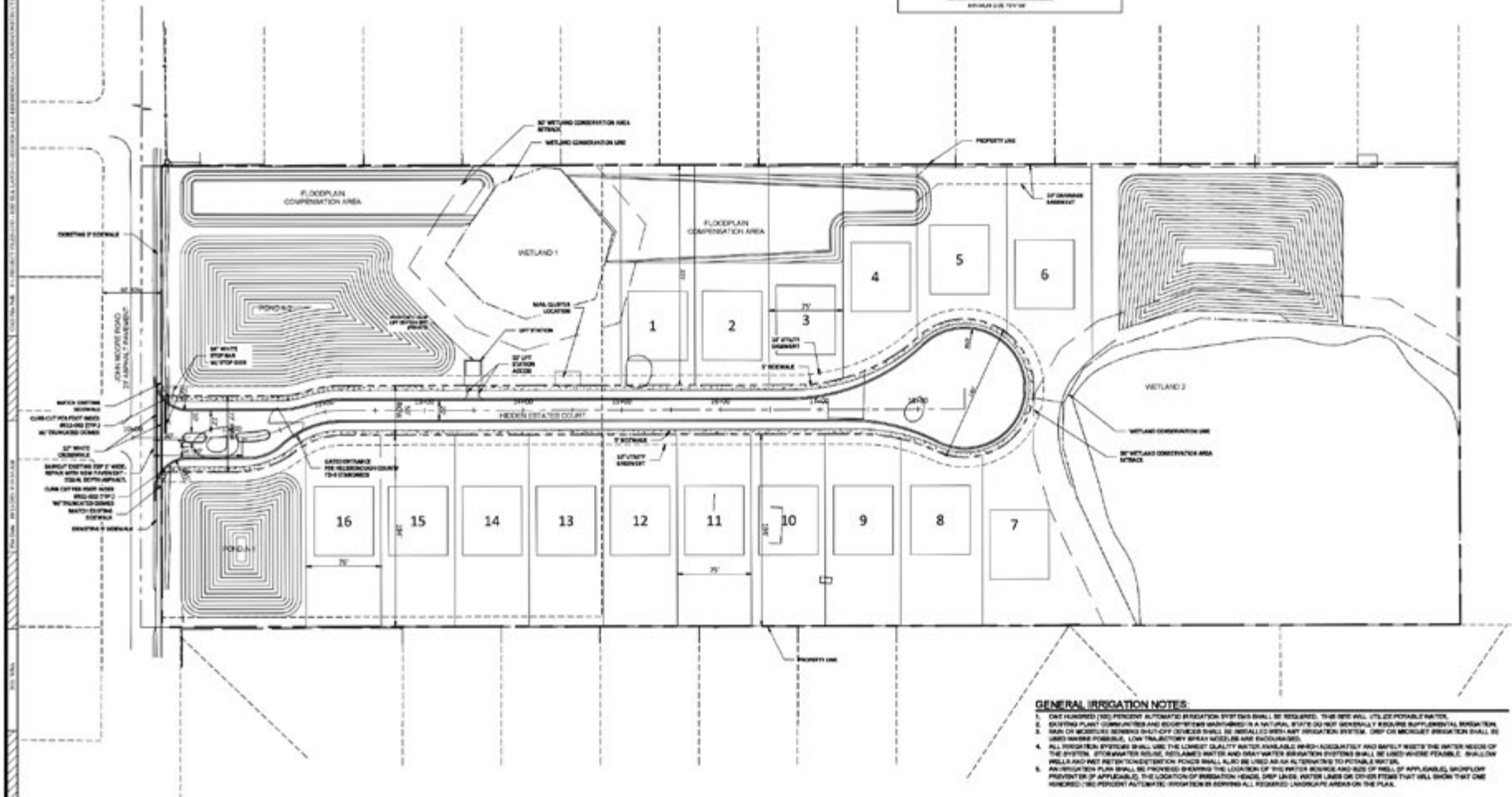
**1. SITE DATA**

- TOTAL SITE AREA:	14.08 ACRES
- SITE ADDRESS/PTN:	074715-0300, 074714-0000
- PROPOSED USE:	RESIDUAL FAMILY RESIDENTIAL
- FLOODZONE:	X, A
- NUMBER OF LOTS:	16
- MINIMUM WIDTH:	75'
- MINIMUM DEPTH:	194'
- EXISTING ZONING:	R60-3
- EXISTING LAND USE:	RES-4
- MINIMUM LOT SIZE:	14,320 SQ FT
- SETBACKS:	FRONT YARD: 25 FT REAR YARD: 25 FT SIDE YARD: 7.5 FT

NOTE: MAIL DELIVERY PER CLUSTER BOX AS SHOWN ON THIS SHEET.



LOT #	WEIR	Minimum Head	Flow
1	34.00'	75'	300'
2	34.00'	75'	300'
3	34.00'	75'	300'
4	34.00'	75'	300'
5	34.00'	75'	300'
6	34.00'	75'	300'
7	34.00'	75'	300'
8	34.00'	75'	300'
9	34.00'	75'	300'
10	34.00'	75'	300'
11	34.00'	75'	300'
12	34.00'	75'	300'
13	34.00'	75'	300'
14	34.00'	75'	300'
15	34.00'	75'	300'
16	34.00'	75'	300'



- GENERAL IRRIGATION NOTES:**
- ONE HUNDRED PERCENT AUTOMATIC IRRIGATION SYSTEMS SHALL BE REQUIRED. THIS SITE WILL UTILIZE POTABLE WATER.
  - SAFETY PLANT CONDUITS AND IDENTIFIED MAINS SHALL BE INSTALLED WITH ANY IRRIGATION SYSTEM. ONE OR MORE SUPPLEMENTAL IRRIGATION MAINS OR BRANCHES SERVING MULTIPLE ZONES SHALL BE INSTALLED WITH ANY IRRIGATION SYSTEM. ONE OR MORE IRRIGATION MAINS SHALL BE INSTALLED WHERE POSSIBLE. LOW TRAJECTORY SPRAY NOZZLES ARE ENCOURAGED.
  - ALL IRRIGATION SYSTEMS SHALL USE THE LOWEST QUALITY WATER AVAILABLE AND SAFELY MEETS THE WATER NEEDS OF THE SYSTEM. OFF-WATER SOURCE, RETURNED WATER AND GRAY WATER IRRIGATION SYSTEMS SHALL BE USED WHERE FEASIBLE. SHALLOW WELLS AND NET IRRIGATION/DEFOLIATION PUMPS SHALL ALSO BE USED AS AN ALTERNATIVE TO POTABLE WATER.
  - AN IRRIGATION PLAN SHALL BE PROVIDED SHOWING THE LOCATION OF THE WATER BRINKS AND SIDE OF WELL OF APPLICABLE, SHOWN FOR PREVENTION OF APPLICABLE, THE LOCATION OF IRRIGATION HEADS, DEEP LINES, WATER LAZES OR OTHER ITEMS THAT WILL SHOW THAT ONE HUNDRED PERCENT AUTOMATIC IRRIGATION IS BEING FULLY PROVIDED. LANDSCAPE AREAS ON THE PLAN.

REVISIONS

1	DATE	DESCRIPTION
2	01/28/18	ISSUE FOR PERMITTING
3	01/28/18	ISSUE FOR PERMITTING
4	01/28/18	ISSUE FOR PERMITTING
5	01/28/18	ISSUE FOR PERMITTING
6	01/28/18	ISSUE FOR PERMITTING
7	01/28/18	ISSUE FOR PERMITTING
8	01/28/18	ISSUE FOR PERMITTING
9	01/28/18	ISSUE FOR PERMITTING
10	01/28/18	ISSUE FOR PERMITTING
11	01/28/18	ISSUE FOR PERMITTING
12	01/28/18	ISSUE FOR PERMITTING
13	01/28/18	ISSUE FOR PERMITTING
14	01/28/18	ISSUE FOR PERMITTING
15	01/28/18	ISSUE FOR PERMITTING
16	01/28/18	ISSUE FOR PERMITTING

Engineering - Environmental  
Water Resource - Survey  
WRA  
11000 W. US HWY 90, SUITE 100  
MARIETTA, GA 30067  
770-426-1100  
www.wra-engineering.com

**SITE PLAN**

HIDDEN LAKES  
RESIDENTIAL

ISSUED FOR PERMITTING

DATE: 01/28/18

200



## Due Diligence

[County Approval Letter](#)

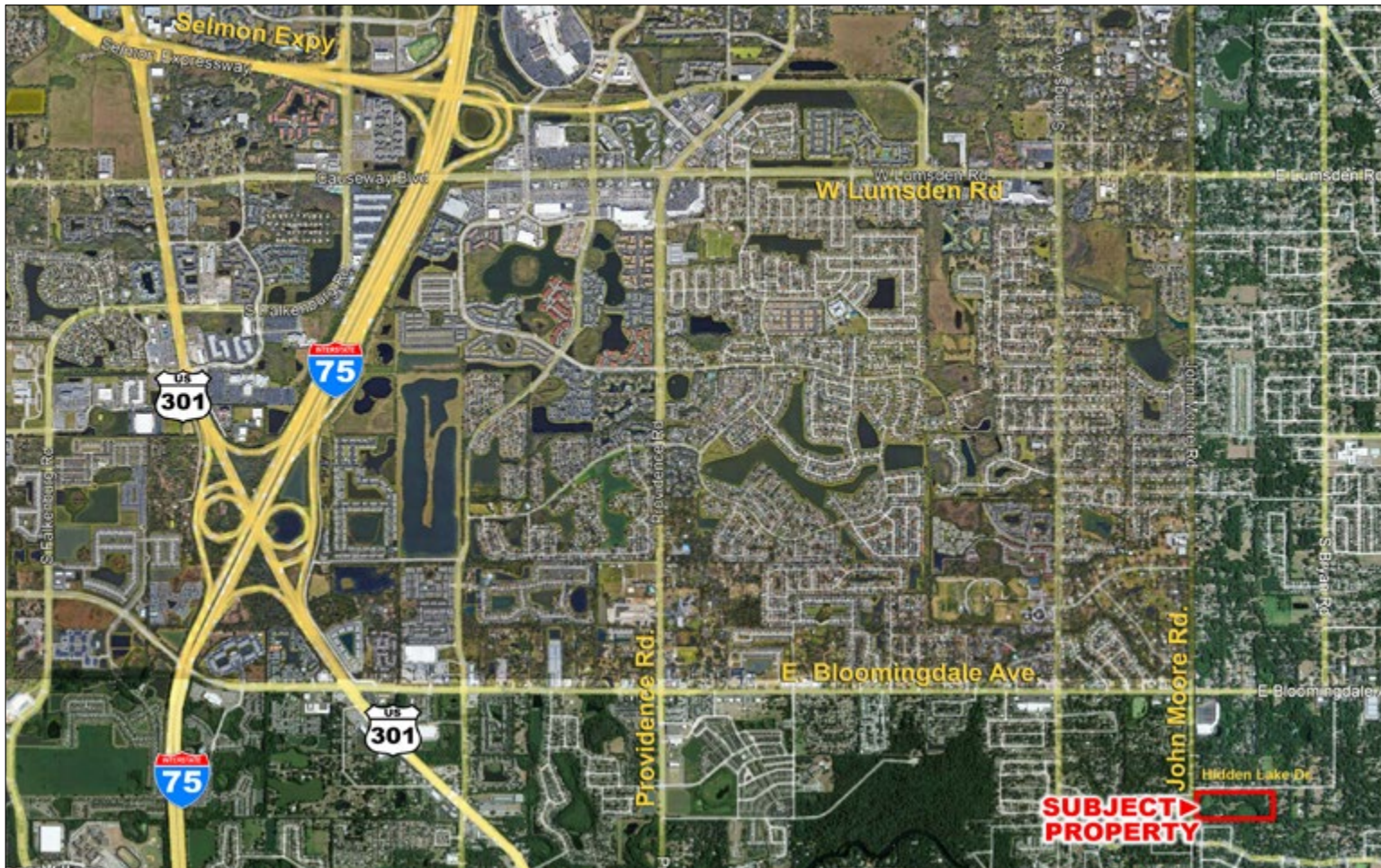
[Construction Plans](#)







Conveniently Located, with Easy Access to the Selmon Expressway, I-75, and Downtown Tampa



### Directions to Property From I-75

- Take Exit 254, for US-301 Toward Riverview
- Turn left onto Bloomingdale Ave (2.7 miles)
- Turn right onto John Moore Rd, property is on the East side of the road, across from Windy Place (0.5 miles)



# **Fischbach** LAND COMPANY



**Reed Fischbach**  
Licensed Real Estate Broker

- Land Brokerage
- Development
- Property Management
- Real Estate Investment

[reed@fischbachlandcompany.com](mailto:reed@fischbachlandcompany.com)



**Blaise Lelaulu**  
Licensed Real Estate Associate

- Land Brokerage
- Land Planning
- Land Use

[blaise@fischbachlandcompany.com](mailto:blaise@fischbachlandcompany.com)

**Fischbach Land Company: Our core values include trust, respect, responsibility, and integrity for all parts of the land real estate process, including protecting agriculture, respecting growth and development needs, and to support and guide our clients to the best use and personal solutions for their goals.**

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