



Fischbach
LAND COMPANY

**BULLFROG
CREEK
RESIDENTIAL
DEVELOPMENT**

24.31± ACRES

Property Overview

Exceptional opportunity to acquire 24.31± acres in the rapidly growing Wimauma and Riverview area. This site has a conceptual layout for 40 single family lots, 50' x 110'. Conveniently located between the abundant amenities, dining, schools and hospitals of Riverview and Wimauma. Just half a mile from Highway 301, 3.5± miles to the amenity rich Big Bend Road and the Highway 301 intersection, and just under 5 miles from I-75.



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Property Highlights



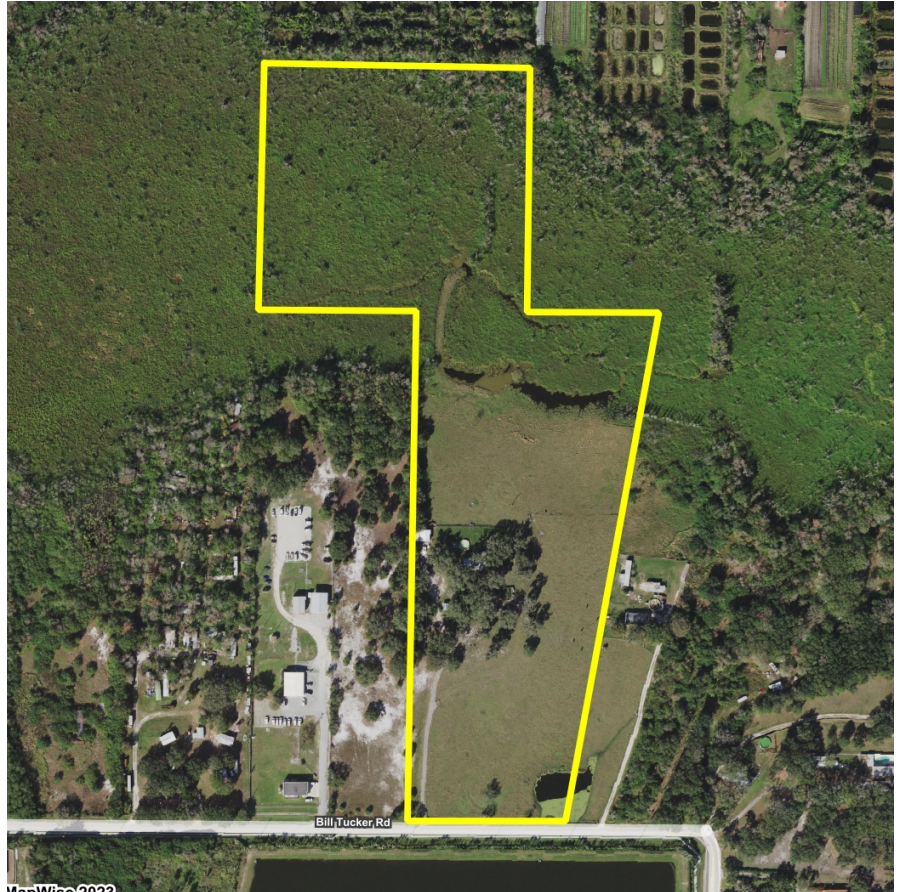
Abundant Growth Area



RES-4 Land Use



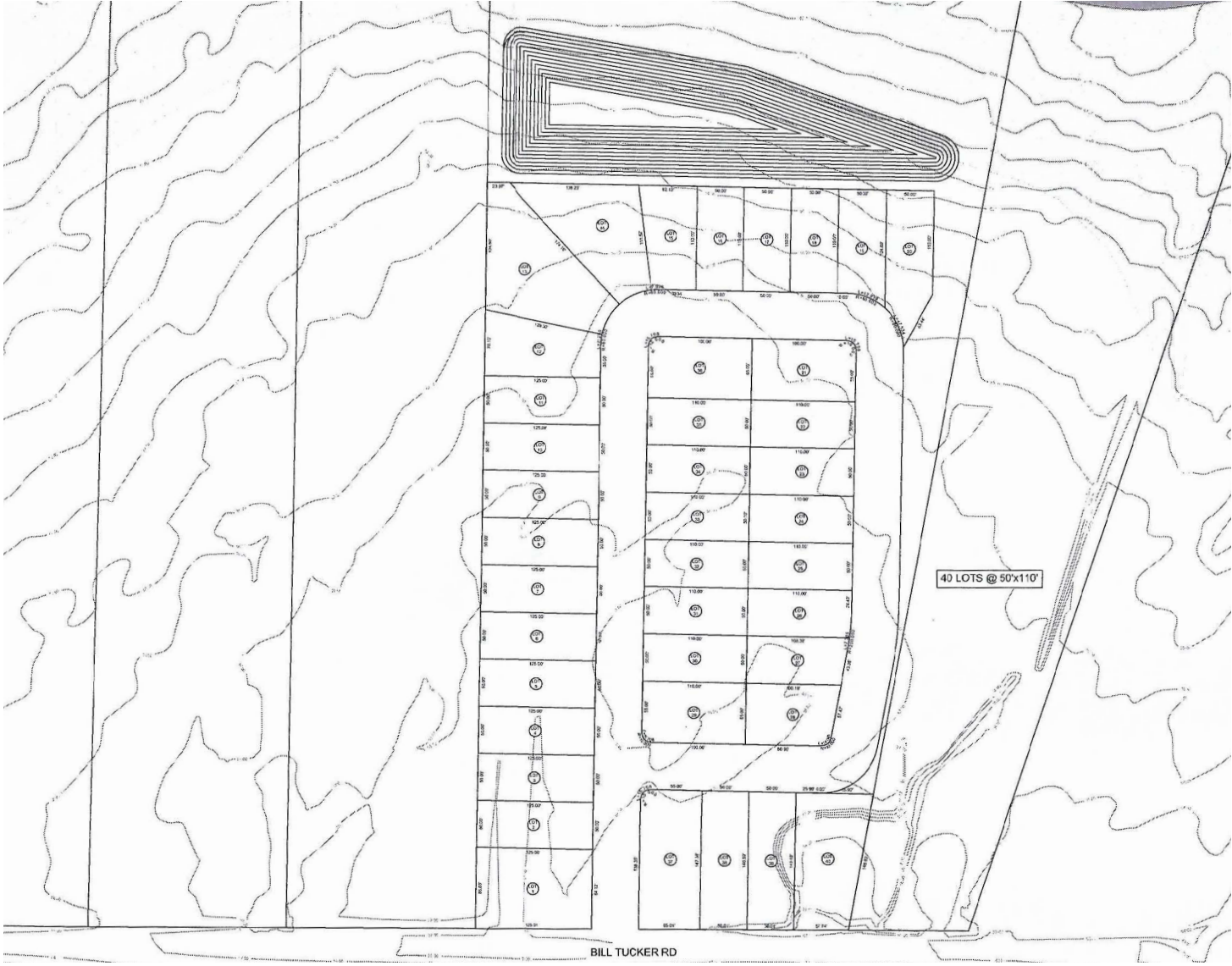
Utilities at Property



Property Address	10906 Bill Tucker Road, Wimauma, FL 33598	County	Hillsborough
Property Type	Development Land	Folio/Parcel ID	077951-0075, 077951-0000, 077935-0020
Size	24.31± Acres	STR	29-31-20
Zoning	AR	Utilities	8-inch Force Main and 12-inch Water Main in front of site
Future Land Use	RES-4	Road Frontage	400' on Bill Tucker Road
Price	\$1,600,000	Property Taxes	\$1,369.45 (2022)

Conceptual Site Plan

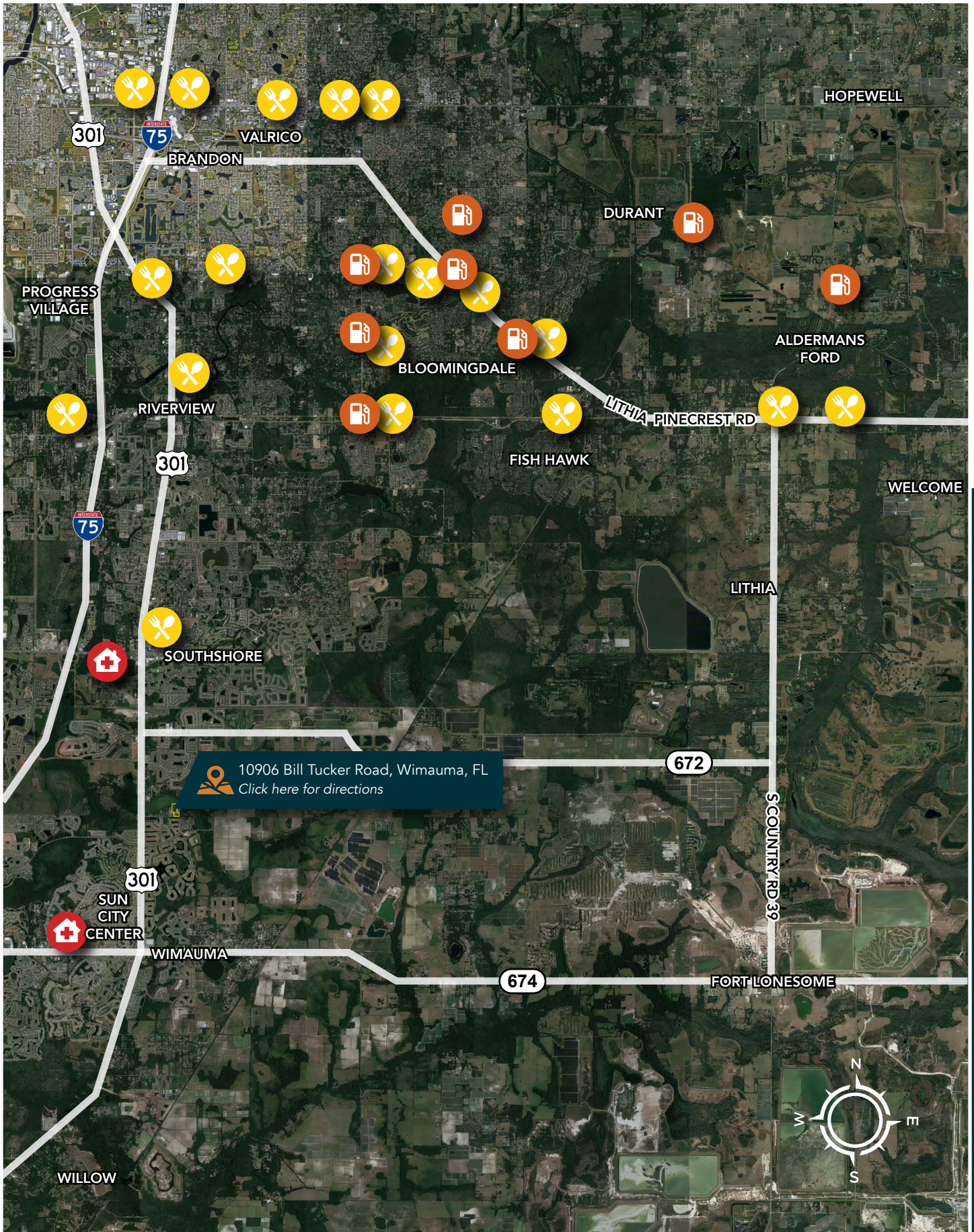
40 Single Family Lots 50' x 110'



Market Map





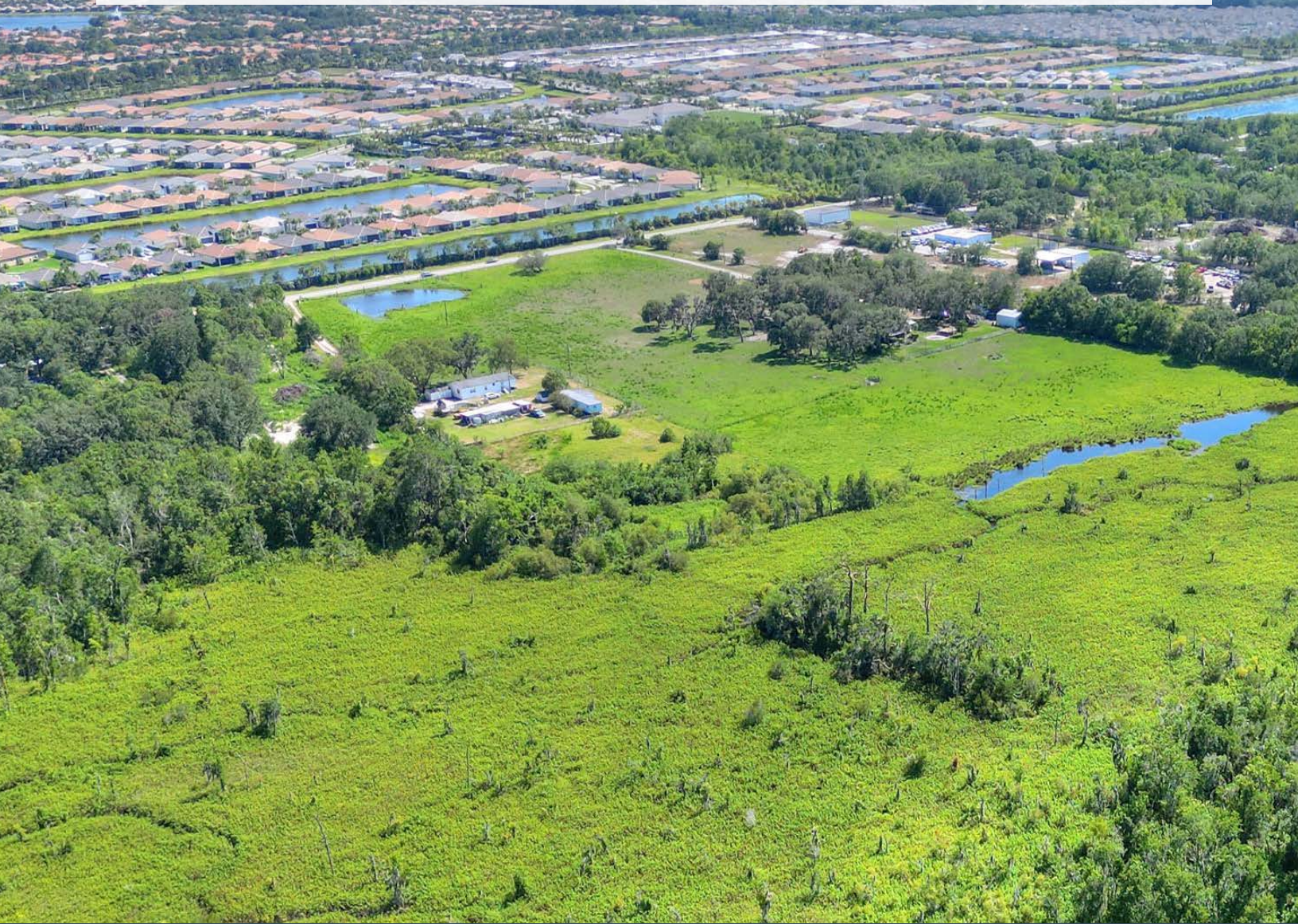


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