

An aerial photograph of a residential neighborhood. A large, irregularly shaped area of dense green trees is outlined with a thick yellow border. The surrounding area contains numerous houses with various roof colors, swimming pools, and paved roads. In the background, a large body of water is visible under a clear blue sky.

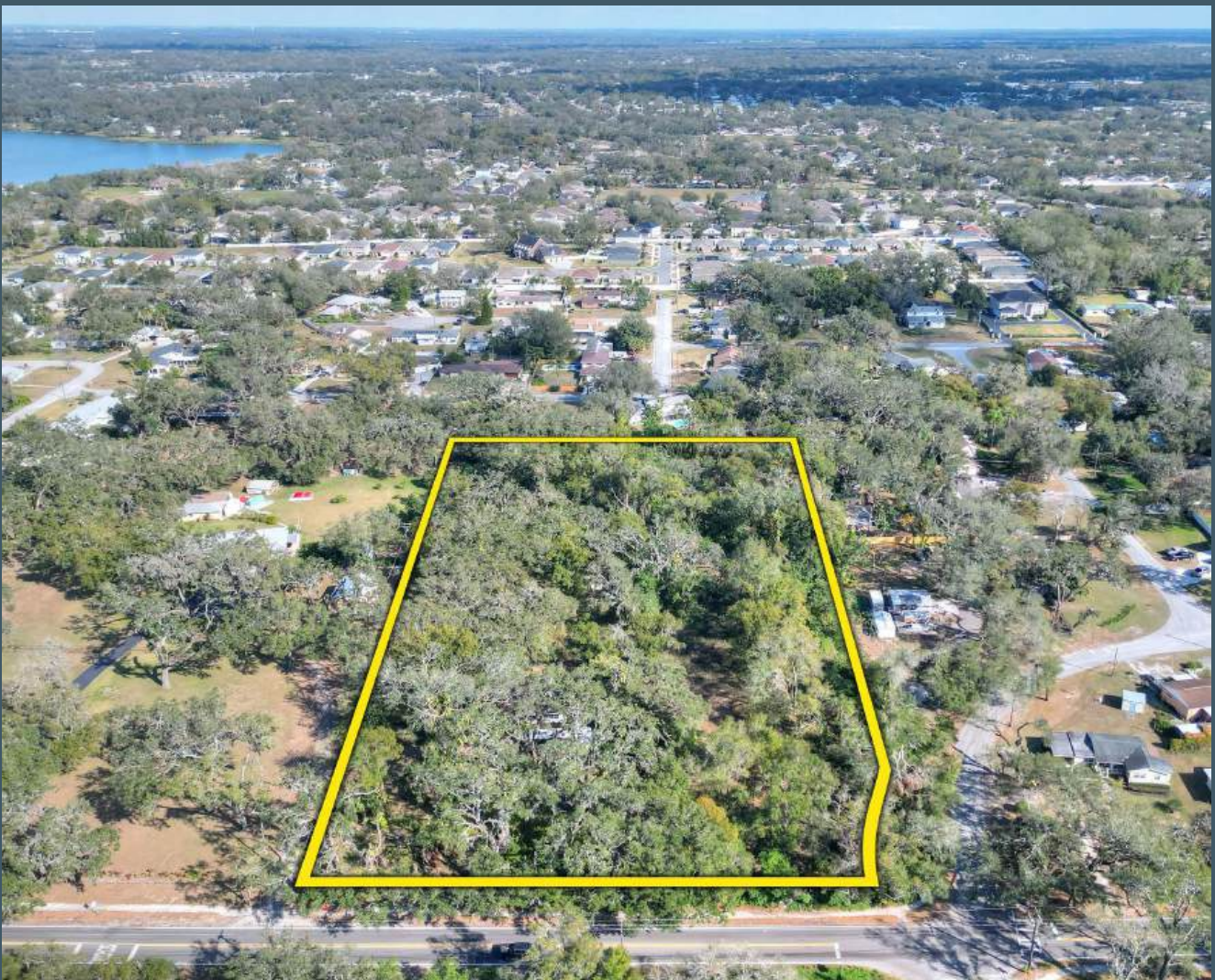
Fischbach
LAND COMPANY

**VALRICO INFILL
RESIDENTIAL**

5± ACRES

Property Overview

Exceptional opportunity for a 5± acre infill project in the well established and desirable Valrico, FL. This property is zoned RSC-6 and has a conceptual layout for 11 lots (70' x 140'). This convenient location offers a suburban lifestyle with easy access to amenities, medical offices, Brandon Regional Hospital, and schools. Under 2 miles to State Road 60 and under 5 miles to I-75.



[FischbachLandCompany.com/ValricoInfillResidential](https://www.fischbachlandcompany.com/ValricoInfillResidential)

Property Highlights



RSC-6 Zoned



Conceptual Layout for
11 Lots

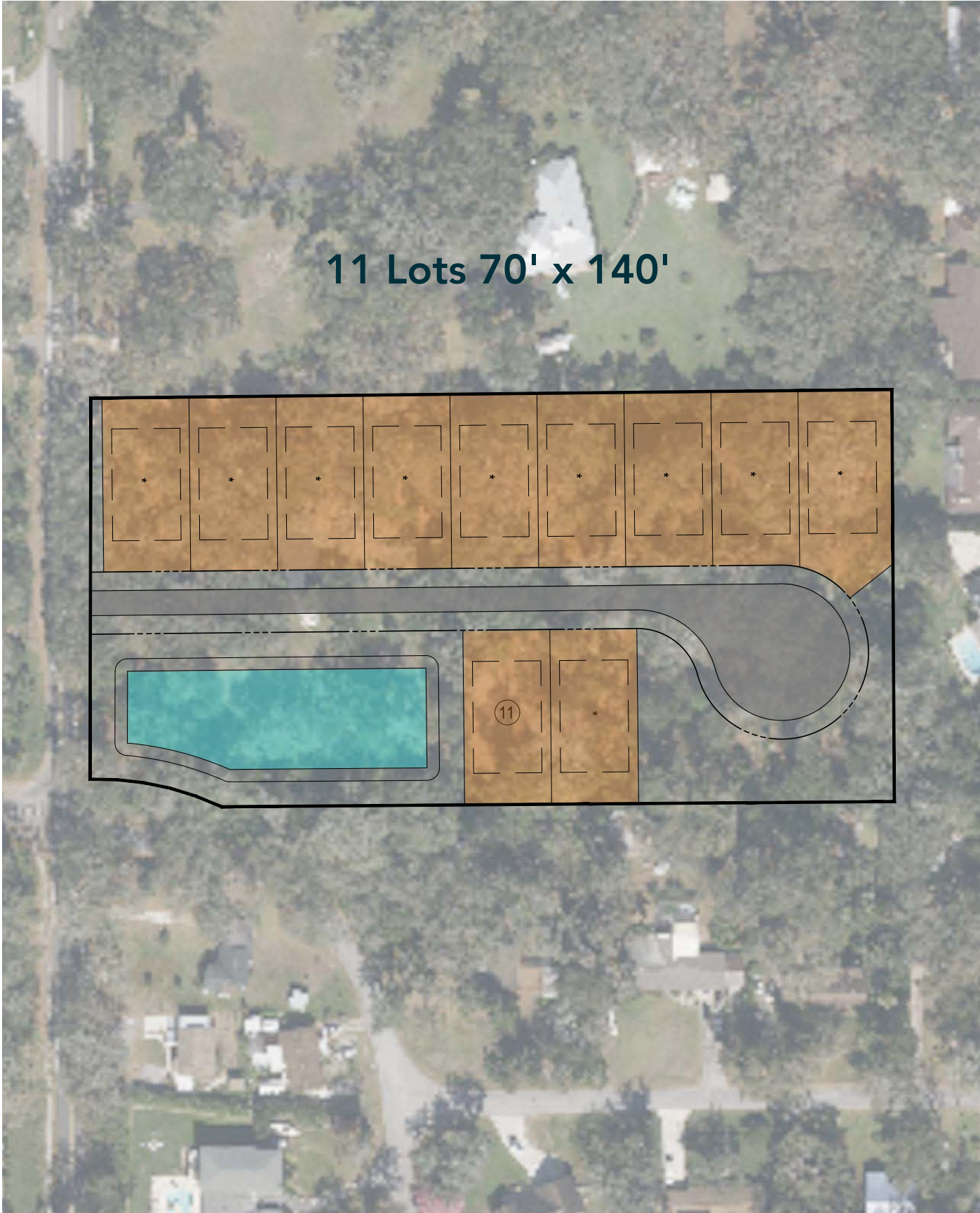


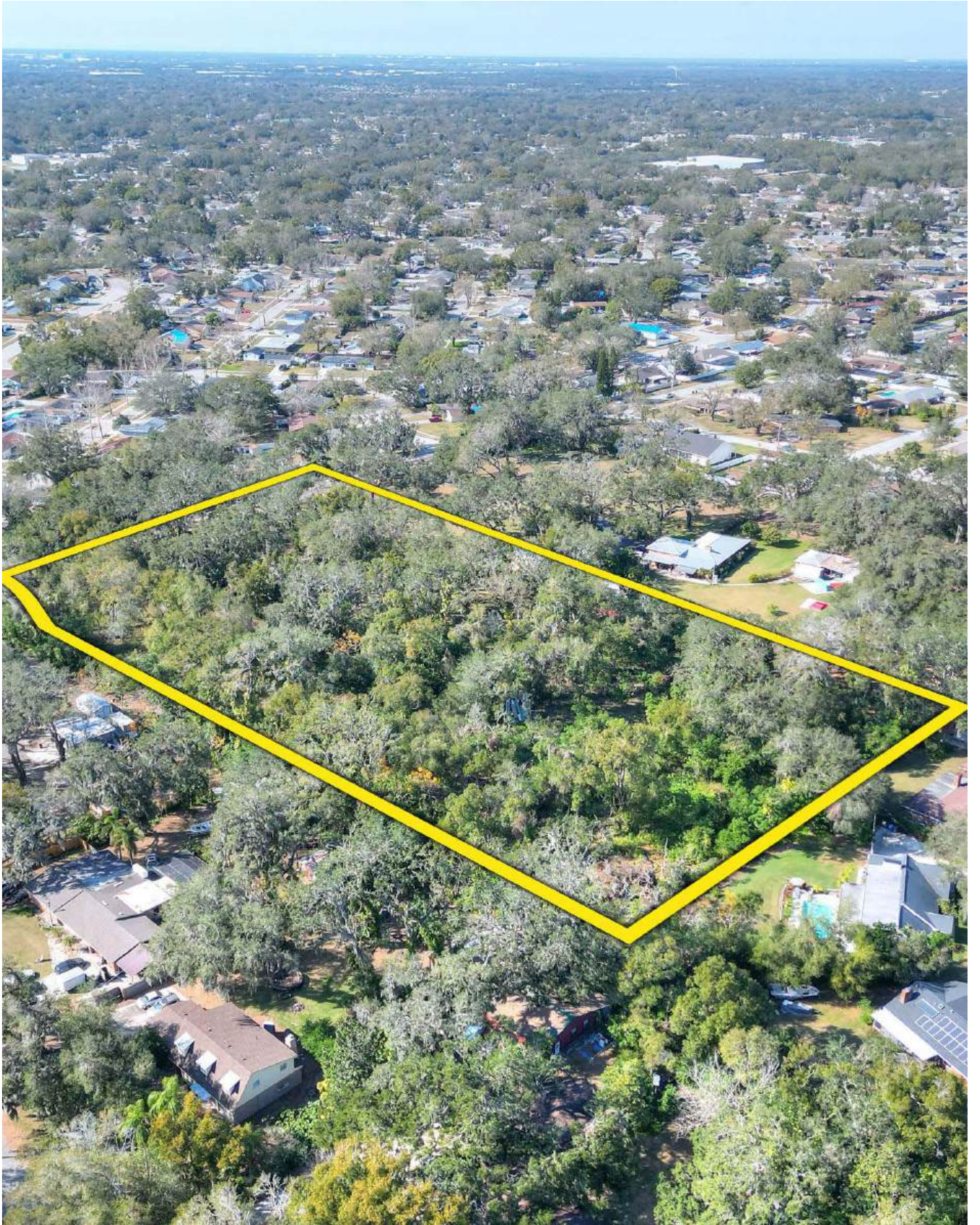
Strong Demographics

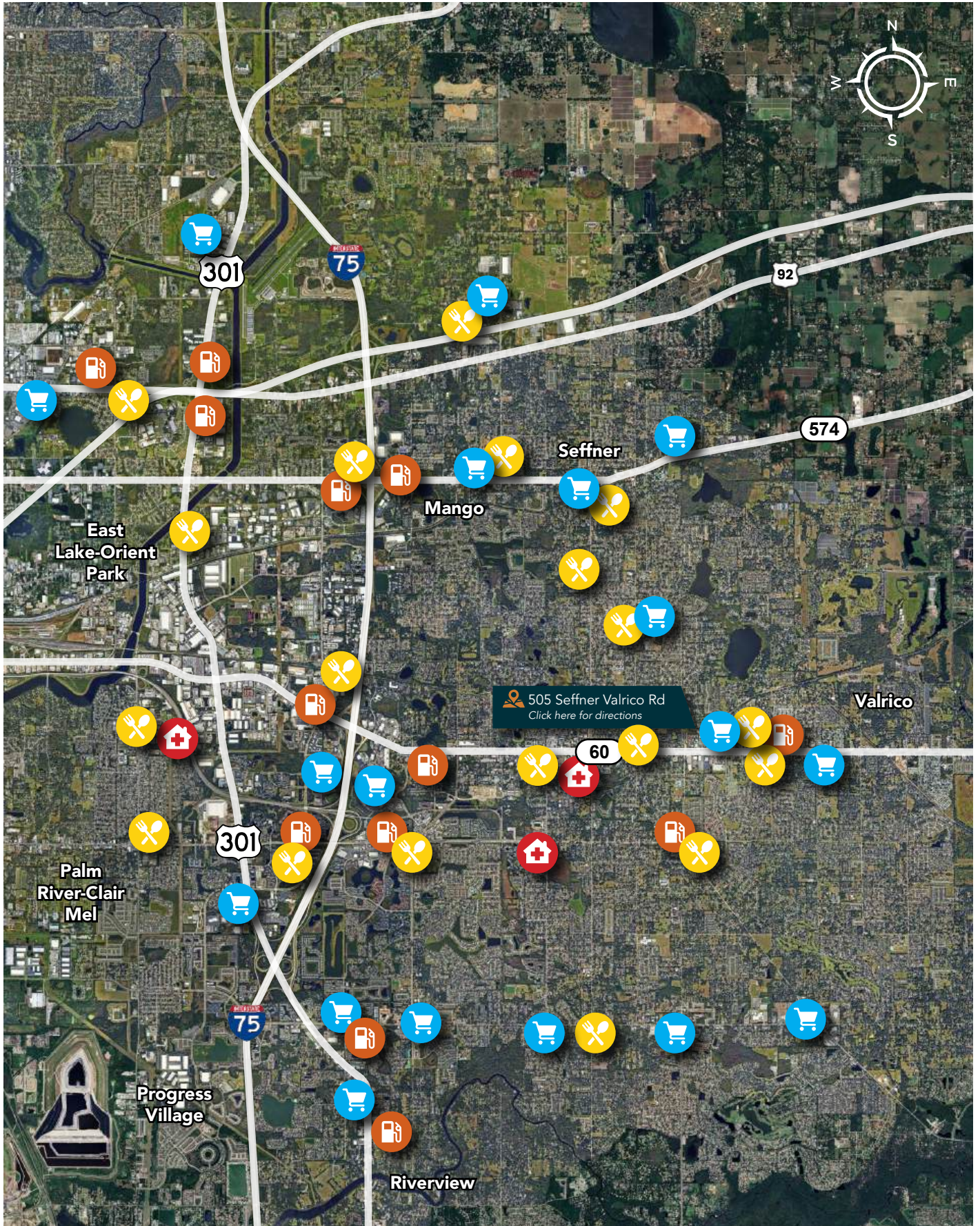


Price	\$1,100,000	County	Hillsborough
Property Address	505 Seffner Valrico Road, Valrico, FL 33594	Folio/Parcel ID	069773-0000
Property Type	Development Land	STR	24-29-20
Size	5± Acres	Utilities	24-inch Force Main and 12-inch Water Main at Site
Zoning	RSC-6	Road Frontage	310± feet on Seffner Valrico Road
Future Land Use	RES-6	Property Taxes	\$5,388.12 (2024)

Conceptual Site Plan







Fischbach **LAND COMPANY**

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