

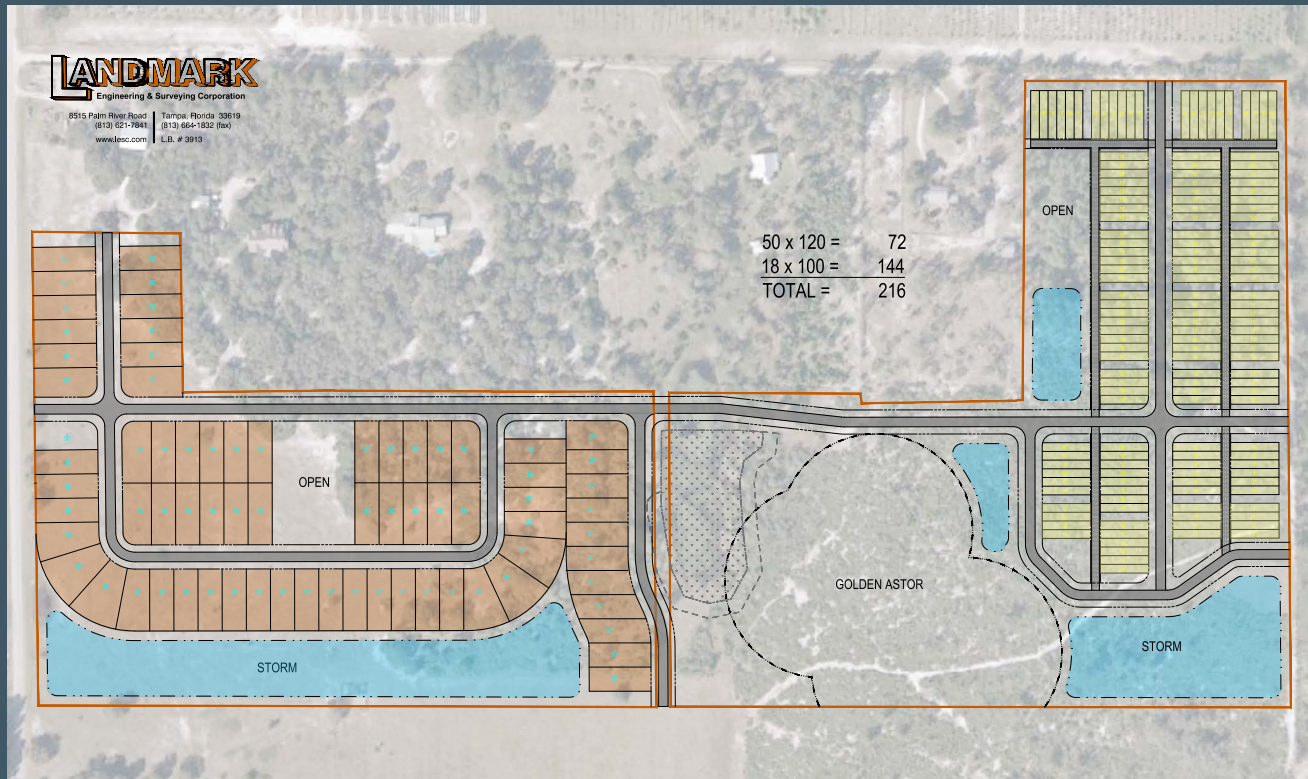
Fischbach
LAND COMPANY

MORGAN
HIGH SCHOOL

WEST LAKE DRIVE
216 LOTS

Property Overview

Fully zoned for 72 Single Family Lots and 144 Rowhouse/Townhomes. Exceptional location within walking distance of the new Morgan High School (opening in August of 2025). Easy access to US 301 and Interstate 75 which make this an ideal development location.



FischbachLandCompany.com/WestLakeDrive216Lots



Zoning



Environmental

Property Highlights



Adjoining New High School
and Middle School



Fully Zoned

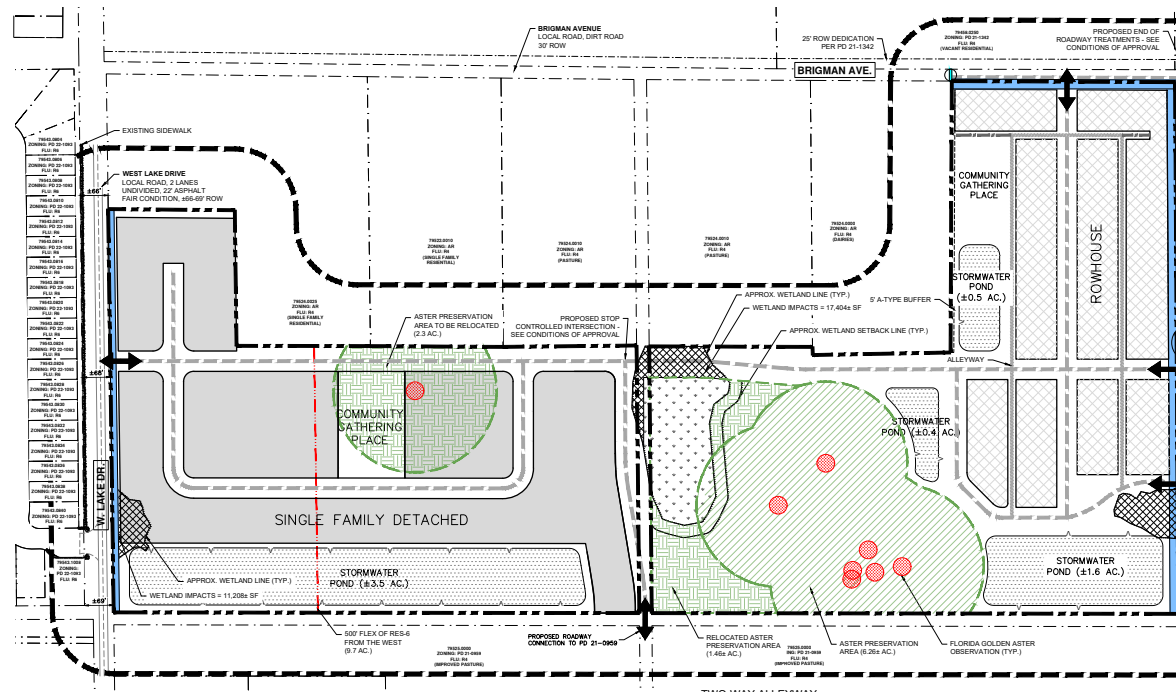


Strong Sales

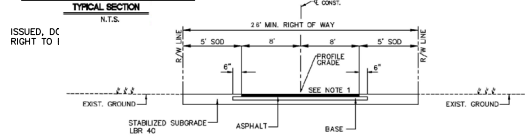


Minimum Lot Pricing	Single Family Lots: \$55,000 per Lot Rowhouse/Townhouse Lots: \$25,000 per Lot	Future Land Use	RES-4 with RES-6 Flex
Property Address	West Lake Drive, Wimauma, FL 33598	County	Hillsborough
Property Type	Residential Development Land	Folio/Parcel ID	079523.0000
Size	49.19± Acres	Utilities	Watermain: 12-inch in front of the site Forcemain: 8-inch on west side of West Lake Drive
Zoning	PD 24-0791		

PD Site Plan

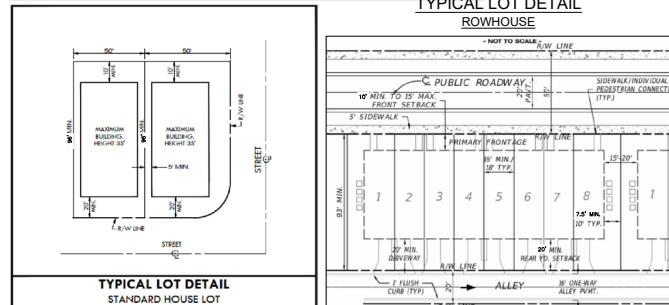


TWO-WAY ALLEYWAY

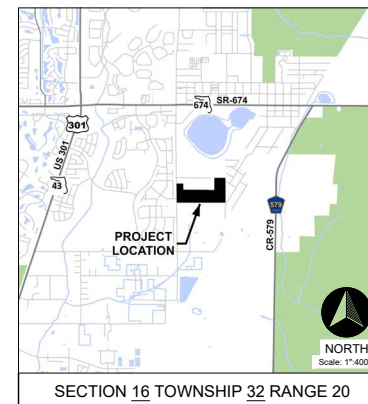


1. CROSS SECTION AFTER PROPOSED DRIVE SHALL BE DESIGNED TO PROVIDE FOR ADEQUATE DRAINAGE
 2. ALL DIMENSIONS SHOWN ARE MINIMUM
 3. SEE APPROPRIATE SECTION OF TECHNICAL MANUAL FOR DESIGN PARAMETERS

TYPICAL LOT DETAIL ROWHOUSE

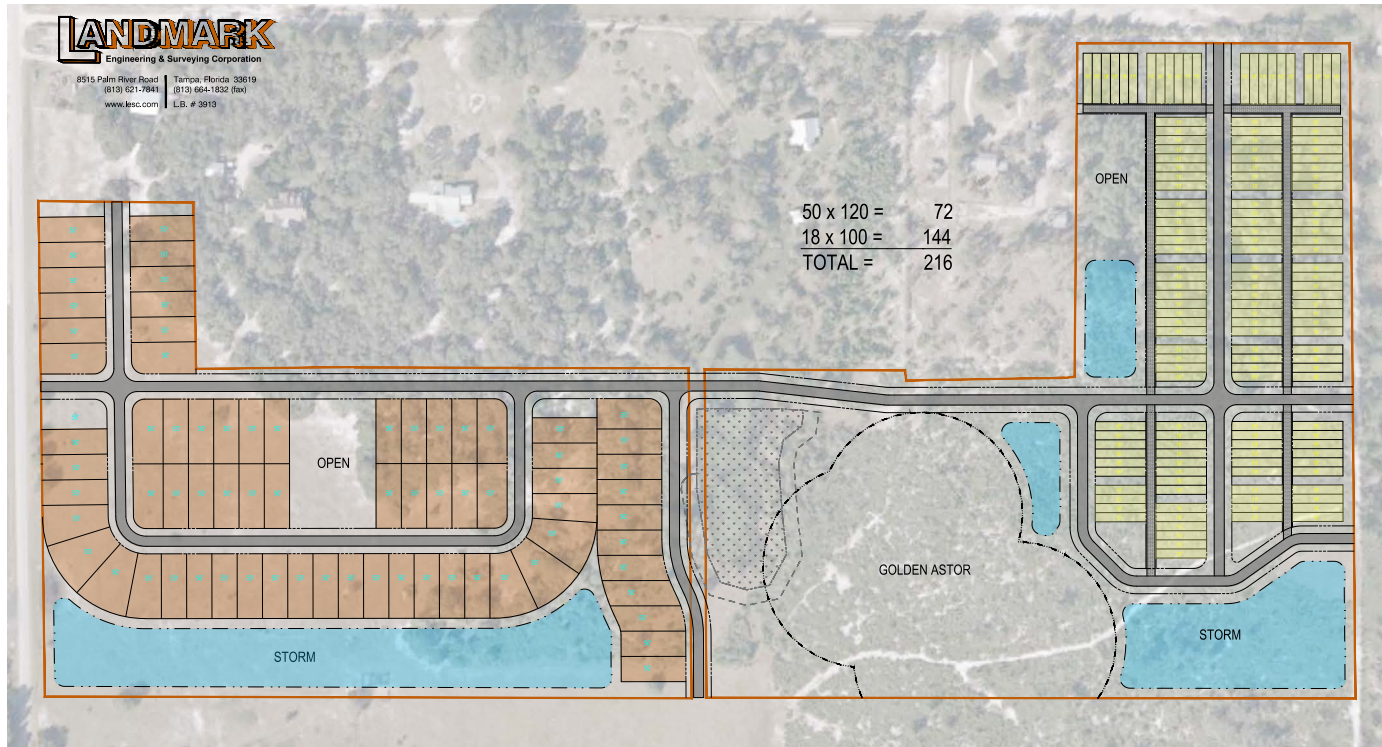


DISTANCE
 MINUTES
 NORTH IN
 OF 30.0
 SECONDS
 BEGINNING





Terms



Offers reviewed for all 216 lots or 72 Single Family Lots and 144 Rowhouse/Townhome Lots separately

Offer Deadline June 25, 2025

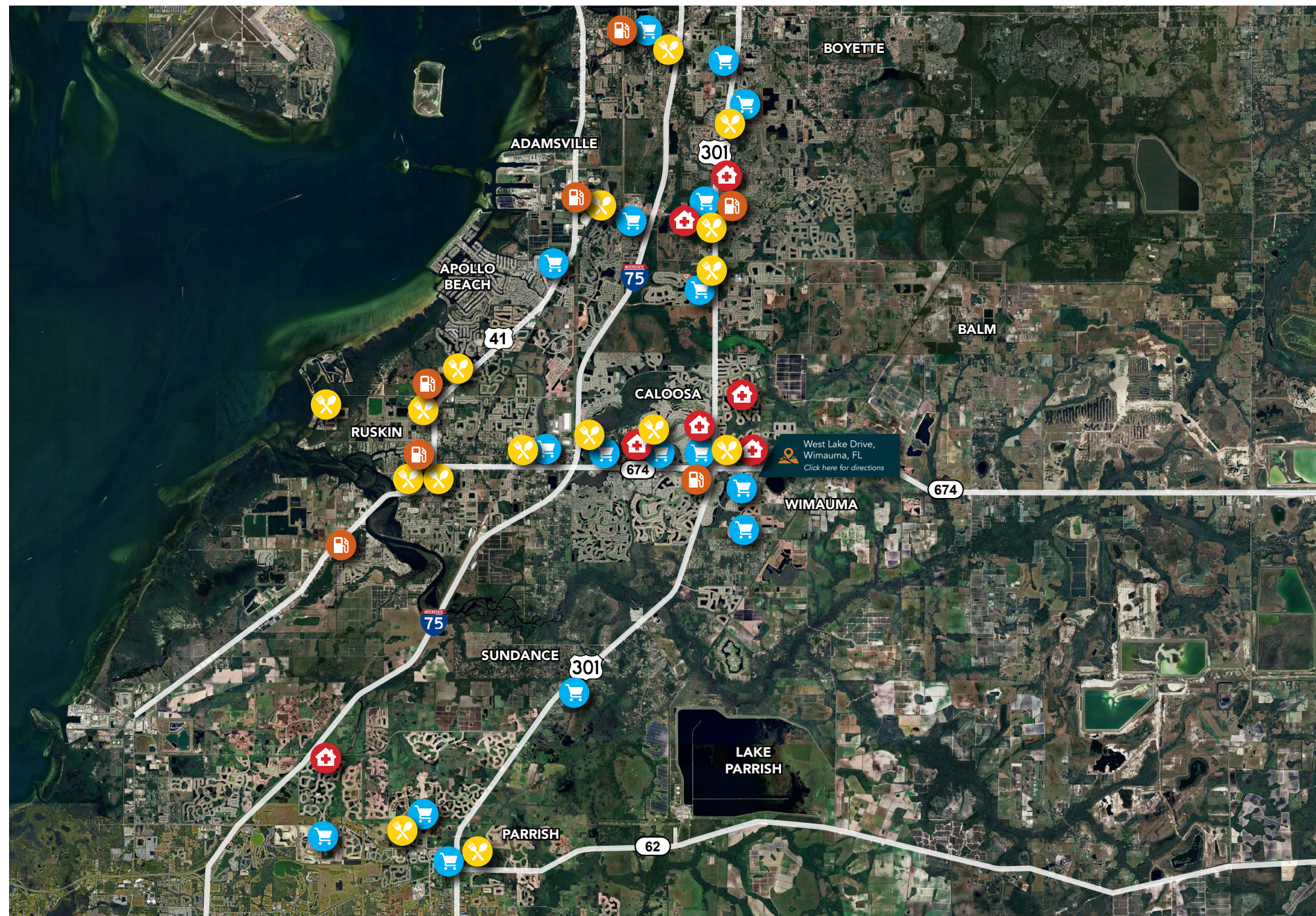
Deposit - \$100,000

Due Diligence – 120 days

Additional Deposit of \$100,000 after due diligence

Permitting – 240 Days

Closing within 30 days of permitting approval not to exceed 390 days from effective date



Fischbach **LAND COMPANY**

FISCHBACH LAND COMPANY

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