



Fischbach
LAND COMPANY

**PRIME LITHIA
RESIDENTIAL
OPPORTUNITY**

15± ACRES

Property Overview

15± acres in Lithia, FL – Prime Family Compound Opportunity with Future Residential Potential!

Nestled on a quiet, dead-end road, this unique 15± acre offering features a cozy country home set on 6± acres, along with a separate, buildable 8.7± acre parcel. It's the perfect opportunity to create a quiet family retreat with the convenience of nearby Lithia amenities. With Residential-4 Land Use approval already in place, the property offers not only a peaceful lifestyle but also significant long-term investment potential. Whether you're looking for a serene retreat or a smart real estate opportunity, this one truly delivers. Enjoy the perfect balance of rural charm and modern convenience—just 10 minutes from the top-rated schools and amenities of Fishhawk, making daily life simple and stress-free. This is a rare chance to own a beautiful piece of Florida with outstanding future upside—don't let it pass you by!



www.FischbachLandComany.com/PrimeLithiaResidentialOpportunity

Property Highlights



Abundant
Growth Area



RES-4 Land Use



Adjoining Over 1,000 New
Home Development



Price	\$949,000	Folio/Parcel ID	088480-0060 and 088480-0058
Property Address	12631 Hobson Simmons Road, Lithia, FL 33547	STR	05-31-21
Property Type	Development Land	Utilities	Well and Septic
Size	15± Acres	Road Frontage	215± feet on Hobson Simmons Road
Zoning	AR	Property Taxes	\$1,211.13 (2024)
Future Land Use	RES-4	Site Improvements	Single Family Home 1,344 SF 3BR/2BA
County	Hillsborough		

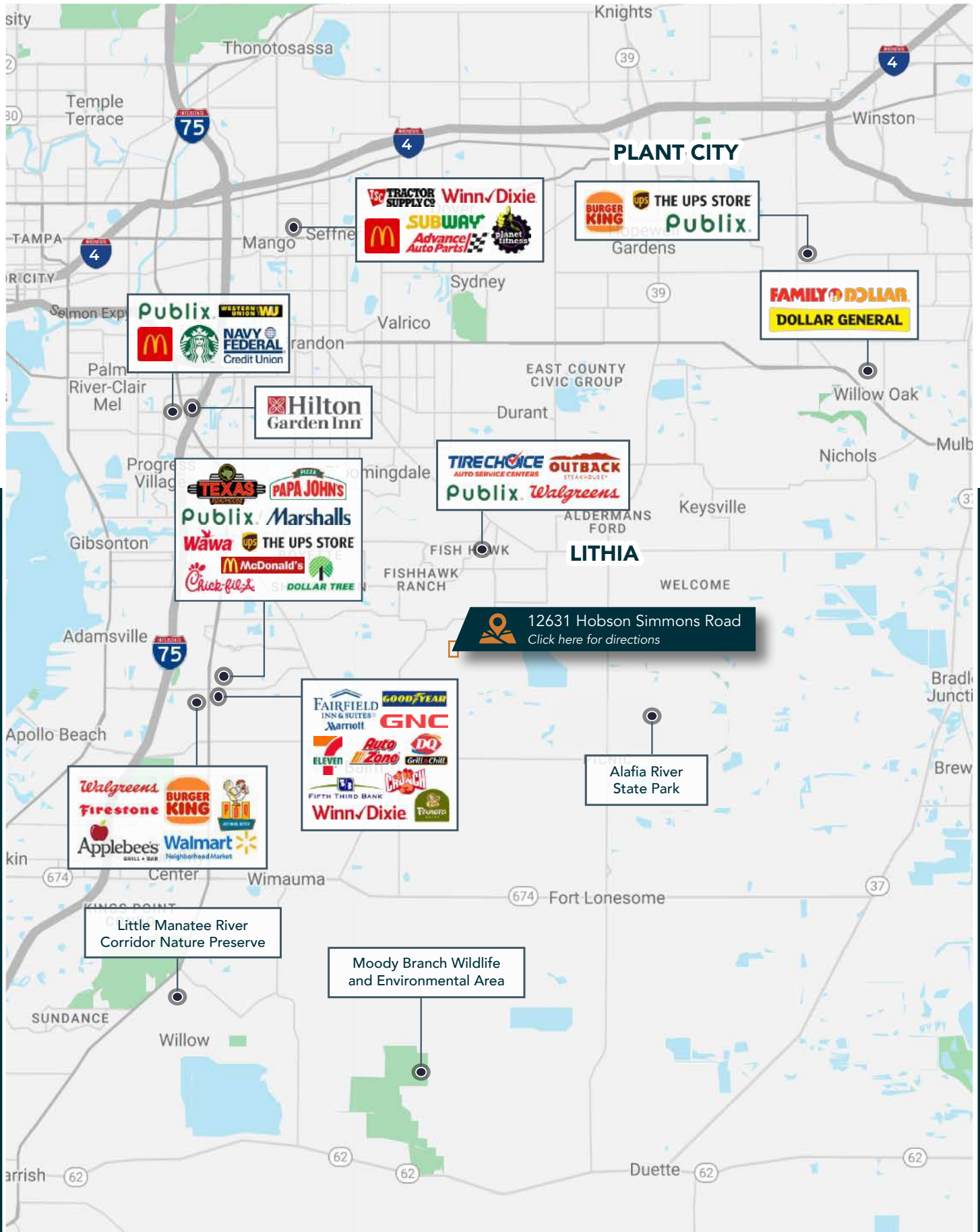
Photos





Photos





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