

Fischbach Land Company



Fischbach Land Company
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19 Residential Lots in Balm, Florida
Incredible Residential Investment Opportunity in High Demand Area!

FischbachLandCompany.com/Balm19Lots

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Platted for 19 residential lots, this is an incredible investment opportunity in a high-demand area. This property features two phases: 6 lots in phase I and 13 lots in phase II, for sale separately or together. This is a rare opportunity to offer country living while close to amenities and the bustling development area of US 301. Proximity to I-75 provides easy access to Riverview, Brandon, and Tampa!

Total Property

Property Type: Vacant Land	Fencing: Barb Wire
Acreage: 22.86 +/- Acres Total	Utilities: Septic and wells are required
Sale Price: \$575,000 total both parcels	Electric By: TECO
Average Price per Lot: \$30,263.16	Zoning: PD (19 1-acre Single Family Lots)
County: Hillsborough	Future Land Use: R-1
Property Address: CR 672 & Dupree Road, Wimauma, FL 33598	Plat: Preliminary plat is approved
Soil Types: Smyrna, Myakka, and Ona Fine Sands	Property Uses: Single Family Lots
Uplands/Wetlands: 100% Uplands	S-T-R: 19-31-21

Or, Purchase Either Phase Individually

Phase 1

Acres: 6.85 +/- acres
Average Lot Size: 150' x 330'
Number of Lots: 6
Sale Price: \$223,000
Price per Lot: \$37,166.66
Road Frontage:

- 551.14 +/- feet on CR 672
- 427.13 +/- feet on Dupree Road

Property Taxes: \$530
Folio/Pins: 088571.0102, 088571.0104,
088571.0106, 088571.0108, 088571.0112,
088571.0110

Phase 2

Acres: 14.12 +/- acres
Average Lot Size: 225' x 194'
Number of Lots: 13
Sale Price: \$352,000
Price per Lot: \$27,076.92
Road Frontage:

- 413.88 +/- feet on CR 672
- 30 +/- feet on Dupree Road

Property Taxes: \$95
Folio/Pins: 088570.0500 & 088570.0550

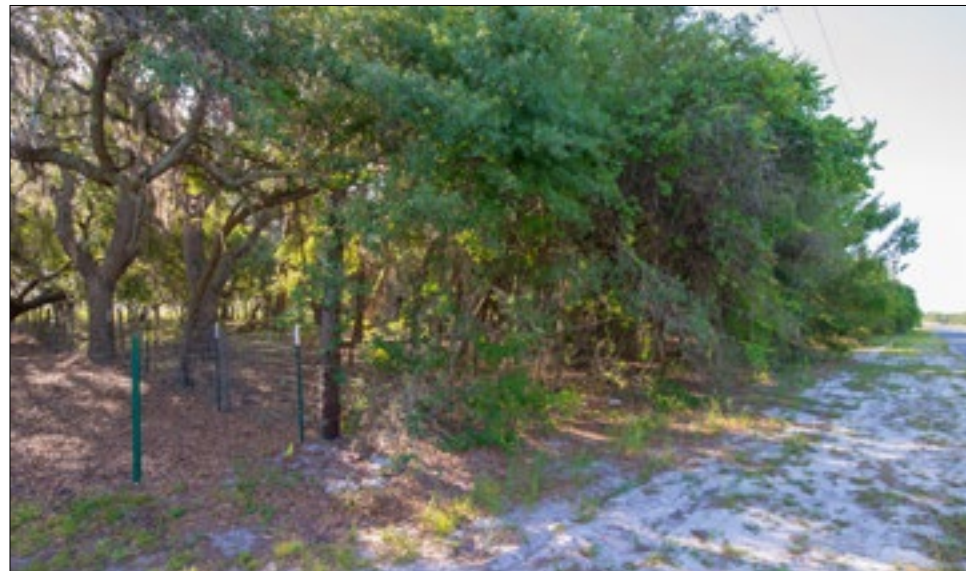
Preliminary Plat Approved

Access on Two Roads • Located in High Demand Area!



22.86 +/- Acres Total
Or, Purchase Phase 1 or Phase 2 Individually





Investment!

Residential Development

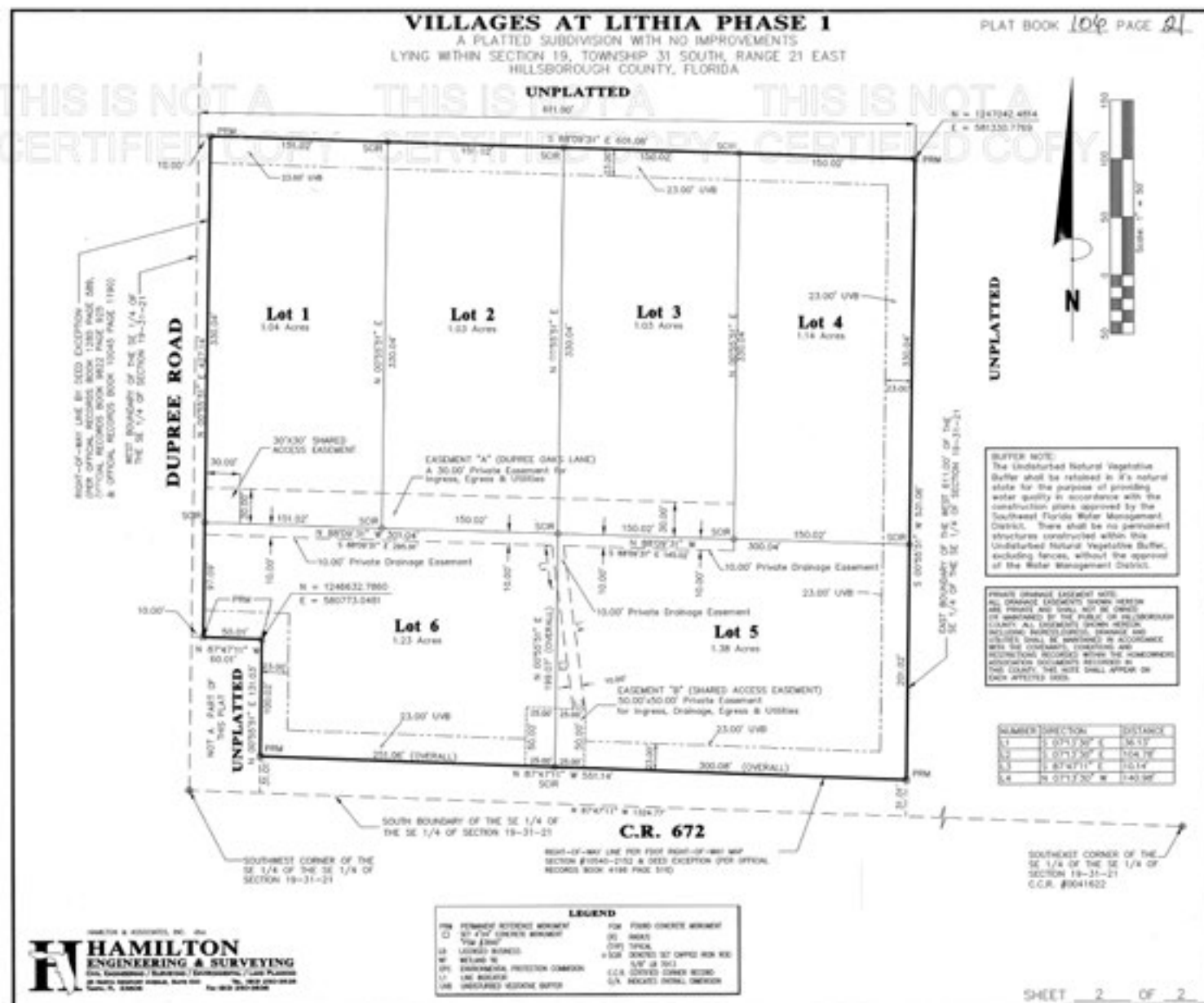
Beautiful Private 1.04 to 1.60 +/- Acre Homesites
Areas of Gorgeous Mature Oaks

Close to Riverview, Brandon, and Tampa Amenities
Shopping, Restaurants, Entertainment

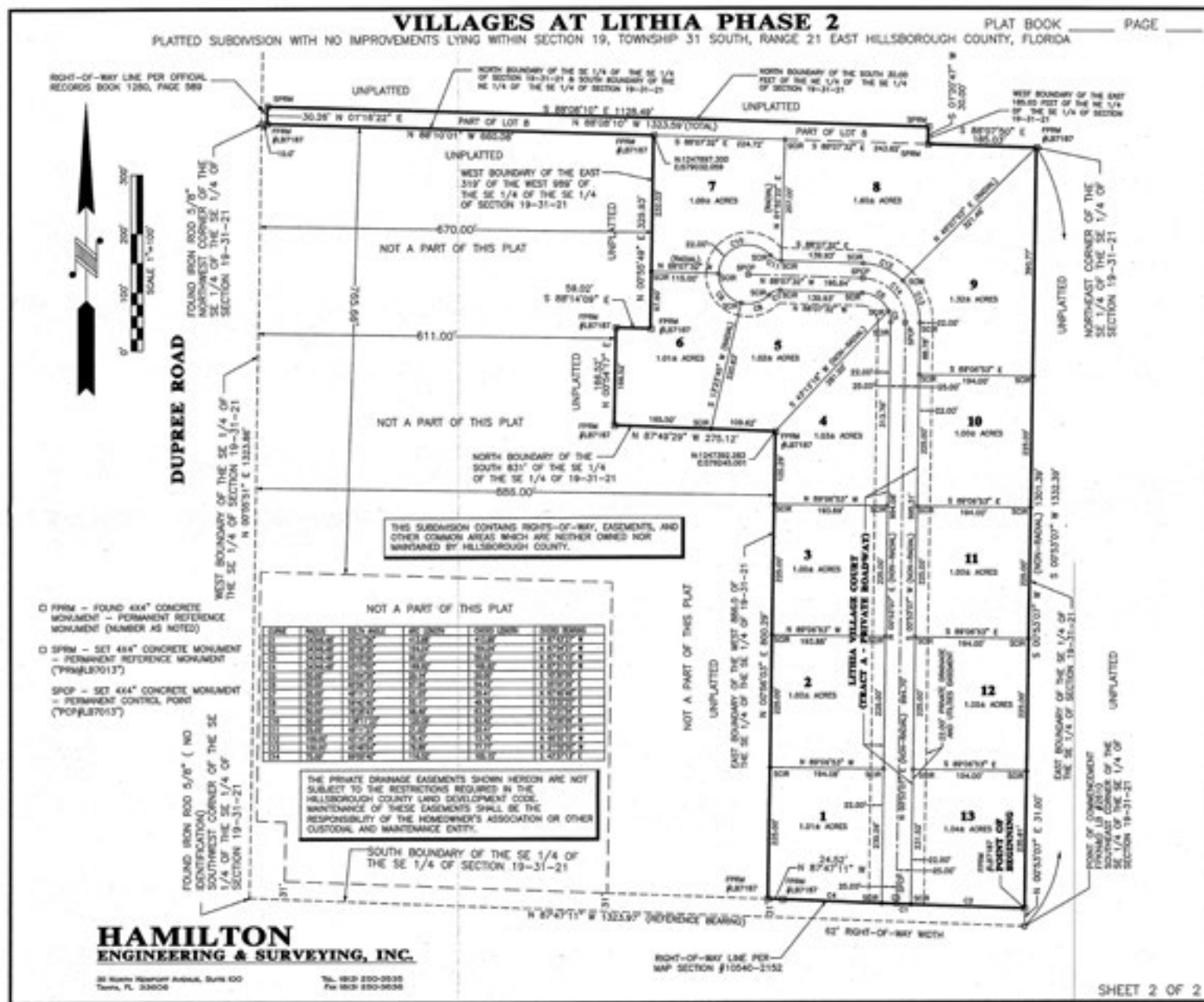
Minutes to US 301 and I-75!



Plat Phase 1



Plat Phase 2



Property Notes:

- Site is assumed to be a balanced site – no import fill required
- No wetlands
- No flood zone (Zone X)
- Preliminary plat approved
- Only 6 miles from US Highway 301 in area of rapid development!

Schools:

- Pinecrest Elementary School
- Barrington Middle School
- Newsome High School

Directions to Property From I-75:

- Take exit 246 for CR-672 East
- Turn Right onto US-301 S / CR-672 S (1.4 miles)
- Turn Left onto Balm Road / CR-672 (6.2 miles)
- Property is located on the north side of the road at the intersection of CR-672 and Dupree Road
- Look for sign



Rare Opportunity to Offer Country Living Close to Amenities

***Only 6 miles to US 301
Located in Area of Rapid Development!***

***Proximity to I-75 Provides Easy Access
to Riverview, Brandon, and Tampa!***