

Fischbach **Land Company**



Fischbach Land Company
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McIntosh Road 20 Acres in Dover, Florida
Strawberry Farm, Homesite, Investment!
FischbachLandCompany.com/McIntosh20

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Live a peaceful country lifestyle with farms neighboring both sides and mature oaks on the perimeter providing a natural privacy barrier. Build your dream home and take advantage of the producing farmland! This property can also be a great investment opportunity with current zoning allowing one home per acre. This is a versatile property in a great centralized area that is only 3 +/- miles to I-4 and 5 +/- miles to I-75 that provides easy access to anywhere you need to go!

Property Type: Homesite, farmland

Acreage: 19.5 +/- acres

Lot Dimensions: 660' x 1,344'

Price: \$599,000

Price per Acre: \$30,717.95

County: Hillsborough

Property Address: 2516 McIntosh Road, Dover, FL 33527

Nearest Intersection: McIntosh Road & Martin Luther King Blvd.

Road Frontage: 515 +/- feet on McIntosh Road

Water On Site: (2) 6-inch wells, small pond

Water Use Permit #: 20688.000

Avg GPD: 57,500 / Max GPD: 1,995,700

Utilities: Septic on site, electric by: TECO

Soil Types: Predominately Ona and Myakka fine sands

Zoning: AS-1

Future Land Use: R-1

Property Uses: Strawberry/vegetable farm, homesite, investment

S-T-R: 06-29-21

Folio/PIN: 084772.0100

Property Taxes: \$2,650

Site Improvements:

- 1,462 SF single family home (1970)
- Mobile Home (2007)

Lovely Homesite, Surrounded By Mature Oaks!
Peaceful Farming Neighborhood
Centrally Located and Close to City Amenities



Producing Strawberry/Vegetable Farm, Homesite, Investment!
Great Investment Opportunity with AS-1 Zoning Allowing One Home Per Acre!



Convenient Central Location **Near I-75, I-4, and SR 60** **for Easy Access to Brandon, and Tampa!**

Driving Directions from I-4:

- Take exit 14 and follow signs for McIntosh Road (0.3 mi)
- Turn right onto McIntosh Road (2.7 mi)
- Property is located on the right, look for sign

Driving Directions from SR 60

- Turn north onto N Valrico Road (2 mi)
- Turn right onto Sydney Road (0.8 mi)
- Turn left onto Jaudon Road (1.0 mi)
- Road name changes to McIntosh Road (0.3 mi)
- Property is located on the left, look for sign

Assigned Schools:

- Bailey Elementary School
- Turkey Creek Middle School
- Strawberry Crest High School

