

A photograph of a dirt path lined with large, moss-covered trees, likely live oaks, in a park-like setting. The path is covered in fallen leaves and leads into the distance. The trees are thick with Spanish moss, creating a canopy effect. The ground is a mix of dirt and grass, with many fallen leaves scattered around.

Fischbach
LAND COMPANY

**FLINT
CREEK
PRESERVE**

30± ACRES

Property Overview

Beautiful 30± acres tucked back off a private road, surrounded by wooded natural buffers on all sides with a peaceful Flint Creek flowing through the SW corner. This property is located just south of Lake Thonotosassa featuring a mix of open pasture and wooded ground cover, with several prime building sites. The property has electricity run, and also well and septic in place. This area holds the ideal balance of country seclusion with city convenience; just 5 minutes from the I-4 on ramp, allowing easy access into Tampa or out to Orlando. Only 15 minutes from downtown Tampa and 30 to Tampa International Airport.



www.FischbachLandCompany.com/FlintCreekPreserve

Property Highlights



500 feet of Flint Creek frontage



Natural wooded buffer on all sides

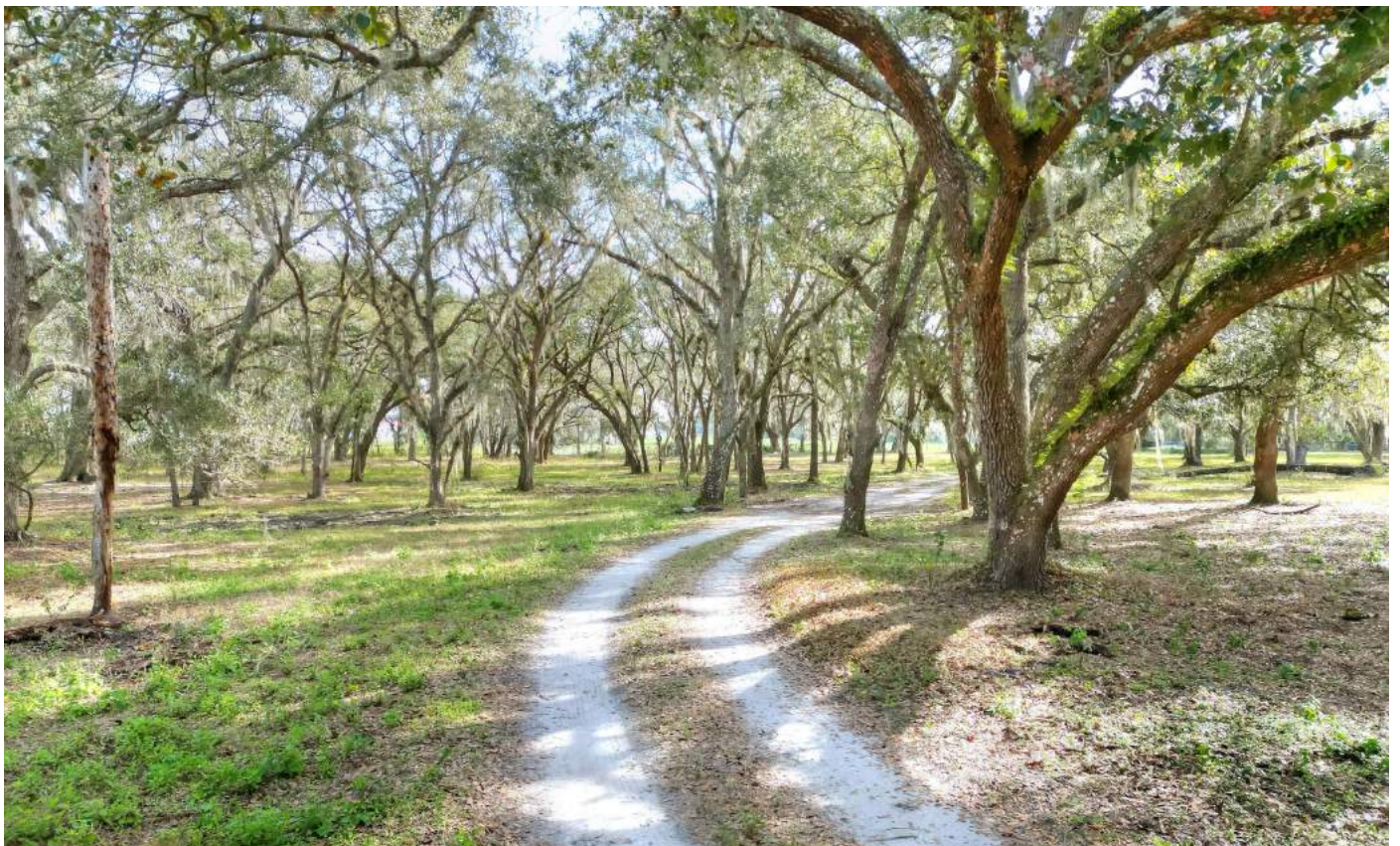


2 miles from I-4 on ramp



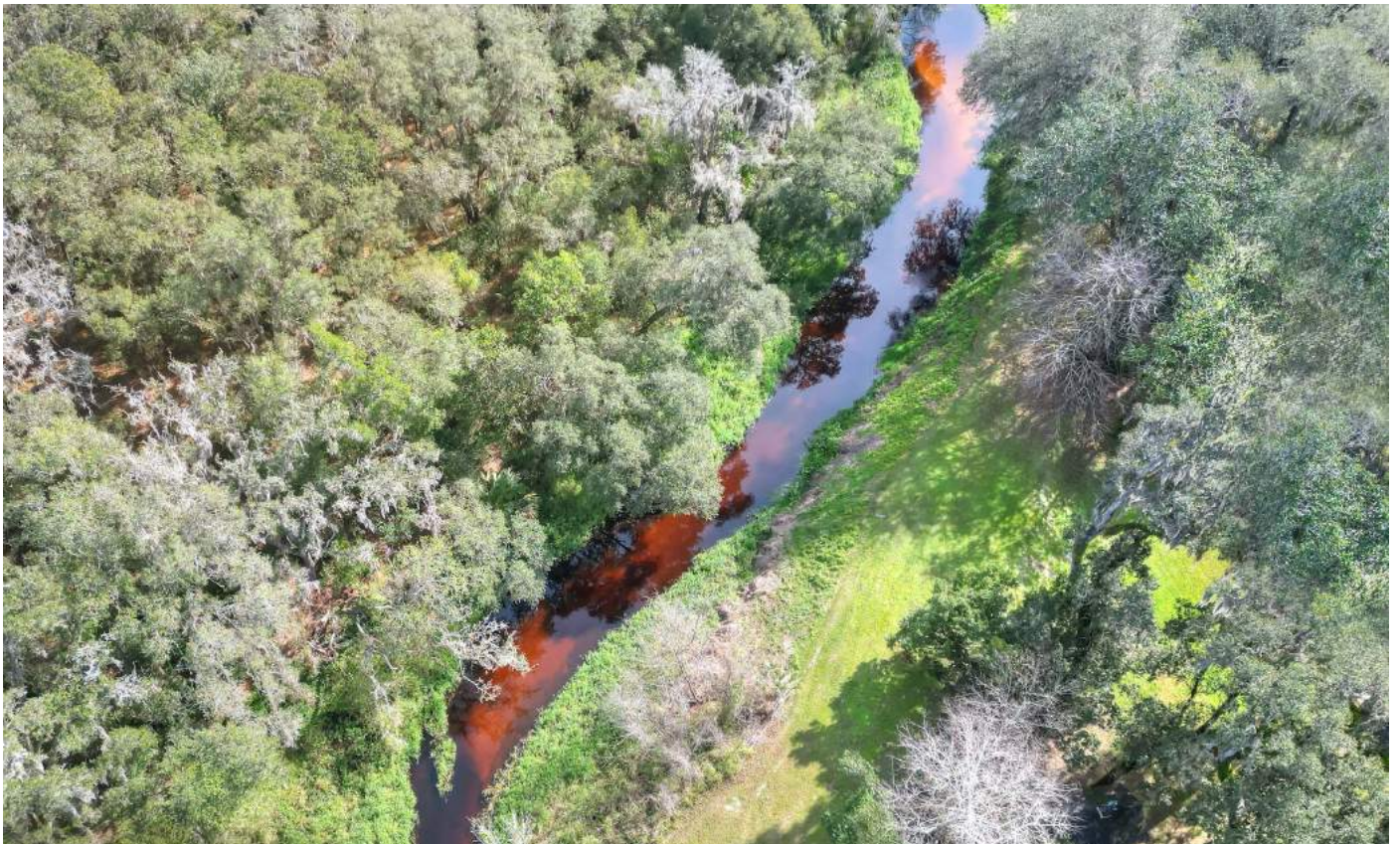
Property Address	12454 Browns Berry Road, Dover, FL 33527	County	Hillsborough
Property Type	Acreage Homesites	Folio/Parcel ID	060626-0000
Size	30± Acres	STR	13-28-20
Zoning	AR	Road Frontage	Easement Access
Future Land Use	AR	Taxes	\$2,824.02 (2023)
Price	\$950,000	Site Improvements	2,584 SF Frame Home (1959)

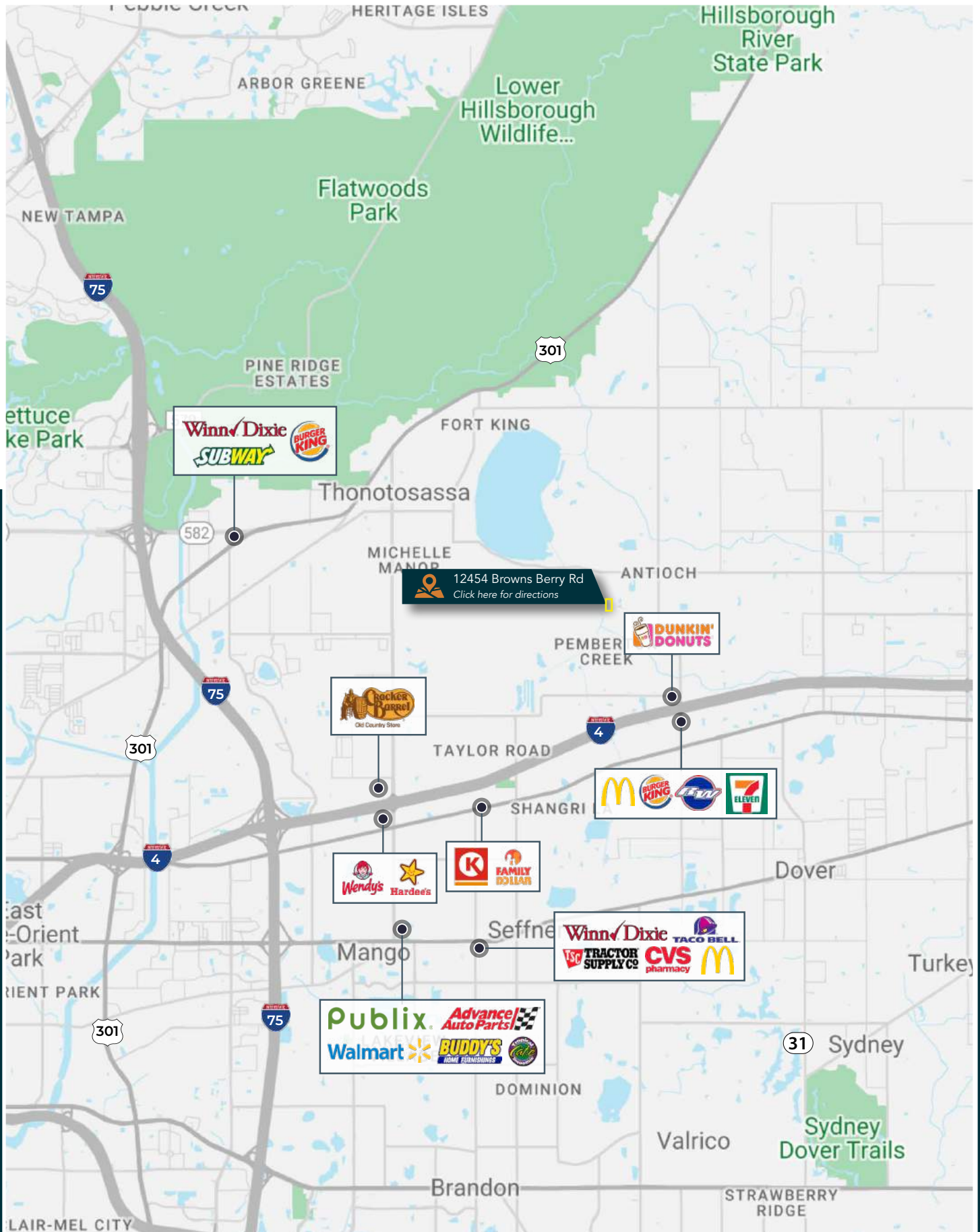
Photos





Photos





Fischbach **LAND COMPANY**

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