

An aerial photograph of a residential neighborhood. A large, irregularly shaped area of dense green trees is outlined with a thick yellow border. The surrounding area contains several houses with swimming pools, a road, and a body of water in the distance. The sky is clear and blue.

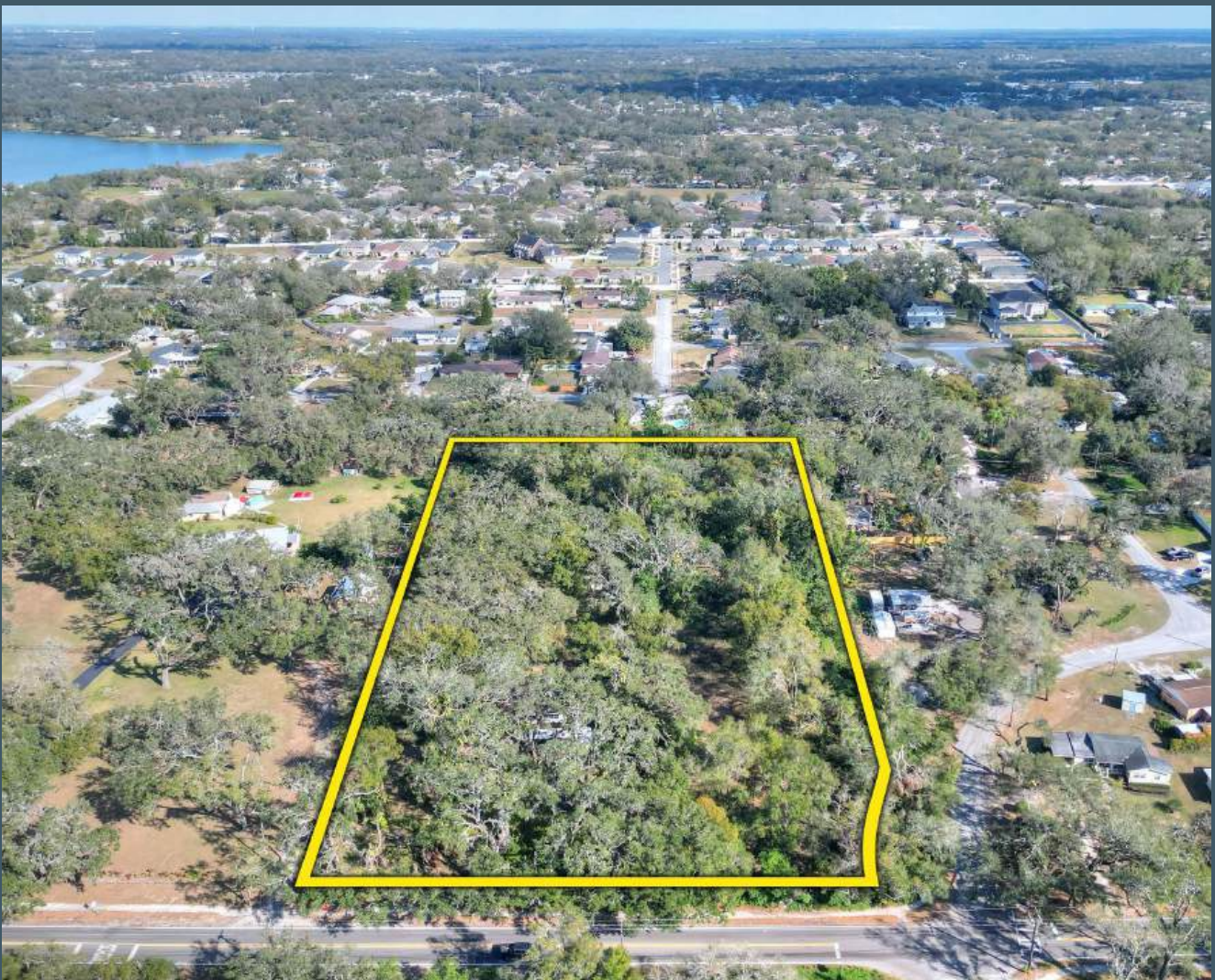
Fischbach
LAND COMPANY

**VALRICO INFILL
RESIDENTIAL**

5± ACRES

Property Overview

Exceptional opportunity for a 5± acre infill project in the well established and desirable Valrico, FL. This property is zoned RSC-6 and has a conceptual layout for 11 lots (70' x 140'). This convenient location offers a suburban lifestyle with easy access to amenities, medical offices, Brandon Regional Hospital, and schools. Under 2 miles to State Road 60 and under 5 miles to I-75.



[FischbachLandCompany.com/ValricoInfillResidential](https://www.FischbachLandCompany.com/ValricoInfillResidential)

Property Highlights



RSC-6 Zoned



Conceptual Layout for
11 Lots

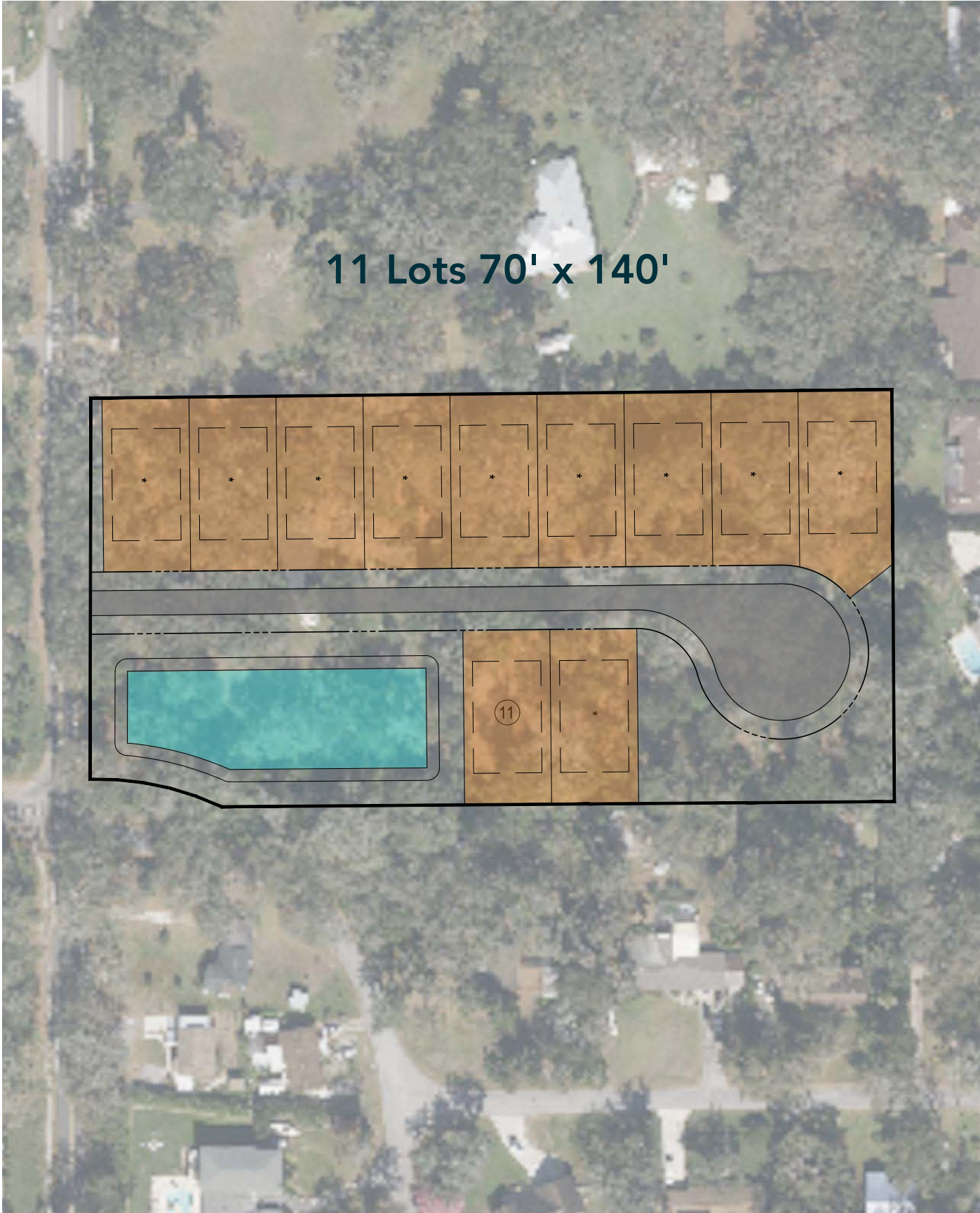


Strong Demographics



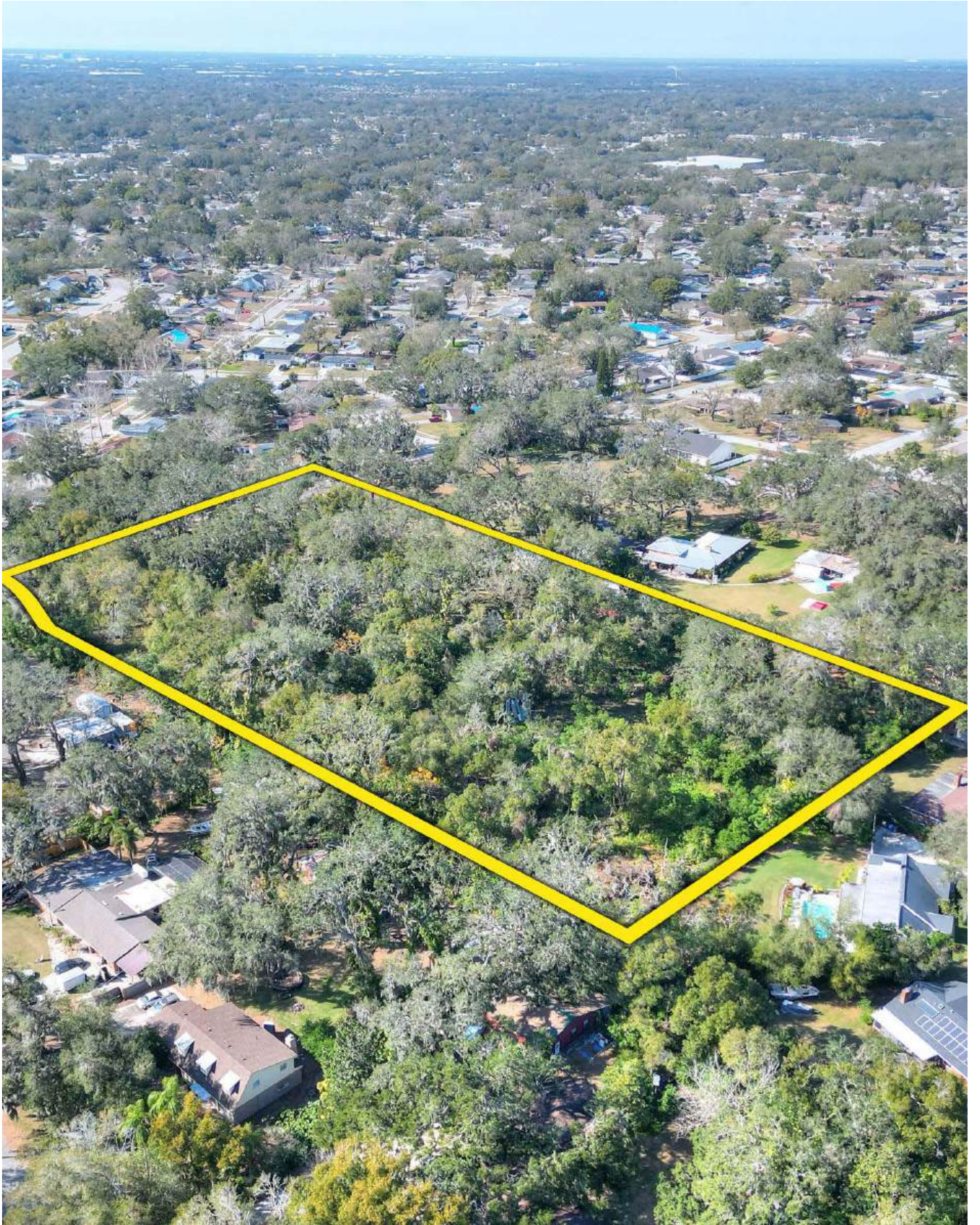
| | | | |
|-------------------------|--|------------------------|--|
| Price | \$800,000 | County | Hillsborough |
| Property Address | 505 Seffner Valrico Road, Valrico, FL 33594 | Folio/Parcel ID | 069773-0000 |
| Property Type | Development Land | STR | 24-29-20 |
| Size | 5± Acres | Utilities | 24-inch Force Main and 12-inch Water Main at Site |
| Zoning | RSC-6 | Road Frontage | 310± feet on Seffner Valrico Road |
| Future Land Use | RES-6 | Property Taxes | \$5,388.12 (2024) |

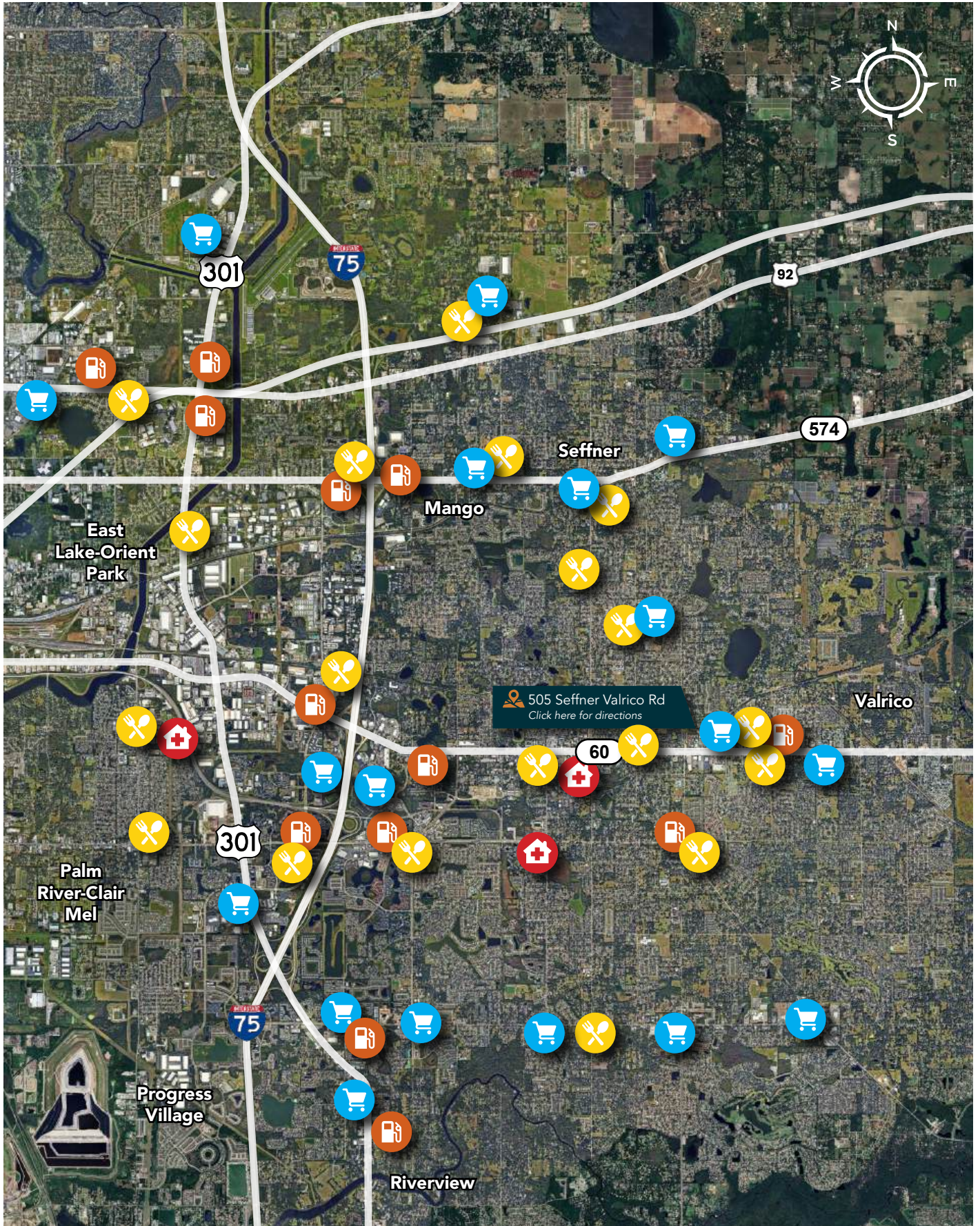
Conceptual Site Plan



Market Map







Fischbach **LAND COMPANY**

FISCHBACH LAND COMPANY

917 S PARSONS AVENUE, BRANDON, FL 33511

PHONE: 813-540-1000



REED FISCHBACH | Broker
reed@fischbachlandcompany.com



BLAISE LELAULU, CCIM | Broker Associate
blaise@fischbachlandcompany.com