

Fischbach
LAND COMPANY

**4.5± ACRE
DEVELOPMENT
OPPORTUNITY,
VALRICO, FL**

Property Overview

Located on E Lumsden Road in the thriving Brandon/Valrico market, this 4.5-acre property presents a rare investment and development opportunity. Currently zoned ASC-1 (allowing for 1 unit per acre), the site has a future land use designation of RES-4, permitting up to 4 units per acre or potential neighborhood commercial, office, or multipurpose development. Public utilities run along the frontage of this site, including a 12-inch watermain and 4-inch forcemain. There is a 4,020 SF single family home which currently generates rental income, offering a cash flow option for investors considering holding the property. Situated just off the intersection of E Lumsden Road and S Mulrennan Road, the property provides quick access to State Road 60, connecting to Brandon's retail, dining, and commercial hubs. This site provides a multitude of options, whether you are looking for immediate development potential or strategic investment in one of Tampa's hottest sub markets.



www.FischbachLandCompany.com/4.5AcreDevelopmentOpportunity

Property Highlights



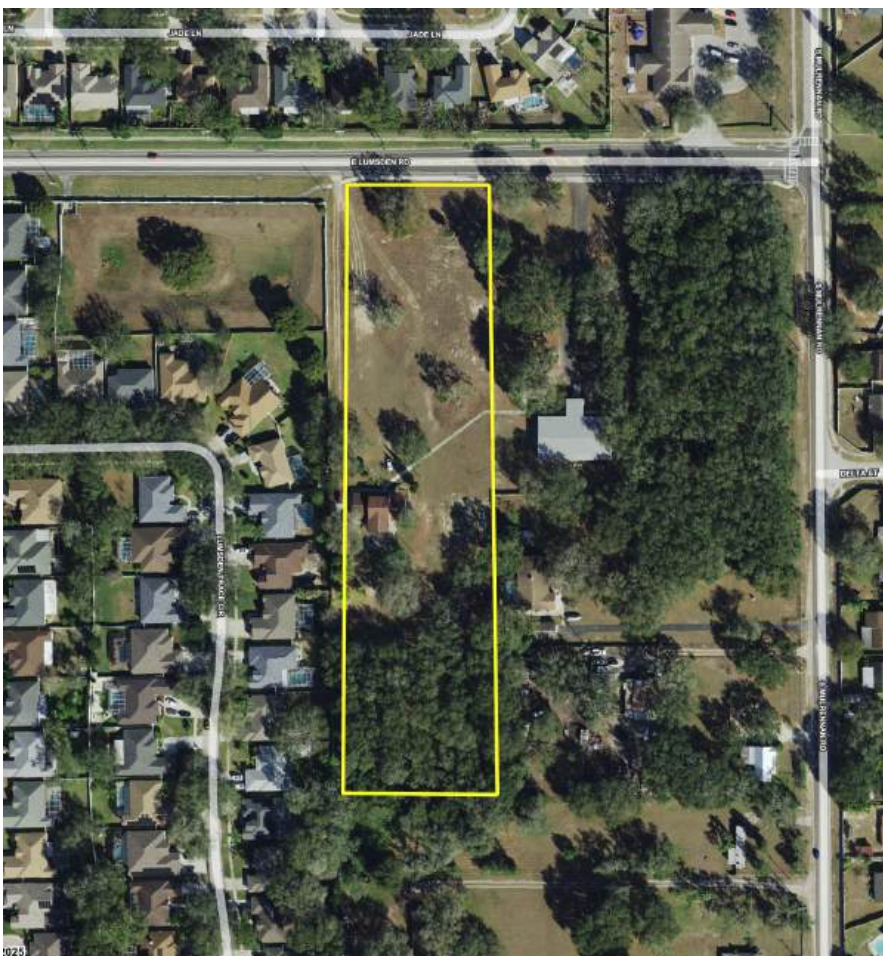
Income Producing



Public Utilities at Site

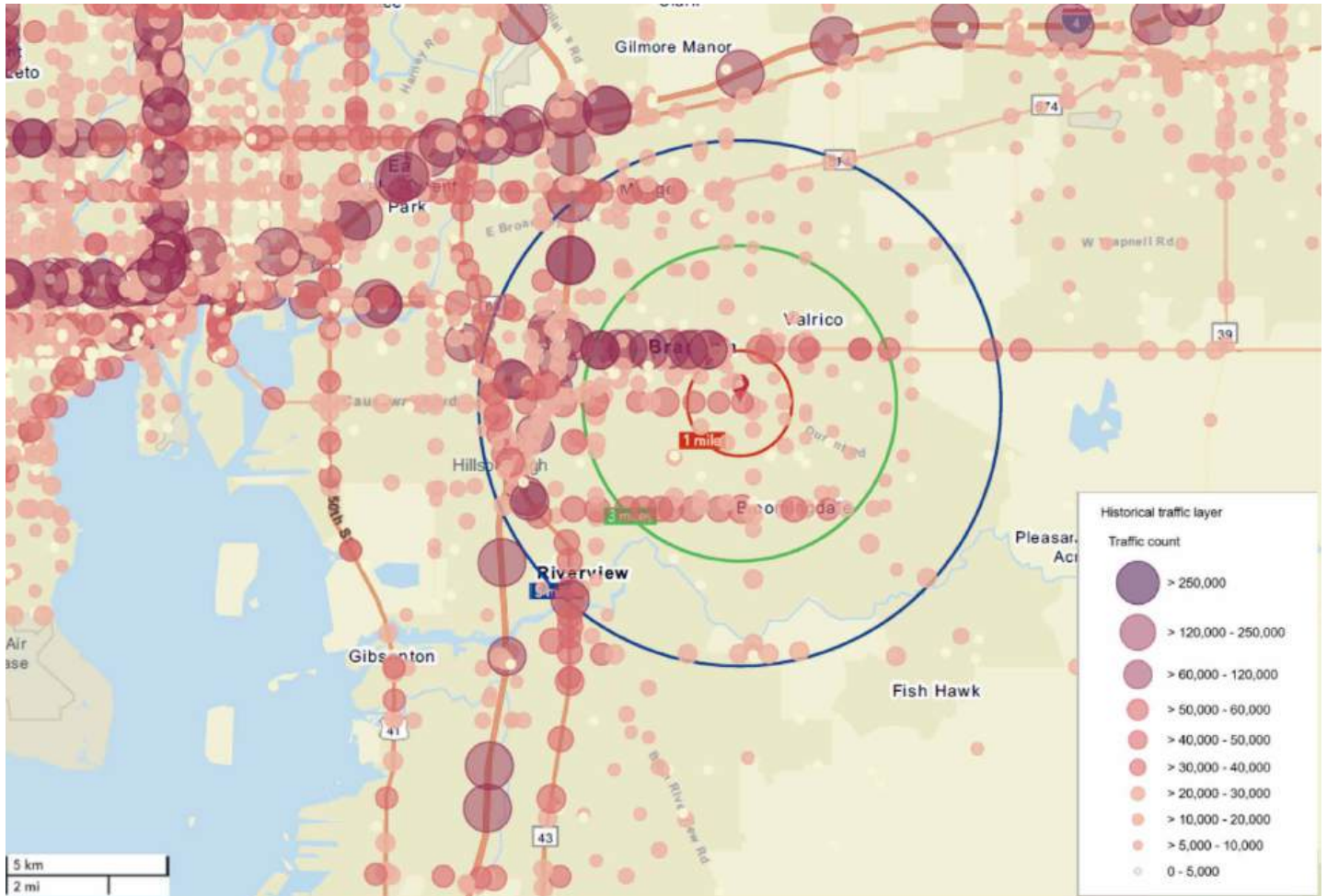


RES-4 Land Use



Price	\$1,000,000	Folio/Parcel ID	086719-0100
Property Address	4207 E Lumsden Road, Valrico	STR	32-29-21
Property Type	Commercial Land	Road Frontage	200 feet on E Lumsden Road
Size	4.5± Acres	Property Taxes	\$8,470.63 (2024)
Zoning	ASC-1	Utilities	12-inch watermain and 4-inch forcemain
Future Land Use	R-4	Site Improvements	4,020 SF Single Family Home (1979)
County	Hillsborough		

Demographics and Traffic Count



1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
 9,914 Population	 101,210 Population	 217,427 Population
 \$123,553 Avg Household Income	 \$107,331 Avg Household Income	 \$109,275 Avg Household Income
 \$423,540 Median Home Value	 \$362,001 Median Home Value	 \$376,195 Median Home Value
 3,097 Total Employees	 36,267 Total Employees	 71,056 Total Employees
 489 Total Businesses	 4,261 Total Businesses	 7,678 Total Businesses

Retail Map

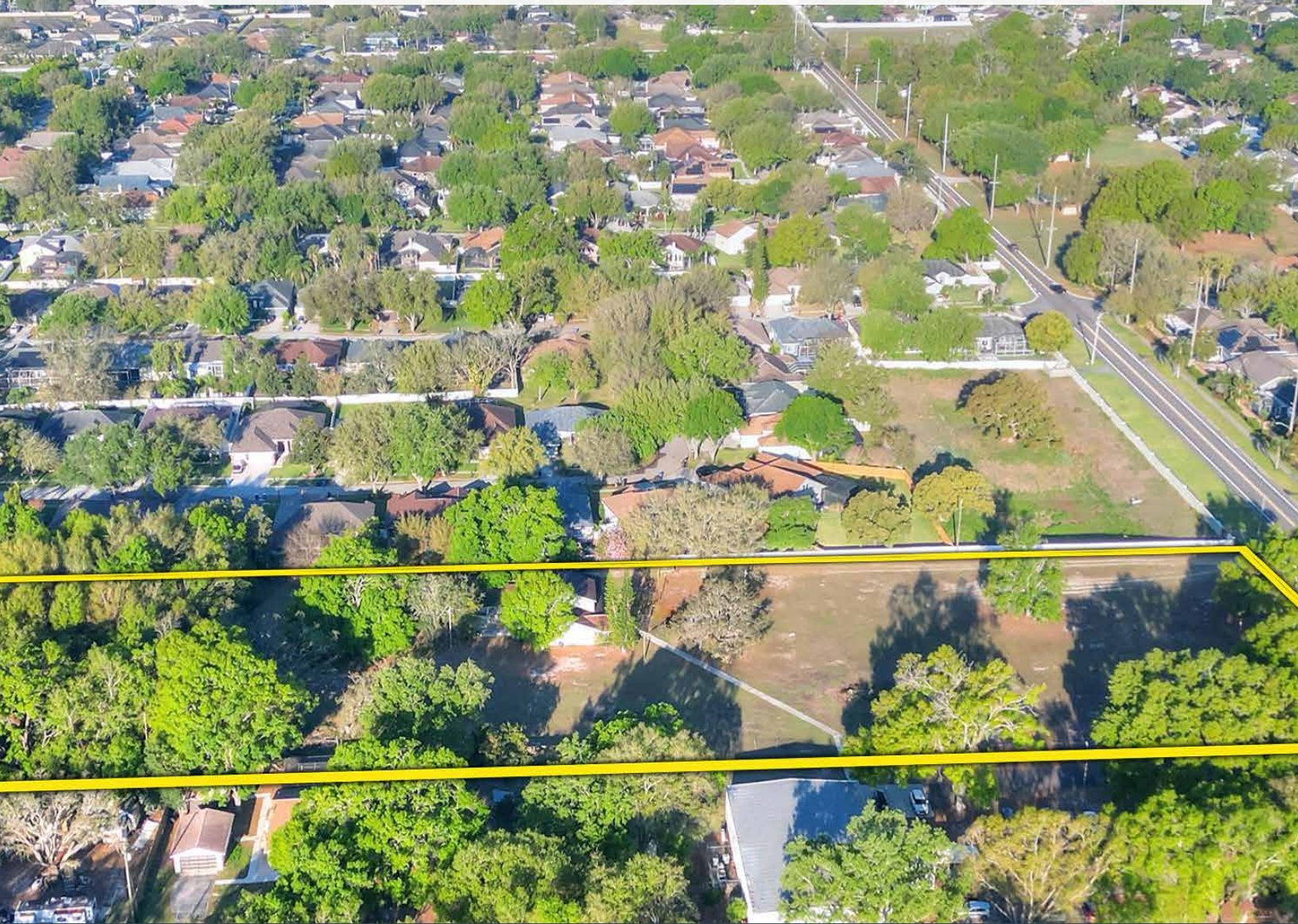


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