

Fischbach Land Company



Fischbach Land Company
510 Vonderburg Dr., Suite 302
Brandon, FL 33511
813-540-1000

Walden Woods Premier Plant City 5 +/- Acre Infill Site
Multifamily, Townhomes, Currently Approved for 16 Single Family Lots
FischbachLandCompany.com/WaldenInfill5

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Great in-fill location in the heart of Plant City! Fully permitted and zoned for 16 single family lots, this is a great investment with ability to zone for higher density. Don't miss out on this centrally-located site; close to schools, shopping, and amenities!

Property Type: Residential Development Land, Vacant Land

County: Hillsborough

Acreage: 4.78 +/- acres

Sale Price: \$340,000

Price per Acre: \$71,129.71

Lot Dimensions: 315' x 663'

Property Address: Walden Woods Drive, Plant City, FL 33563

Nearest Intersection: Walden Woods Drive & E Park Road

Road Frontage: 315 +/- feet on Walden Woods Drive

Utilities:

- Water and sewer provided by City of Plant City,
- Electric by TECO

Water Availability:

- 8" Water Main across Walden Woods in front of site
- 6" Force Main in front of site

Uplands/Wetlands: 100% Uplands

Flood Zone: None, (zone X)

Zoning: R-1A (Could be zoned for higher density)

Future Land Use: R-12

Plans, Approvals: Preliminary plat and SWFWMD permit approved; construction plans available upon request

Property Uses: Multifamily, townhomes, duplex, and single family lots

S-T-R: 5-29-22

Folio/PIN: 205160.2800

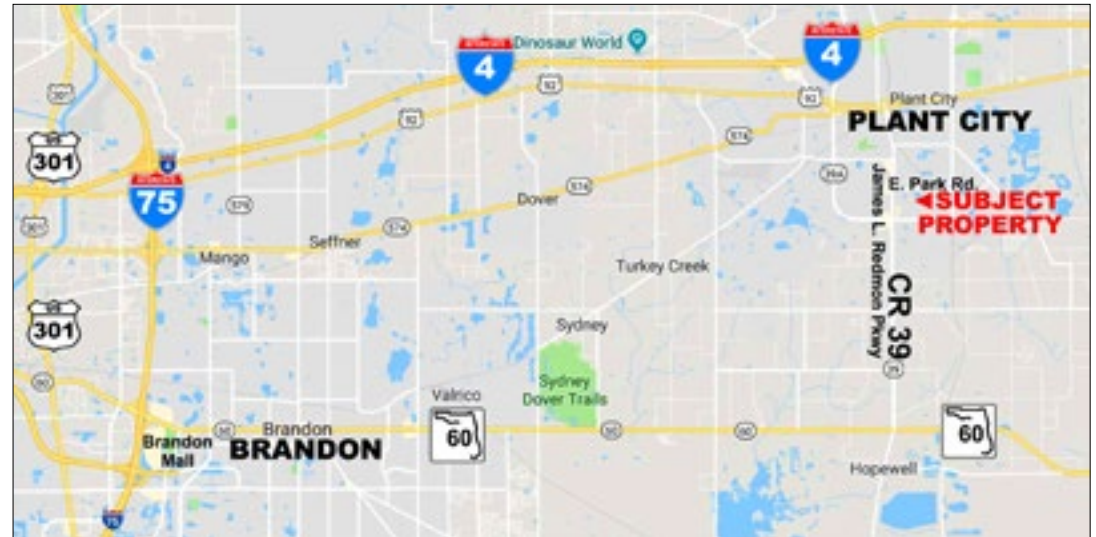
Property Taxes: \$2,000



Premier Infill Site in the Heart Of Plant City
Prestigious Location!



Investment Potential
with Ability to Zone for Higher Density!



Directions to Property From I-4:

- Take exit 22 and follow signs for Park Road
- Turn right onto SR-553 S / Park Road (2.6 mi)
- Keep right to stay on Park Road / CR-39B W (0.8 mi)
- Turn left onto Walden Woods Drive (0.2 mi)
- Property is located on the West side of the road, look for sign

Great Family Location
Near I-75, US 301; Close to I-4 and CR 39
Easy Access to Brandon, and Tampa
for Shopping, Dining, and Entertainment!
Plant City is the Winter Strawberry
Capital of the World
and Home of the Annual Strawberry Festival

Site Plan and Property Notes

Multifamily, Townhomes, Currently Approved for 16 Single Family Lots

- 8" Water Main across Walden Woods in front of site
 - 6" Force Main in front of site
 - No Wetlands
 - No Flood Zone (Zone X)
 - Preliminary Plat Approved
 - SWFWMD Permit Approved
 - Construction Plans available upon request
- Assigned Schools:**
- Burney Elementary
 - Marshall Middle School
 - Plant City High School

