



Fischbach
LAND COMPANY

**TWO CREEKS
RESIDENTIAL
DEVELOPMENT**

58.09± ACRES

Property Overview

Exceptional location in the rapidly growing I-4 corridor. The site is fully permitted for 57 single family lots. Forty-Nine lots are ½ acre in size and Eight lots are 1 acre in size. Less than 1 mile to I-4, easy access to Downtown Tampa and University of South Florida.



FischbachLandCompany.com/TwoCreeksResidentialDevelopment

Property Highlights



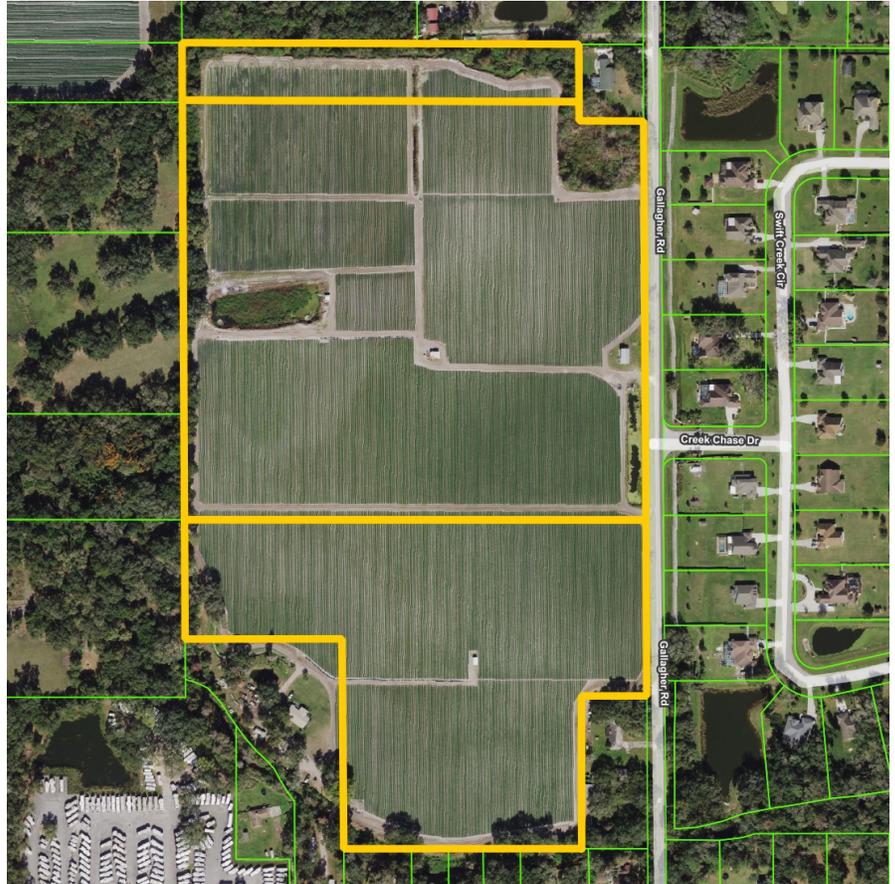
I-4 Corridor



Fully Permitted



Strong Sales



Property Address 9442 Gallagher Road, Dover, FL 33527

Property Type Development Land

Size 58.09± Acres

Zoning PD 20-0366

Future Land Use RES-1

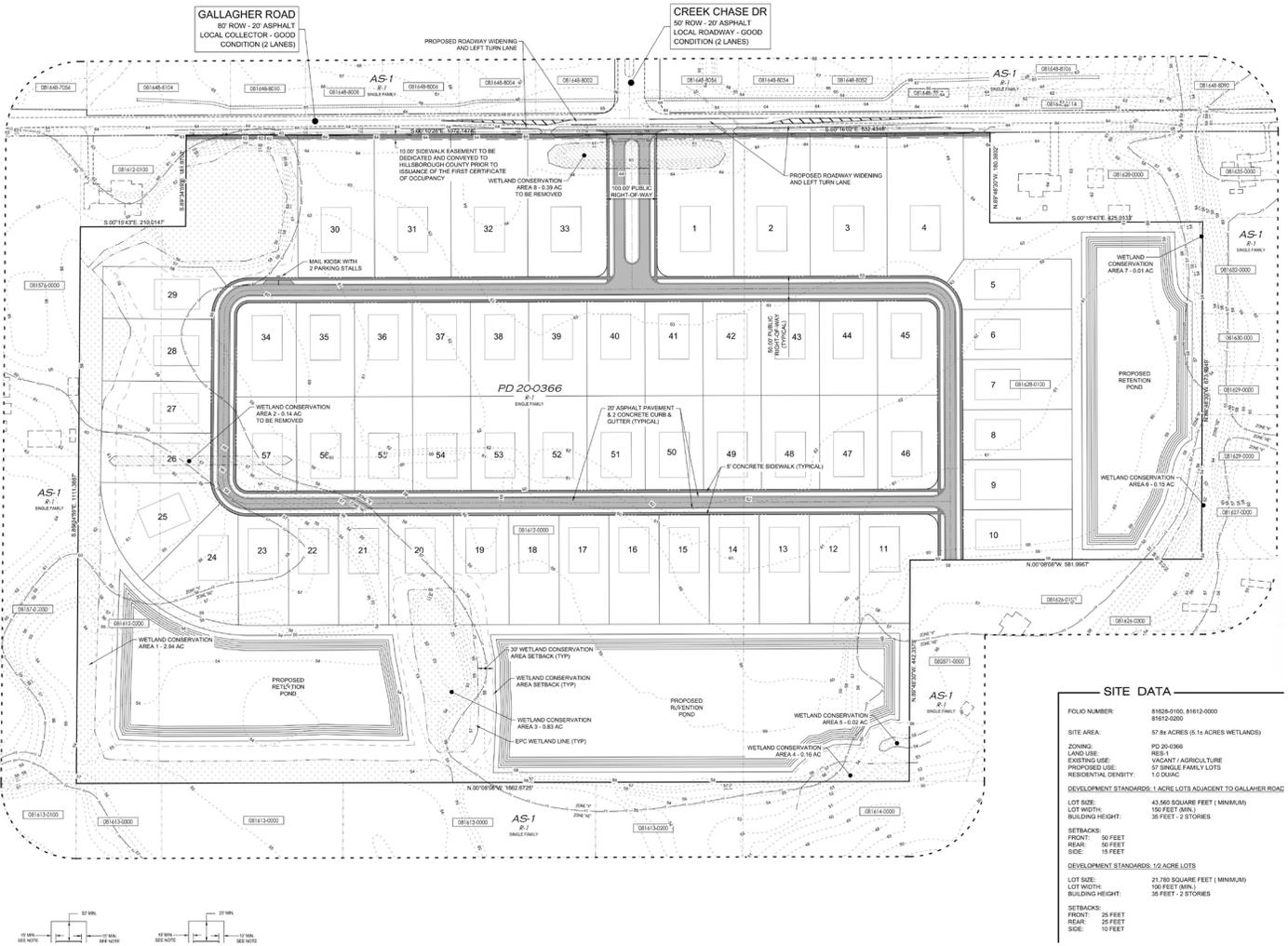
Price \$4,800,000

County Hillsborough

Folio/Parcel ID 081628.0100, 081612.0200 and 081612.0000

Utilities Well and Septic Required

Site Plan



SITE DATA	
FOLO NUMBER:	81628-0100, 81612-0000
AS-1 ZONING:	81612-0000
SITE AREA:	57.8± ACRES (5.1± ACRES WETLANDS)
PD 20-0366:	
LAND USE:	RES-1
EXISTING USE:	VACANT / AGRICULTURE
PROPOSED USE:	57 SINGLE FAMILY LOTS
RESIDENTIAL DENSITY:	1.0/DAC
DEVELOPMENT STANDARDS:	1 ACRE LOTS ADJACENT TO GALLAGHER ROAD
LOT SIZE:	43,560 SQUARE FEET (MINIMUM)
LOT WIDTH:	150 FEET (MIN.)
BUILDING HEIGHT:	30 FEET - 2 STORES
SETBACKS:	
FRONT:	30 FEET
REAR:	30 FEET
SIDE:	15 FEET
DEVELOPMENT STANDARDS:	1.0 ACRE LOTS
LOT SIZE:	21,780 SQUARE FEET (MINIMUM)
LOT WIDTH:	100 FEET (MIN.)
BUILDING HEIGHT:	30 FEET - 2 STORES
SETBACKS:	
FRONT:	25 FEET
REAR:	30 FEET
SIDE:	10 FEET



Zoning



Construction Plans



Approved Preliminary Plat



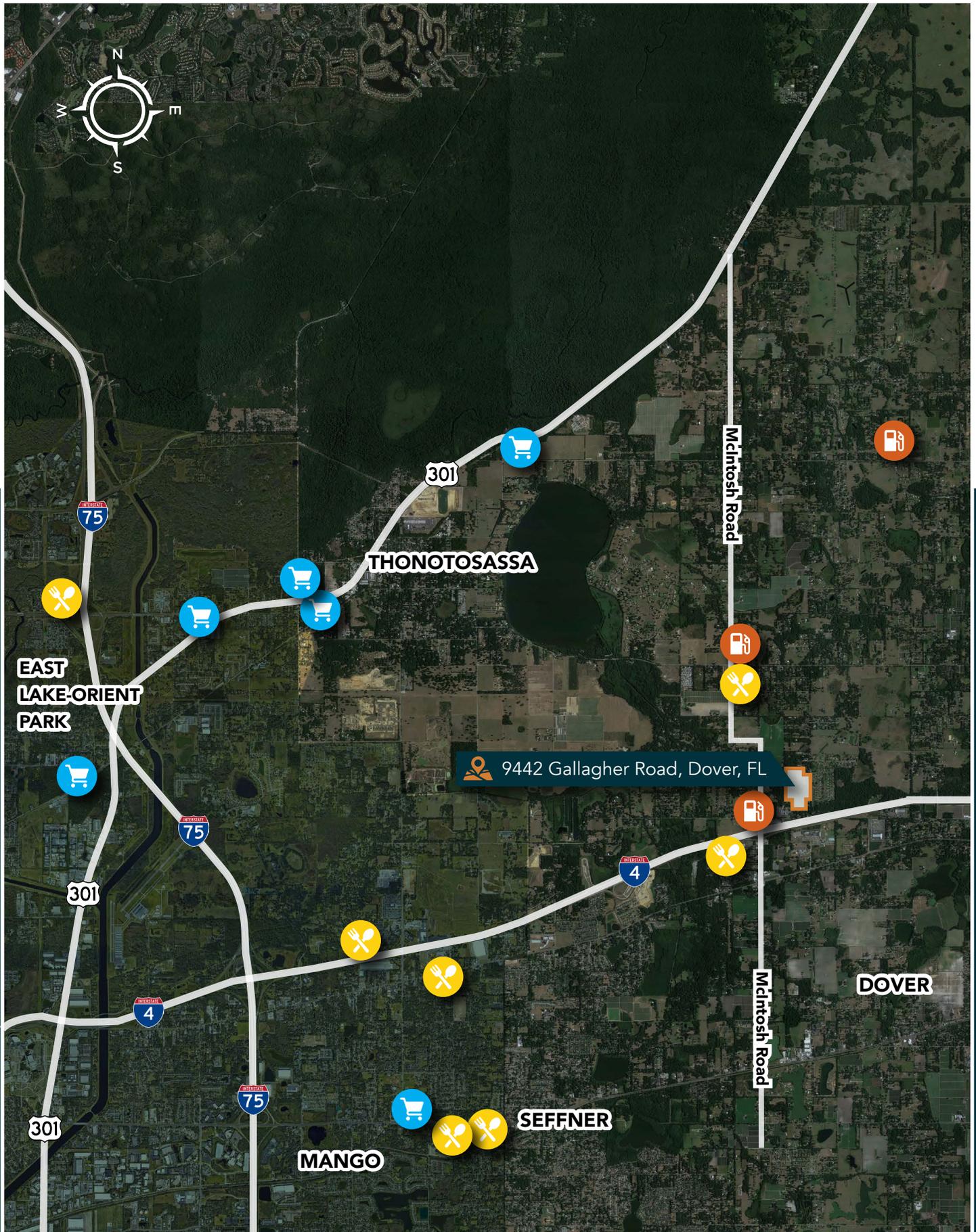
Site Work Bid

Sales Map



Photos





Fischbach **LAND COMPANY**

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Elevations, LLC



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