

An aerial photograph of a large body of water, Lake Wimauma, with a yellow-outlined area indicating a development site. The site contains several small buildings, mostly with light-colored roofs, and is surrounded by dense green trees. In the background, a suburban neighborhood with houses and streets is visible across the lake.

Fischbach
LAND COMPANY

**LAKE
WIMAUMA
DEVELOPMENT**
15.66± ACRES

Property Overview

Prime opportunity for residential development on 15.66± acres, featuring 626 feet of frontage on Lake Wimauma. One of the last buildable properties left in the exploding growth area of Wimauma, FL. Within a 1-mile radius there is approval for over 1,500 residential units, a new elementary, middle, and high school, all within a 1-mile radius of this site. This property is currently zoned AR with a future land use of R-4 and holds 605 feet of frontage on Hillsborough Street. Under 5 miles to I-75 and a short distance to shopping, employment hubs, recreational amenities, and new schools.



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Property Highlights



Surrounded by
Explosive Growth



R-4 Land Use



626 feet of Lake Frontage



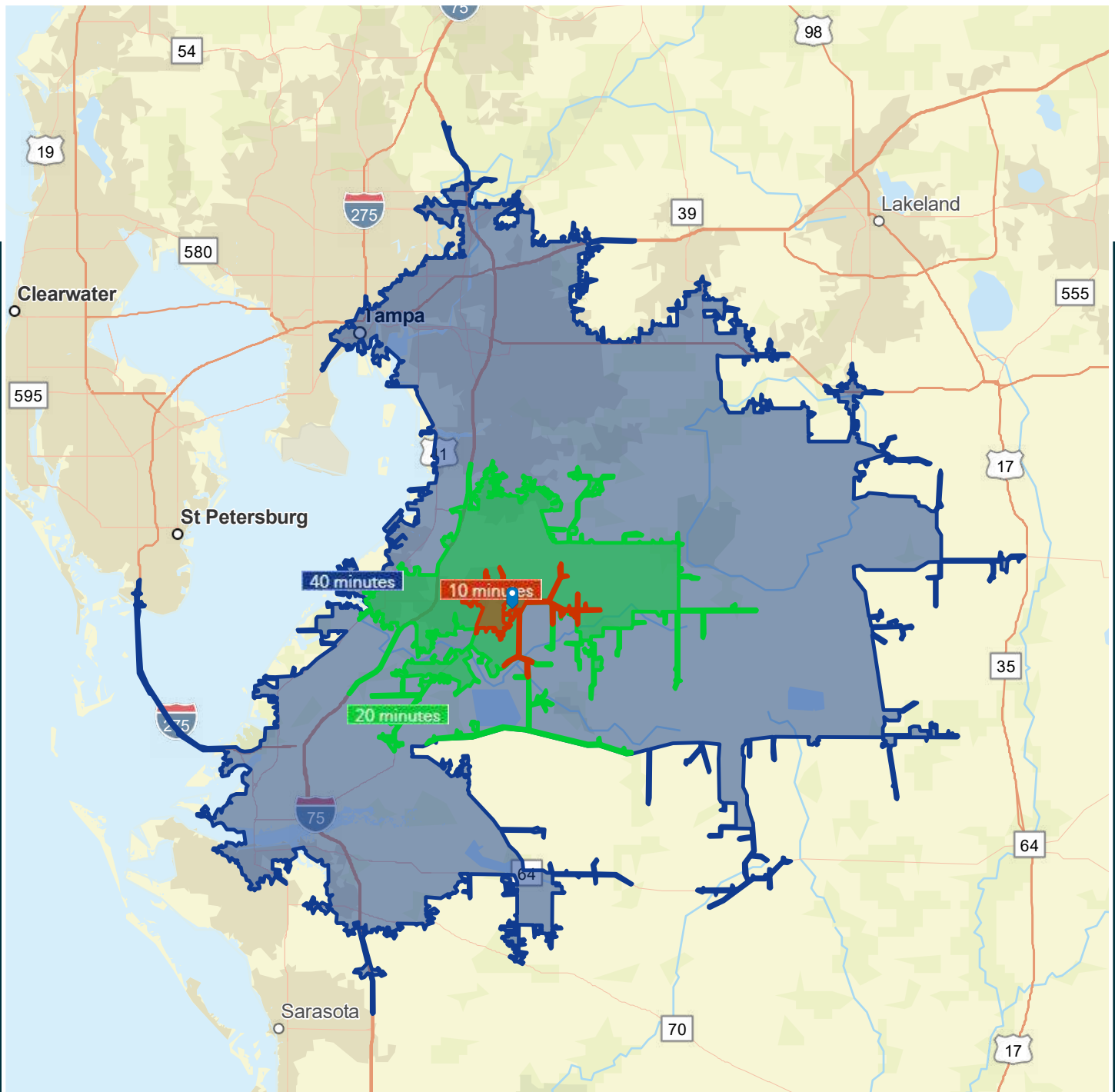
Property Address	5514, 5510, & 5506 Hillsborough Street, Wimauma, FL 33598	County	Hillsborough
Property Type	Development Land	Folio/Parcel ID	079016-7512, 079016-7516, & 079016-7518
Size	15.66± Acres	STR	09-32-20
Zoning	AR	Utilities	6-inch Water Main in front of site 3-inch Force Main 2,880± feet
Future Land Use	R-4	Road Frontage	605' on Hillsborough Street
Price	\$4,250,000	Property Taxes	\$11,487.38 (2022)

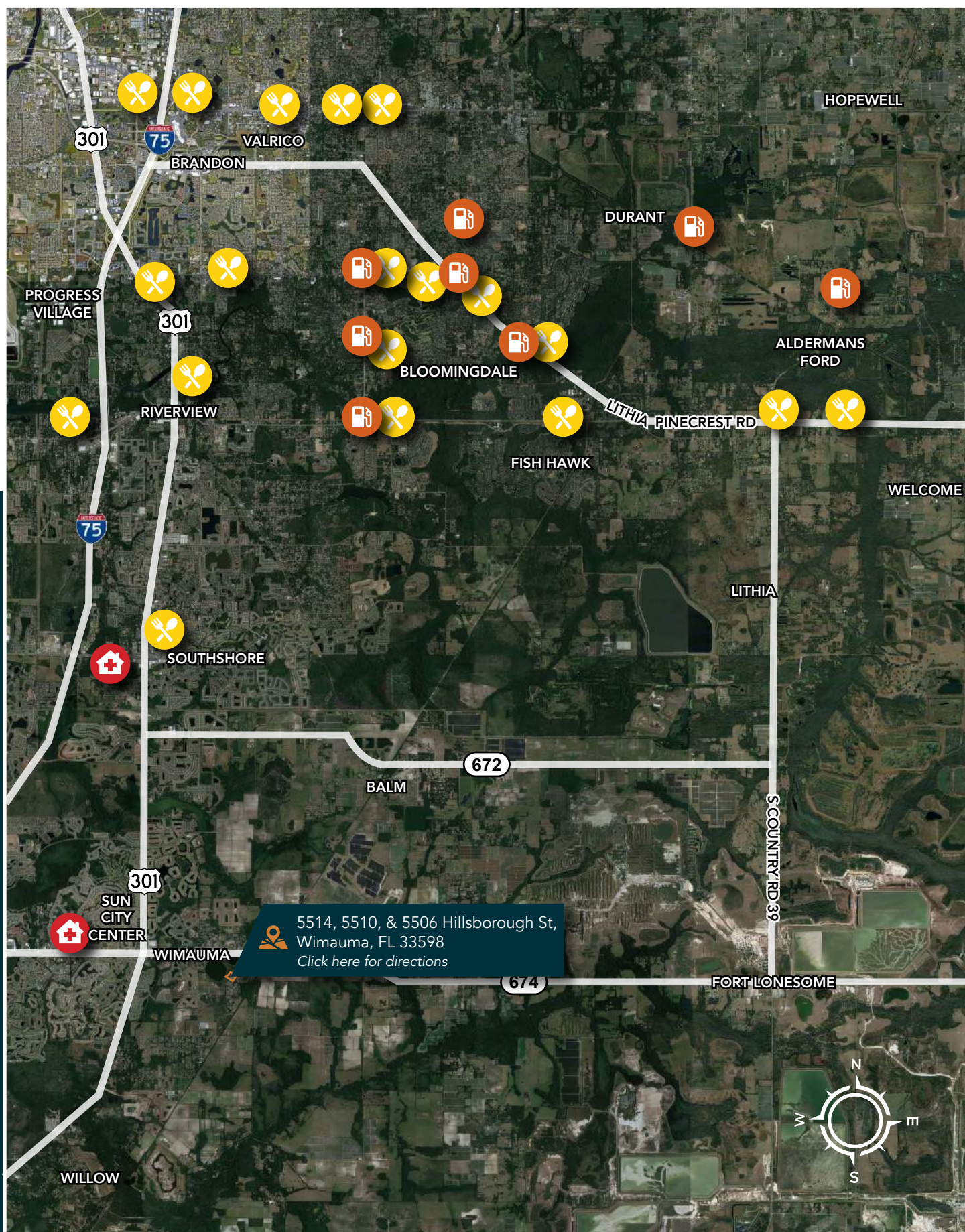


Drive Times and Demographics

2022 HOUSEHOLDS BY INCOME

Median Household Income	\$63,710
Average Household Income	\$87,868
Per Capita Income	\$29,421





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