



Fischbach
LAND COMPANY

Fischbach Land Company
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Lemon Ave 2.18 Acres, Seffner, FL
Zoned for 12 Units per Acre and Neighborhood Commercial Uses
[FischbachLandCompany.com/SeffnerMixed Use](http://FischbachLandCompany.com/SeffnerMixedUse)

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2.18+/- acres zoned RDC-12 with a future land use of R-9. Current zoning allows for 12 dwelling units per acre, duplexes are permitted and various neighborhood commercial uses could be approved. Adjacent to brand-new development; including Wawa and Aldi to the north and multifamily units under construction to the south. Just 1.3+/- miles to the I-75 on ramp giving this site convenient access to I-75 and I-4.

County: Hillsborough

Property Type: Commercial Land, Development Land

Sale Price: \$675,000

Acreage: 2.18 +/- acres (94,960.8SF)

Price per Square Foot: \$7.11

Lot Dimensions: 175' x 525'

Property Address: 3814 Lemon Ave., Seffner, FL 33584

Nearest Intersection: Lemon Ave & E Dr. Martin Luther King Jr. Blvd.

Road Frontage: 175 +/- feet on Lemon Ave

Water By: 4-inch water main (Hillsborough County)

Sewer By: 4-inch force main (Hillsborough County)

Electric By: TECO

Zoning: RDC-12 (12 units per acre)

Future Land Use: R-9

S-T-R: 09-29-20

Folio/PIN: 065729-0000

Estimated Property Taxes: \$2,300

Property Uses: Multifamily, duplexes, neighborhood commercial



Current Zoning Allows For Various Light Commercial And Multifamily Residential Uses



Adjacent To Brand New Commercial And Multifamily Uses



Just 1.3 +/- Miles To The I-75 On Ramp Giving This Site Convenient Access To I-75 And I-4



Directions to Property From I-75:

- Take Exit 260 for FL-574 East toward Mango
- Bear left onto FL-574 / E Dr Martin Luther King Jr Blvd (1.6 miles)
- Turn right onto Lemon Ave, property is 500ft down on the West side of the road (Wawa on the corner)