



Fischbach
LAND COMPANY

**E LUMSDEN
ROAD BUSINESS
OPPORTUNITY**

2.76± ACRES

Property Overview

Excellent opportunity for a highly visible 2.76± acres on E Lumsden Road, which has 52,000 average annual daily traffic volume and is in the heart of Brandon's medical and professional district. This property consists of three parcel ID's and features a 2,147SF home; ideal for a functional office with a layout design to support this or continued residential use while utilizing the remaining land for a business and parking. This site has road frontage on 3 sides, totaling 990 feet, allowing for multiple access points. This property offers a unique opportunity to develop a strategic location with flexible use options in a rapidly expanding market. The current zoning is RSC-2 with a future land use of RES-4, allowing for a variety of development options including neighborhood commercial, office, multi-purpose, or mixed-use projects. This is an extremely convenient location, catching commuting traffic heading into Tampa, just 4± miles from the Selmon Expressway and 4± from the I-75 on ramp.



www.FischbachLandCompany.com/ELumsdenRoadBusinessOpportunity

Property Highlights



4 miles to Selmon Expressway

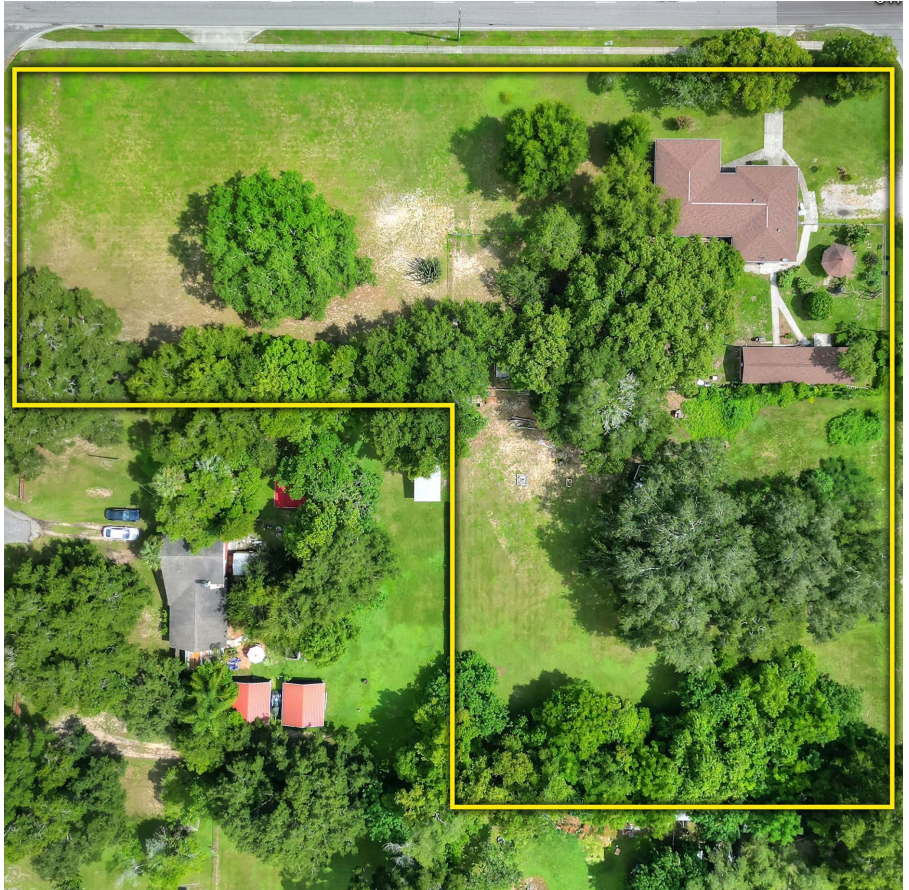
4 miles to I-75 on Ramp



Road Frontage on 3 Sides



2,147SF Home/Office

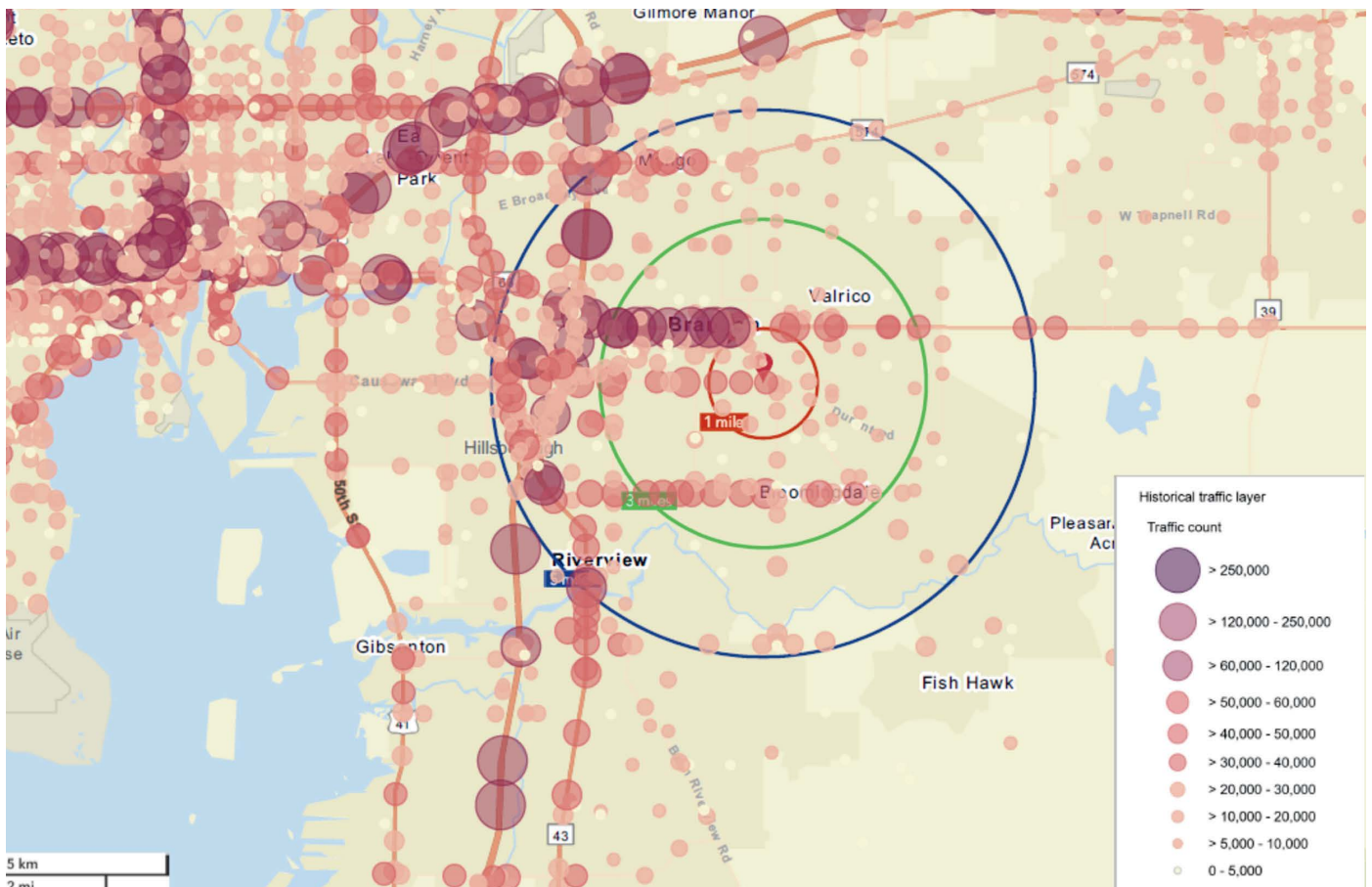
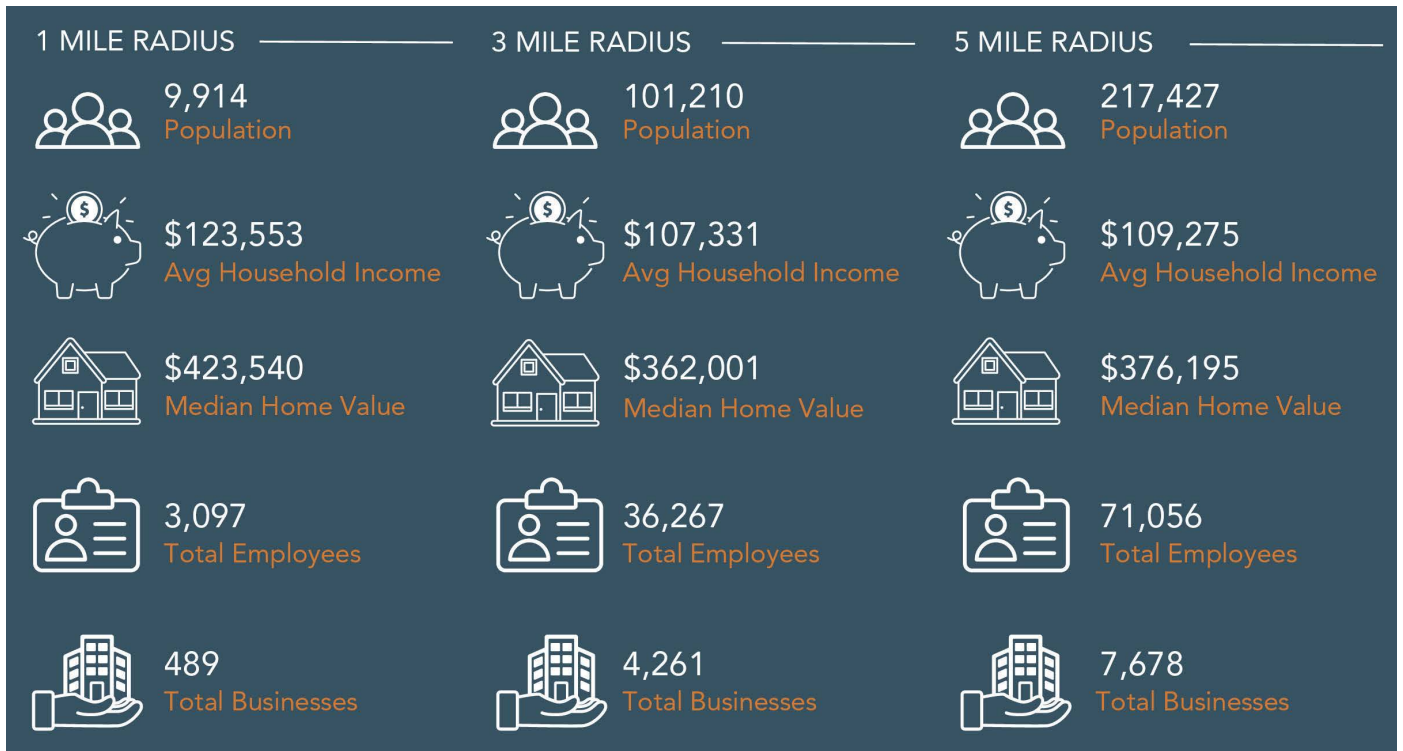


Price	\$1,200,000	Folio/Parcel ID	072491.0000, 072501.0000, 072492.0000
Property Address	731, 703, 0 E Lumsden Road, Brandon, FL 33511	STR	35-29-20
Property Type	Commercial Land	Road Frontage	420 feet on Lumsden Road, 380 feet on Emerald Drive (East), 190 feet on Emerald Drive (West)
Size	2.76± Acres	Property Taxes	\$4,751.64 (2023)
Zoning	RSC-2	Utilities	12-inch Force Main and 8-inch Water Main
Future Land Use	RES-4	Site Improvements	2,147SF Single Family Home, 4BR/3BA
County	Hillsborough		

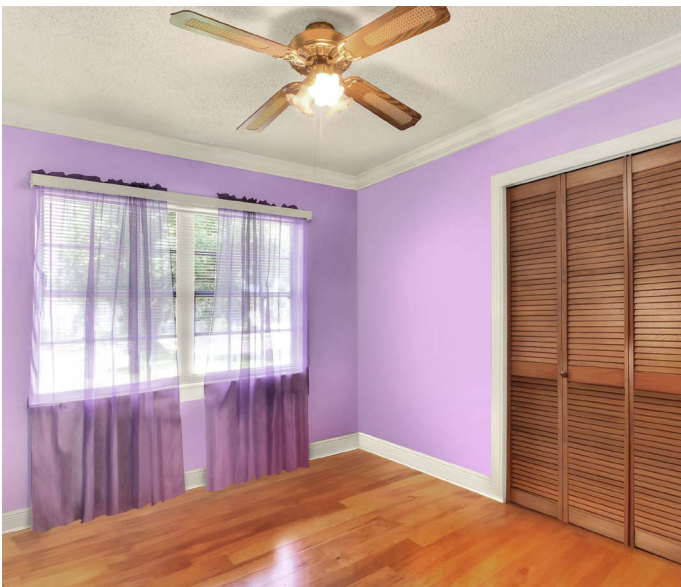
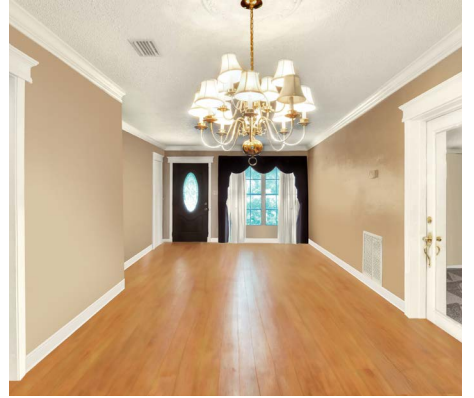
Photos

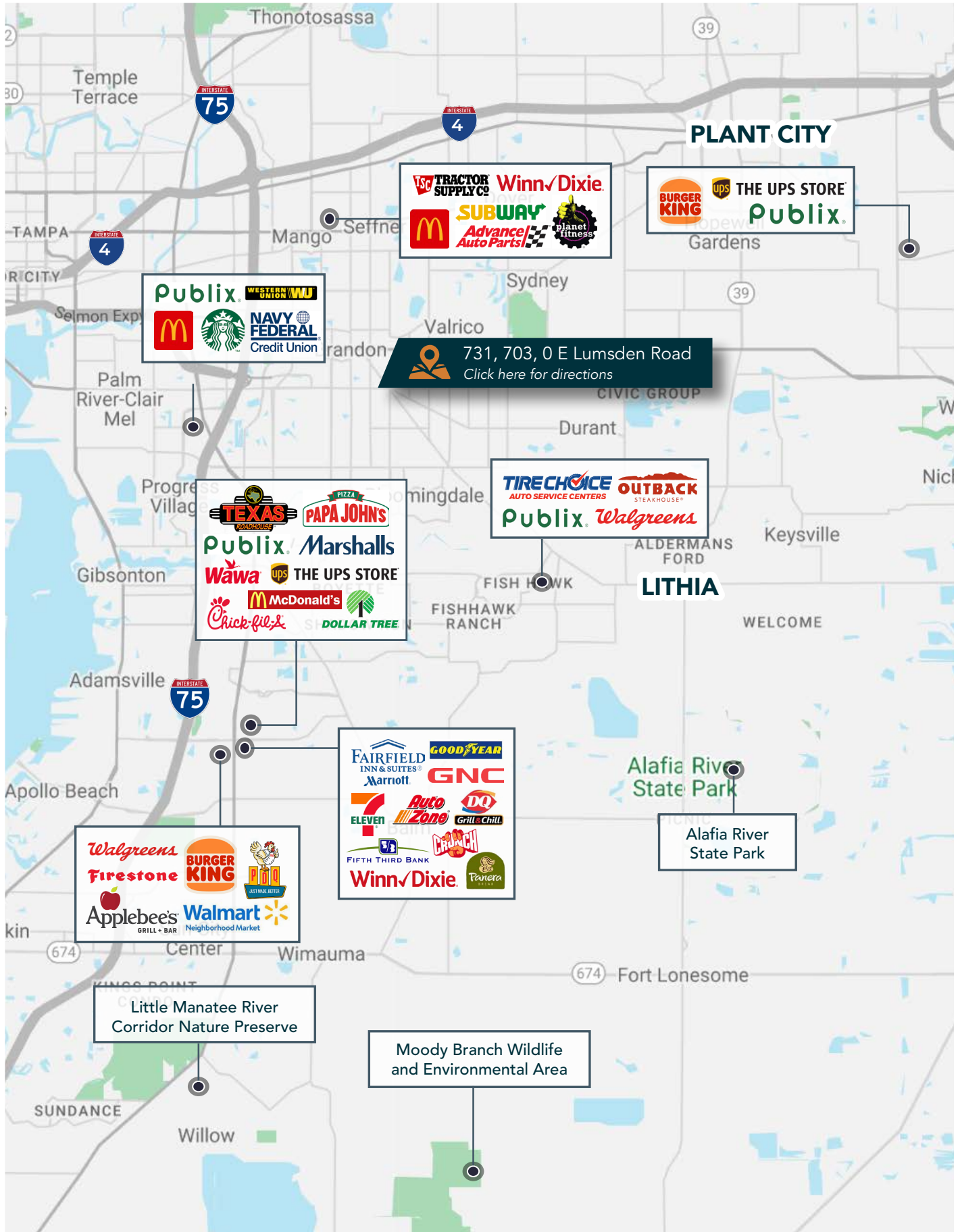


Demographics



Photos





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