

Fischbach
Land Company

Bloomingdale Avenue
2.3 +/- Acres
Valrico, FL

*Tremendous
Potential Due
to Location!*

*Great Infill Site for
Professional Office
in Busy Business
and Retail Area*

Fischbach Land Company
P.O. Box 2677
Brandon, Florida 33509
813-546-1000

*Located in
Desired
High Traffic &
Retail/Office
Growth Area!*



2.3 +/- Acres • Bloomingdale Avenue • Valrico, FL



Acreage: 2.32 +/- acres

Price: \$275,000

Location:

Bloomingdale Ave.
Valrico, FL (Hillsborough County)

Road Frontage:

60 +/- ft. on Bloomingdale Ave

Uses: Professional office, commercial

Current Land Use: AR-Agricultural

Future Land Use:

RES-4, CMU with flex zoning

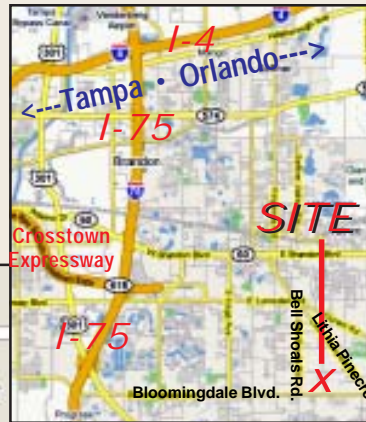
Water: On-site

Sewer: Coming Soon

S.T.R.: 1-30-20

Folio #: 073161.0000

Prime Location! *High Traffic,* *Retail & Office Growth Area!*



*Near Busy
Traffic Corridors!
Crosstown Expressway,
US Hwy 301,
US Hwy 60,
I-75, I-4*



Driving Directions:

Nearest Intersection is Bell Shoals Road and Bloomingdale Ave.

- From I-75 exit 256 and go south on Hwy 301.
- Turn east on Bloomingdale Avenue
- Property Approximately ½ mile past Bell Shoals Road on the North side of Bloomingdale Ave.

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