

7411 N Taylor Rd

Seffner, FL 33584

High & Dry Vacant Land
40 Acre Corner
For Sale

\$659,000

Property Overview



40 Prime Acres, High & Dry, on a busy corner in Thonotosassa near I-4. Public water is at the property front door. Stone Lake Ranch luxury housing community is a nearby area of beautiful homes. Future land use is AE, or 2.5 acres per lot. Current zoning is A/R or 5 acres per lot. This site is a classic example of what Thonotosassa is all about - Rural living near to it all; ideal for 5 acre home sites within 20 minutes of Downtown Tampa. The SE Corner of Pruet & Taylor is rural, but only minutes to I-4, which connects quickly to I-75 or I-275 & can facilitate travel in any direction allowing quick commute to Tampa, Lakeland, Orlando, Ocala or Bradenton/ Sarasota. The site is mostly square & fronts approximately 1,320' on both roads. Residents can shop locally & Main Street is home to traditional community life in a rural setting. Situated 2 miles E. of I-75 & only 3/4 mile N. of I-4 w/ Access to I-4 via the Mango Rd. Exit. An easy commute to Brandon, Plant City, Temple Terrace, Lakeland, Downtown Tampa, Apollo Beach, or Sun City Center.

What an amazing price decrease! Current price is \$659,000 or \$16,475 per acre. The previous price was \$865,000 or \$21,625 per acre. In addition, the most interesting fact about this new price is that I recently sold 6.79 acres, which were located almost within walking distance of the subject, with no water, for \$36,818 per acre. In summation, the subject 40 acres, which is high and dry, with public water, is well worth \$16,475/acre, period. Seller may allow owner financing with an appropriate down payment and proper credit.

To really get a feel for this 40 acre, High and Dry offering, please read the attached "Thonotosassa Community Plan" from Hillsborough County's Community Planning Website.

Contact Information :

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THE THONOTOSASSA COMMUNITY PLAN

Introduction

The Thonotosassa area has a long and rich history spanning Native American communities, agricultural production and rural residential development. Thonotosassa was home to Seminole Indians and a Native American village is known to have existed near the lake as late as 1843. Lake Thonotosassa, the largest freshwater lake in Hillsborough County, provides the area's defining natural feature. After the end of the Second Seminole war in 1852, settlers came to the area and began to develop an agricultural community with citrus production being a major enterprise. By 1925, the community's population reached 300 and Thonotosassa had become Hillsborough County's premier fruit-growing region, supporting four citrus packing houses, three churches, three general stores, a hotel and an ice manufacturer. Goods and people were transported to Tampa by railroad which was constructed by Henry Plant and opened in 1893. While citrus still dominated the area as late as the 1980s, Thonotosassa has become attractive to people who desire a rural-residential life style while remaining in close proximity to urban areas. The community has developed the Community Plan to protect the history, character and values of Thonotosassa. This comprehensive plan document furthers the community values and strategies described in the Thonotosassa Community Plan document prepared by the citizen Steering Committee and submitted to the Board of County Commissioners on January 28, 2003.

Vision, Culture and Values Statement

In the Thonotosassa community residents are actively involved in government and civic affairs. Growth has been directed in ways that have enhanced the community's character and quality of life. The Main Street downtown area is the traditional center of community life and a commercial success. Many families here lived in the community for multiple generations and residents continue to enjoy rolling terrain with vistas, open spaces and trees. Agriculture and the tradition of keeping domesticated farm animals such as horses, chickens, pigs, goats, cattle and quail is still a part of the community's landscape and economy. It's a diversified, self-supporting community with a mix of uses and housing types varying from mobile home parks to large estates. Residents don't have to travel out of the area for shopping and there are good paying jobs available locally. Among the residents, there is a sense of belonging to one community and being close to and enjoying nature. Clean air and water, wildlife and especially the recreational opportunities centered around Lake Thonotosassa, such as boating and fishing in addition to biking, running, horseback riding and hunting, is a cherished part of the Thonotosassa lifestyle.

Goals

1. Community Control - Empower the residents, property owners and business owners in setting the direction and providing ongoing management of Thonotosassa's future growth and development, toward a community that adds value and enhances quality of life.
2. Sense of Community - Ensure that new development maintains and enhances Thonotosassa's unique character and sense of place, and provides a place for community activities and events.
3. Rural Character, Open Space and Agriculture - Provide improved yet affordable infrastructure and a balance of residential, commercial, and other land uses while maintaining the rural nature of the Thonotosassa area. This goal includes encouragement for agriculture, protection of property owners' rights and values, and the establishment of open space and green space and low density, rural residential uses.

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4. Diversity of People, Housing and Uses- Maintain the existing diversity of housing types and styles. Provide for commerce and jobs but protect the community identity and limit the location, type and size of new businesses to fit the surrounding area.
5. Environment-Protect water, wildlife, air, soil and trees through effective planning, consistent enforcement of existing regulations, and incentives. The Thonotosassa community values its natural environment and wants to see it protected in a way that balances environmental protection and private property rights.
6. Improved Reputation and Civic Pride – Enhance civic pride and the reputation of Thonotosassa by establishing and maintaining traditions, preserving the community's natural and cultural heritage, and developing and disseminating information to residents and visitors about the community.

Comprehensive Plan Strategies

- Form a Thonotosassa Community Advisory Committee to become an effective voice for the community.
- Designate Main Street as Thonotosassa's downtown, develop a central gathering place and make downtown a focal point of commercial and community activity.
- Establish the community's boundaries and designate gateways. • Require minimum lot sizes of 1 acre for residential development within the Residential-1, Agricultural Estate, and Agricultural Rural Future Land Use categories.
- Protect the area's rural character.
- Support agricultural uses throughout the community.
- Retain the current boundaries of the Urban Service Area and continue to restrict central water and sewer services within the Rural Service Area.
- Allow commercial uses along SR 579 south of Pruett Road to I-4.
- By June 2004, a proposal for transfer of development rights and purchase of development rights will be presented to the Thonotosassa Community Plan Steering Committee for further consideration by the Board of County Commissioners.

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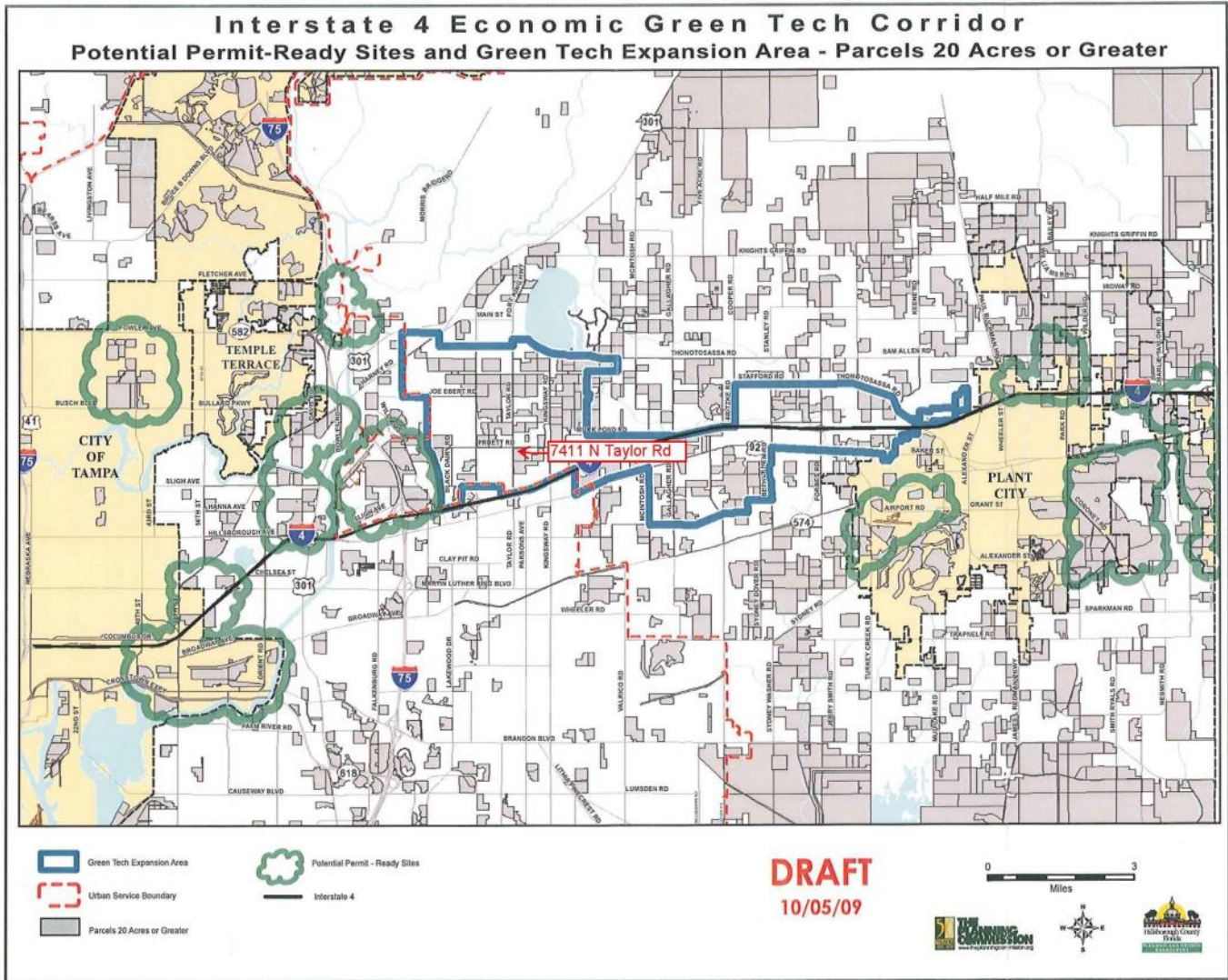
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