

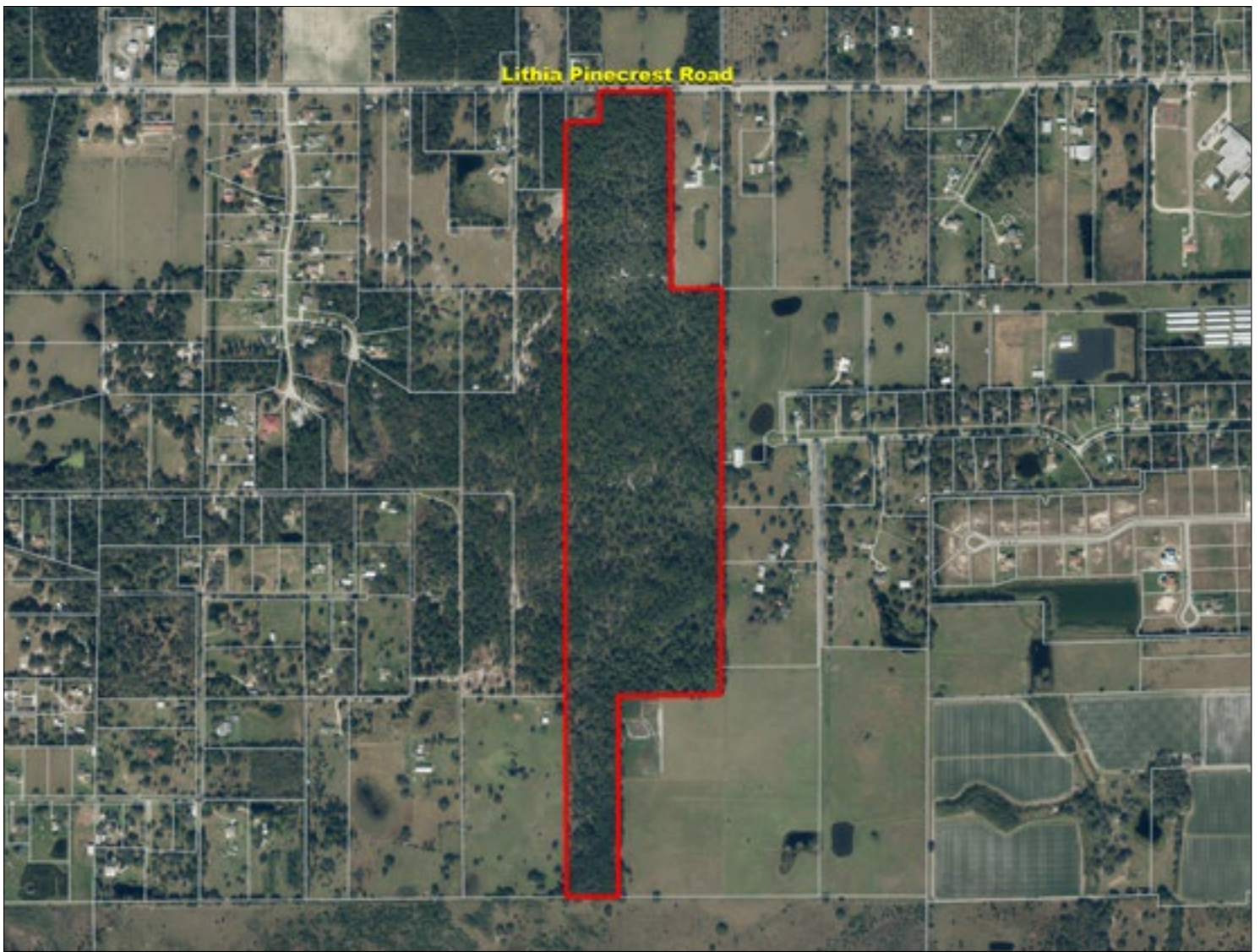
Chito North Reserve

Lithia, FL • Hillsborough County

89 +/- Acres

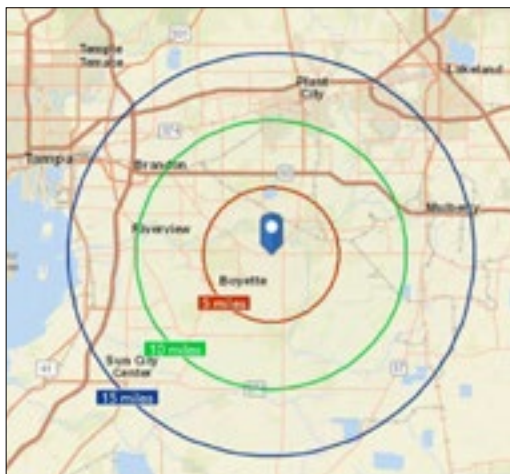


**Surrounded by Upscale Development
Area of Rapid Growth!**



5-10-15 Mile Radius

Drive Times 10-20-30 Minutes



2016 Summary			
	5 miles	10 miles	15 miles
Population	33,938	209,860	525,994
Households	10,566	70,171	184,630
Median HH Income	\$101,220	\$69,189	\$56,724
Trends 2016-2021 Annual Rate			
Population	2.55%	1.68%	1.84%
Households	2.33%	1.52%	1.71%

Chito North Reserve

Lithia, Florida • Hillsborough County

This property is a prime piece of development land within close proximity to Lithia and Fishhawk. Both areas have seen rapid growth and expansion over the past few years and this property is directly in the path of development!

It offers 89 acres of highly usable acreage with road frontage. It is an excellent opportunity for a developer!

Acreage: 89.86 +/- acres

Sale Price: \$1,790,000

Price Per Acre: \$19,911

County: Hillsborough

Site Address: Lithia Pinecrest Road, Lithia, FL 33547

Road Frontage: 450 +/- feet on Lithia Pinecrest Road

Soil Types: Malabar, Myakka, Seffner and Smyrna Fine Sands

Uplands/Wetlands: 100% uplands

FLU: R1 Residential-1, 1 unit per 1 acre

Zoning: AR Agricultural, Rural 1 unit/5 acres

Current Use: State Use

Potential Uses: Residential development

Game Populations: Deer and turkey

Parcel ID: U-25-30-21-ZZZ-000004-39930.0

Alt Key: 0881600000

GPS: 27.846581 Lat, -82.159759 Long

Driving Directions:

- From Valrico, go south on LithiaPinecrest Road (CR 640) for about 10 miles
- Property will be on the right



**Offering 89 +/- Acres of Highly Usable Acreage with Road Frontage
Property is an Excellent Opportunity for a Developer!**

SREland.com/Chito

Chito North Reserve

Lithia, Florida • Hillsborough County

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