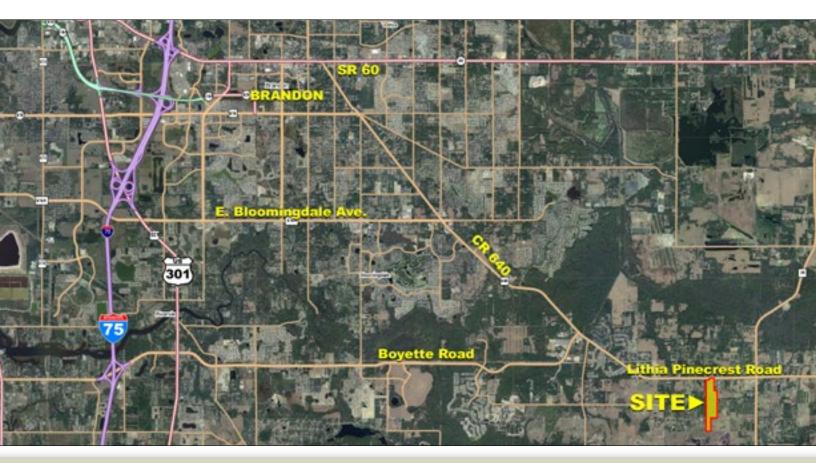
# **Chito North Reserve**

Lithia, FL • Hillsborough County

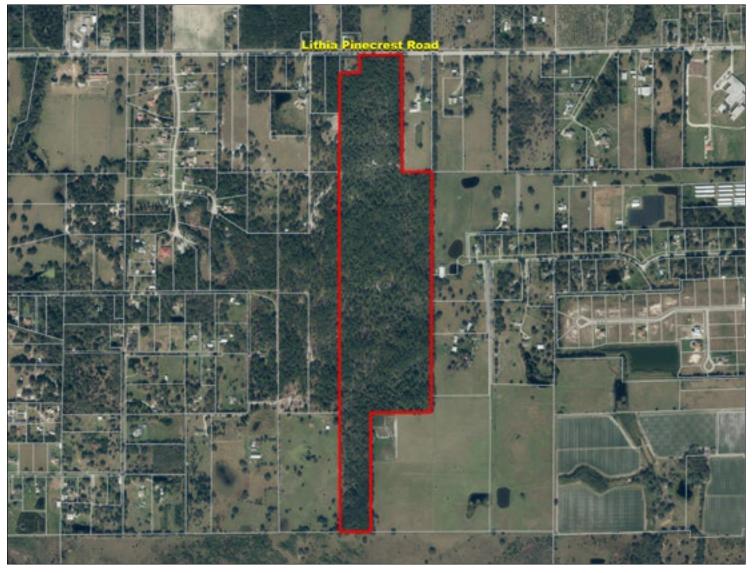
89 +/- Acres







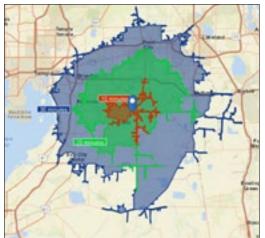
Surrounded by Upscale Development Area of Rapid Growth!



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!









### **Chito North Reserve**

Lithia, Florida • Hillsborough County

**David Hitchcock, ALC, CCIM** 863.272.7155 • DavidH@SREland.com

Clay Taylor, ALC

863.774.3532 • Clay@SREland.com



**LAKELAND OFFICE** 

114 N. Tennessee Ave., 3rd Fl P.O. Box 809 (32655) Lakeland, FL 33801 863.648.1528 - Main Office

**HIGH SPRINGS OFFICE** 

18622 NW US 441 High Springs, FL 32643

SREland.com





## SREland.com/Chito

©2017 Coldwell Banker Commercial Saunders Real Estate, All rights Reserved, Worldwide. Every attempt is made to provide accurate information on this property, however, COLDWELL BANKER COMMERCIAL SAUNDERS REAL ESTATE (CBCSRE) does not guarantee the accuracy. Buyer should rely entirely on their own research, inspection of property, and records. ©2017 Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates. All Rights Reserved. Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates fully supports the principles of the Equal Opportunity Act. Each Office is Independently Owned and Operated. Coldwell Banker Commercial and the Coldwell Banker Commercial Logo are registered service marks owned by Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates.