

# Fischbach Land Company

Brandon  
Regional  
Hospital



Fischbach Land Company  
510 Vonderburg Dr., Suite 302  
Brandon, FL 33511

***Lumsden Road Commercial 3.27 +/- AC, Brandon, FL***  
***Commercial, Investment, Vacant Land***  
[FischbachLandCompany.com/LumsdenCommercial](http://FischbachLandCompany.com/LumsdenCommercial)

Reed Fischbach • 813-540-1000  
[reed@fischbachlandcompany.com](mailto:reed@fischbachlandcompany.com)  
Blaise Lelaulu • 813-600-9131  
[blaise@fischbachlandcompany.com](mailto:blaise@fischbachlandcompany.com)

Excellent opportunity for small business owners or investors! This versatile 3.27 +/- acres is zoned RSC-6 with the potential to be rezoned to BPO and is being offered in 3 parcels: 2.3 +/- acres, 0.64 +/- acres, and 0.33 +/- acres. Great visibility with over 260 feet of road frontage on Lumdsen Road, right next to the lighted intersection of Lumdsen Road and S Parsons Avenue. Located in an area of exploding growth and in the heart of the medical district of Brandon, just right around the corner from Brandon Regional Hospital.

**Property Type:** Commercial Land, Vacant Land

**County:** Hillsborough

**Acreage Total:** 3.27 +/- acres total, can divide as below:

**Sale Price:**

- \$589,000 for all 3.27 +/- acres OR can purchase individually:
  - \$265,000 for 2.3 +/- acre parcel
  - \$225,000 for 0.64 +/- acre parcel
  - \$99,000 for 0.33 +/- acre parcel

**Property Address:** 901 Cheyenne Drive, Brandon, FL 33511

**Nearest Intersection:** S Parsons Avenue & E Lumdsen Road

**Road Frontage:** 175 +/- feet and 92 +/- feet on Lumdsen Road

**Soil Types:** Orlando & Candler fine sands

**Utilities:** Water and sewer provided by Hillsborough County

**Electric By:** TECO

**Zoning:** RSC-6

**Future Land Use:** R-6

**STR:** 26-29-20

**Folio/PIN:** 070560-0000

**Property Taxes:** \$2,500

**Property Uses:** Commercial Development, Professional Offices, Medical Offices, Townhomes & Villas, Investment

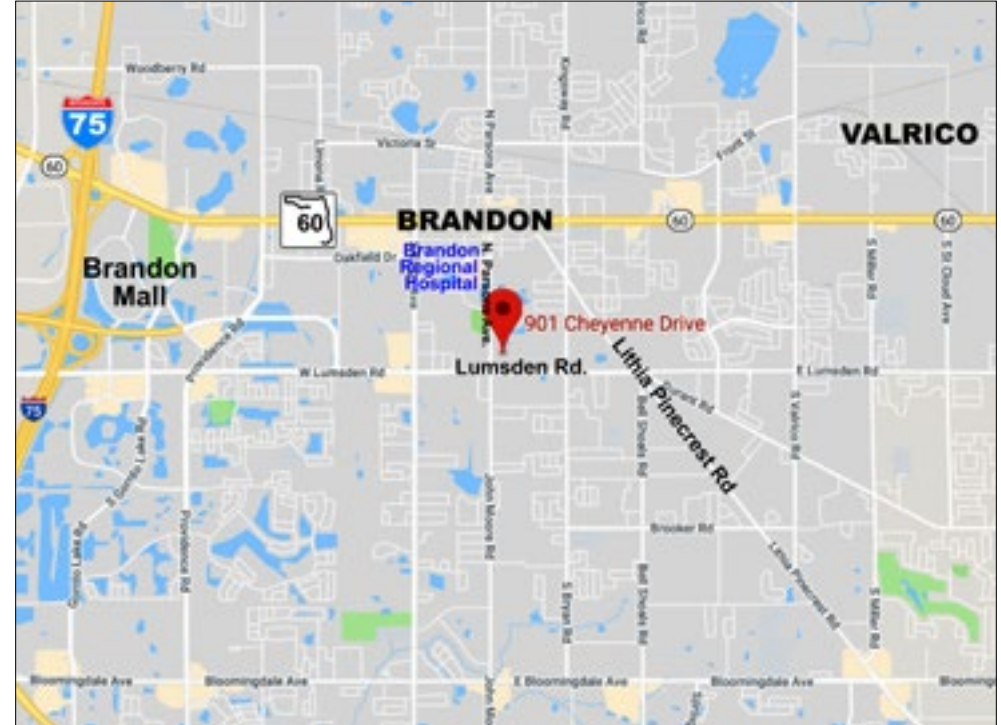


***Exploding Growth Area!***  
*Close to the Heart of the Medical District,  
 Brandon Regional Hospital, and Brandon Mall*

### Demographics

1 Mile 3 Mile 5 Mile

2018 Summary	1 Mile	3 Mile	5 Mile
Population	8,606	100,862	225,902
Households	3,321	38,555	83,630
Families	2,231	26,275	58,198
Average Household Size	2.52	2.60	2.66
Owner Occupied Housing Units	2,039	23,109	52,445
Renter Occupied Housing Units	1,281	15,446	31,185
Median Age	42.8	38.2	37.3
Median Household Income	\$56,232	\$59,219	\$61,947
Average Household Income	\$74,944	\$75,848	\$80,607



**Directions to Property from I-75:**

- Take exit 257 right for SR-60 E toward Brandon / Hospital
- Bear left onto SR-60 E / E Adamo Drive (2.9 mi)
- Turn right onto S Parsons Avenue (1 mi)
- Turn left onto Lumdsen Road (443 ft)
- Turn left onto Cheyenne Drive, look for sign on Lumdsen Road

***Prime Commercial Location in Brandon  
Located at a Busy Lighted Intersection!  
Close to SR 60 & I-75!***

*Commercial Development, Professional Offices, Medical Offices, Townhomes & Villas, Investment*

***Excellent opportunity offered in 3 parcels!***

*2.3 +/- acres, 0.64 +/- acres, and 0.33 +/- acres*

*Great visibility with over 260 Feet of Road Frontage on Lumdsen Road at Lighted Intersection*

