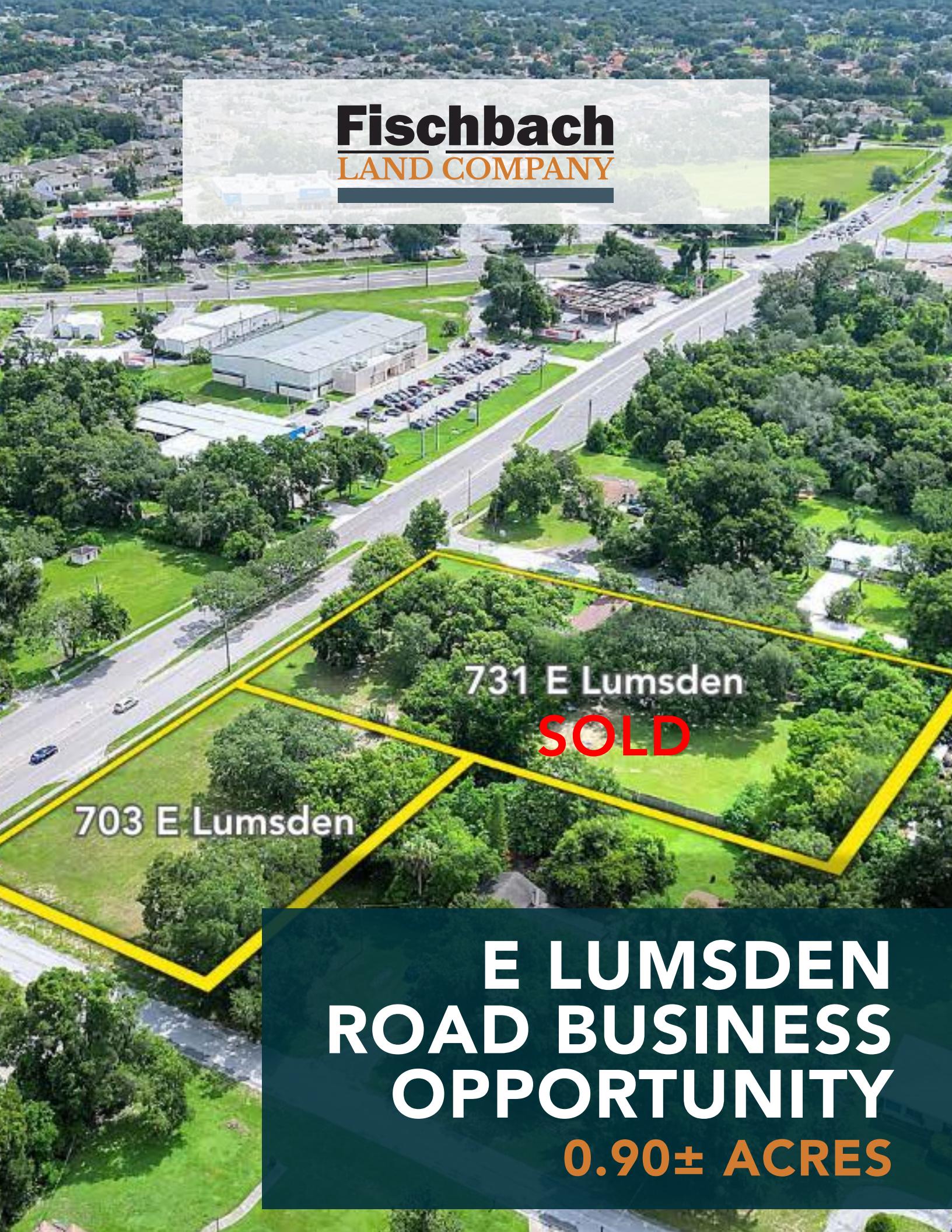


Fischbach
LAND COMPANY



703 E Lumsden
SOLD

**E LUMSDEN
ROAD BUSINESS
OPPORTUNITY
0.90± ACRES**

Property Overview

Excellent opportunity for a highly visible 0.90± acres (703 E Lumsden Rd). This property offers a unique opportunity to develop a strategic location with flexible use options in a rapidly expanding market. The current zoning is RSC-2 with a future land use of RES-4, allowing for a variety of development options including neighborhood commercial, office, multi-purpose, or mixed-use projects. This is an extremely convenient location, catching commuting traffic heading into Tampa, just 4± miles from the Selmon Expressway and 4± from the I-75 on ramp.



www.FischbachLandCompany.com/ELumsdenRoadBusinessOpportunity

Property Highlights

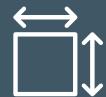


4 miles to Selmon Expressway

4 miles to I-75 on Ramp



Road Frontage on 2 Sides



RES -4 Land Use

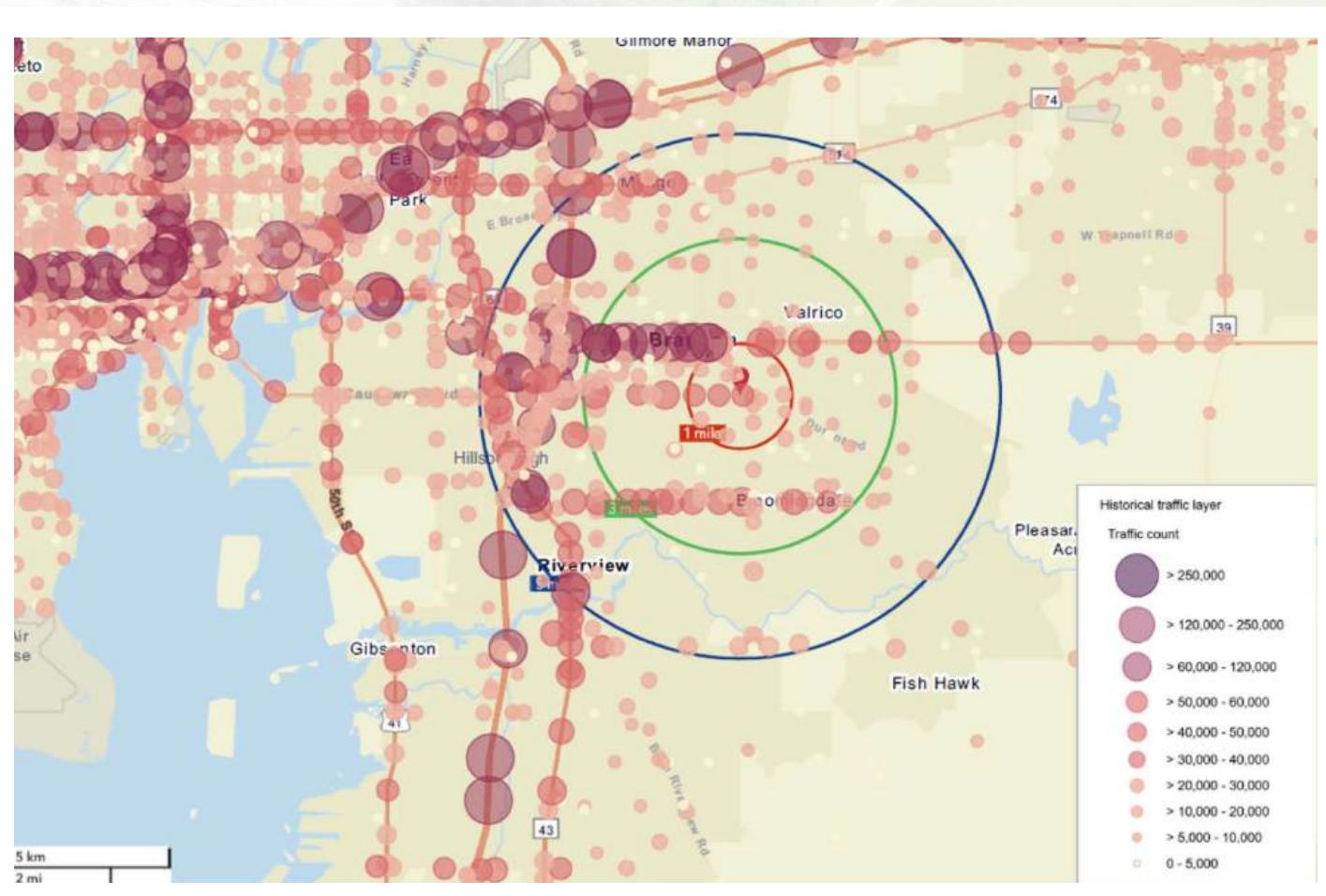
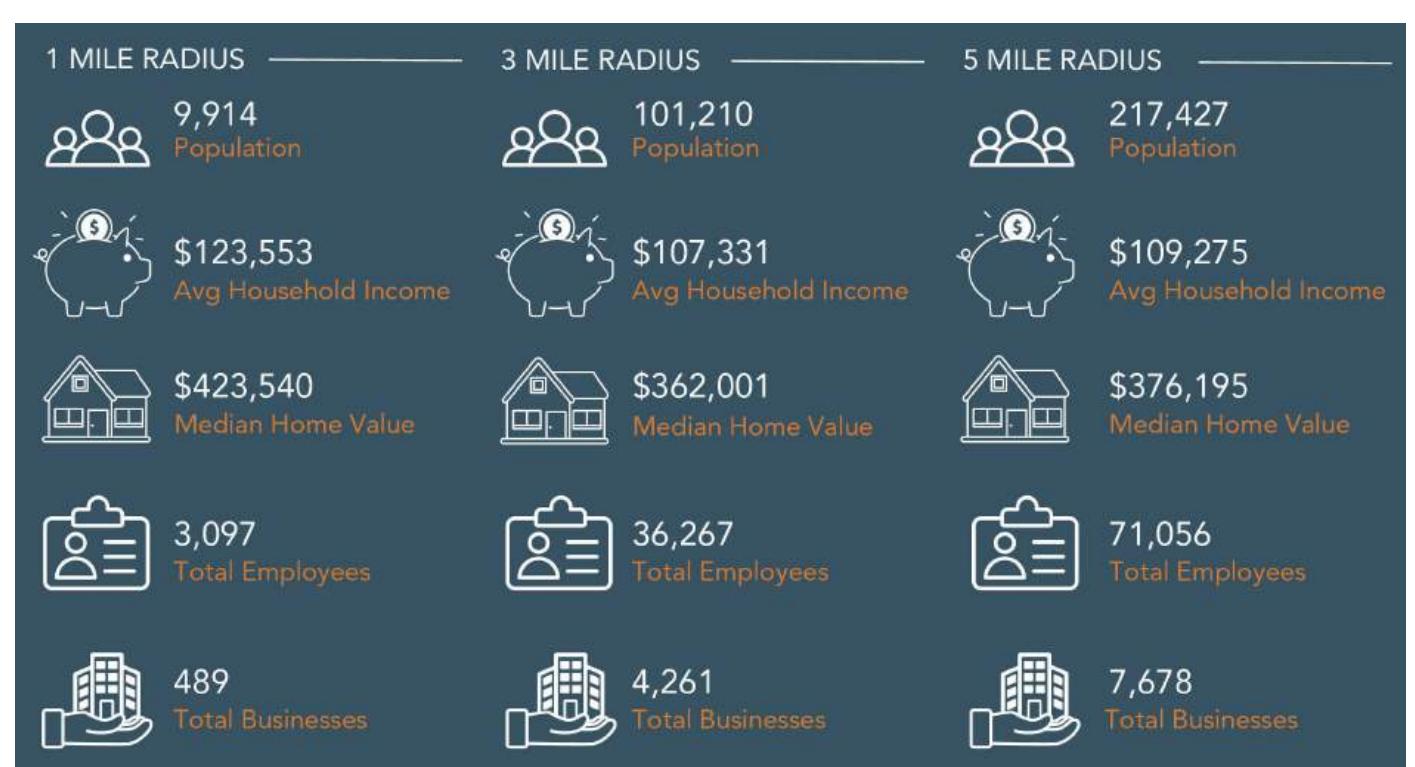


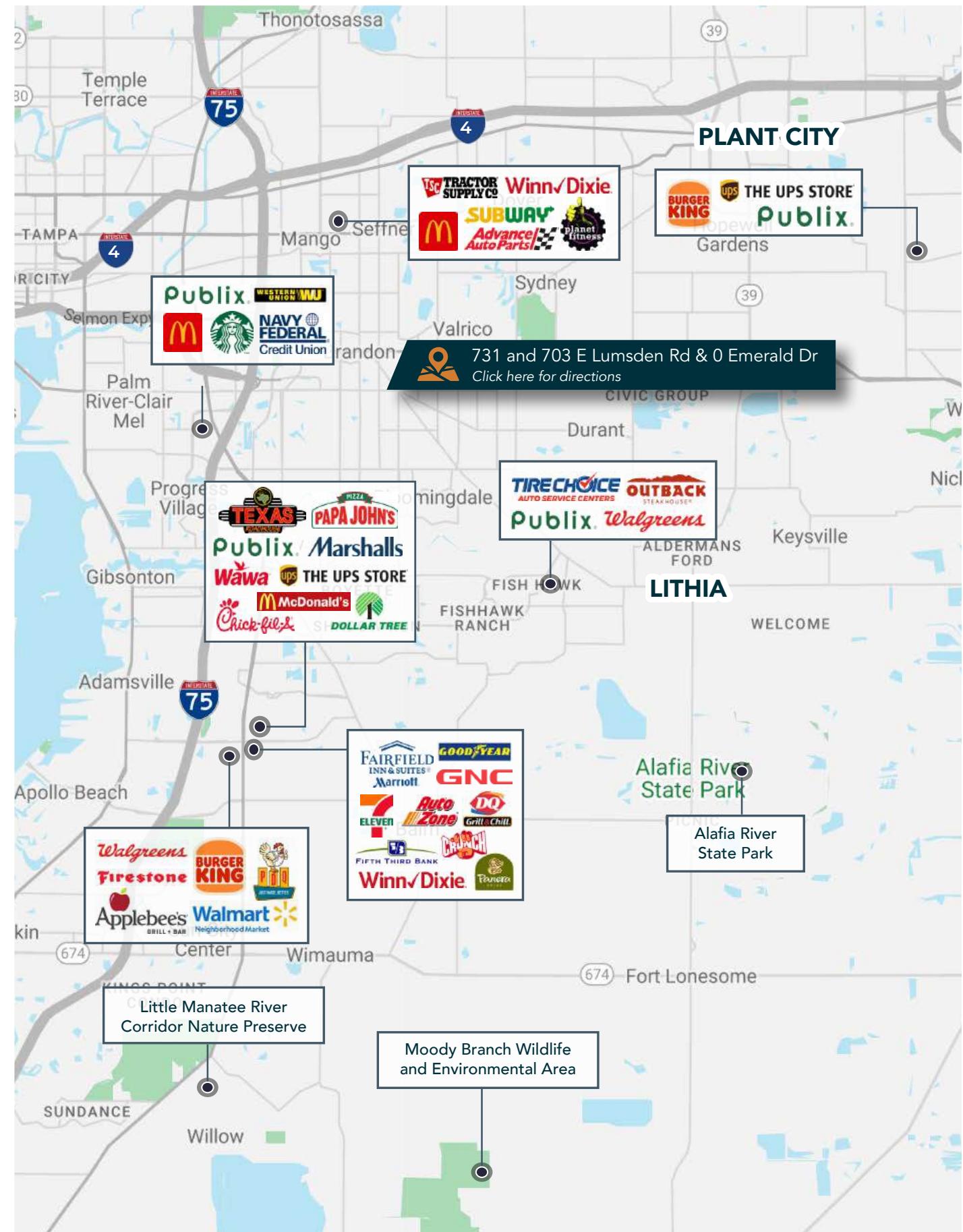
Price	\$425,000	County	Hillsborough
Property Address	703 E Lumsden Road	Folio/Parcel ID	072501.0000,
Property Type	Commercial Land	STR	35-29-20
Future Land Use	RES-4	Road Frontage	210 feet on Lumsden Road, 190 feet on Emerald Drive (West)
Size	0.90± Acres	Property Taxes	\$1,487.86 (2024)
Zoning	RSC-2	Utilities	12-inch Force Main and 8-inch Water Main

Photos



Demographics





Fischbach LAND COMPANY

FISCHBACH LAND COMPANY

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