

**Fischbach**  
**LAND COMPANY**

**PRIME LITHIA  
RESIDENTIAL  
OPPORTUNITY**

**15± ACRES**

# Property Overview

15± acres in Lithia, FL – Prime Family Compound Opportunity with Future Residential Potential!

Nestled on a quiet, dead-end road, this unique 15± acre offering features a cozy country home set on 6± acres, along with a separate, buildable 8.7± acre parcel. It's the perfect opportunity to create a quiet family retreat with the convenience of nearby Lithia amenities. With Residential-4 Land Use approval already in place, the property offers not only a peaceful lifestyle but also significant long-term investment potential. Whether you're looking for a serene retreat or a smart real estate opportunity, this one truly delivers. Enjoy the perfect balance of rural charm and modern convenience—just 10 minutes from the top-rated schools and amenities of Fishhawk, making daily life simple and stress-free. This is a rare chance to own a beautiful piece of Florida with outstanding future upside—don't let it pass you by!



[www.FischbachLandComany.com/PrimeLithiaResidentialOpportunity](http://www.FischbachLandComany.com/PrimeLithiaResidentialOpportunity)

## Property Highlights



Abundant  
Growth Area



RES-4 Land Use



Adjoining Over 1,000 New  
Home Development



|                         |  |                          |  |
|-------------------------|--|--------------------------|--|
| <b>Price</b>            | \$1,100,000                                    | <b>Folio/Parcel ID</b>   | 088480-0060 and<br>088480-0058         |
| <b>Property Address</b> | 12631 Hobson Simmons Road,<br>Lithia, FL 33547 | <b>STR</b>               | 05-31-21                               |
| <b>Property Type</b>    | Development Land                               | <b>Utilities</b>         | Well and Septic                        |
| <b>Size</b>             | 15± Acres                                      | <b>Road Frontage</b>     | 215± feet on<br>Hobson Simmons Road    |
| <b>Zoning</b>           | AR   | <b>Property Taxes</b>    | \$1,211.13 (2024)                      |
| <b>Future Land Use</b>  | RES-4  | <b>Site Improvements</b> | Single Family Home<br>1,344 SF 3BR/2BA |
| <b>County</b>           | Hillsborough                                   |                          |  |

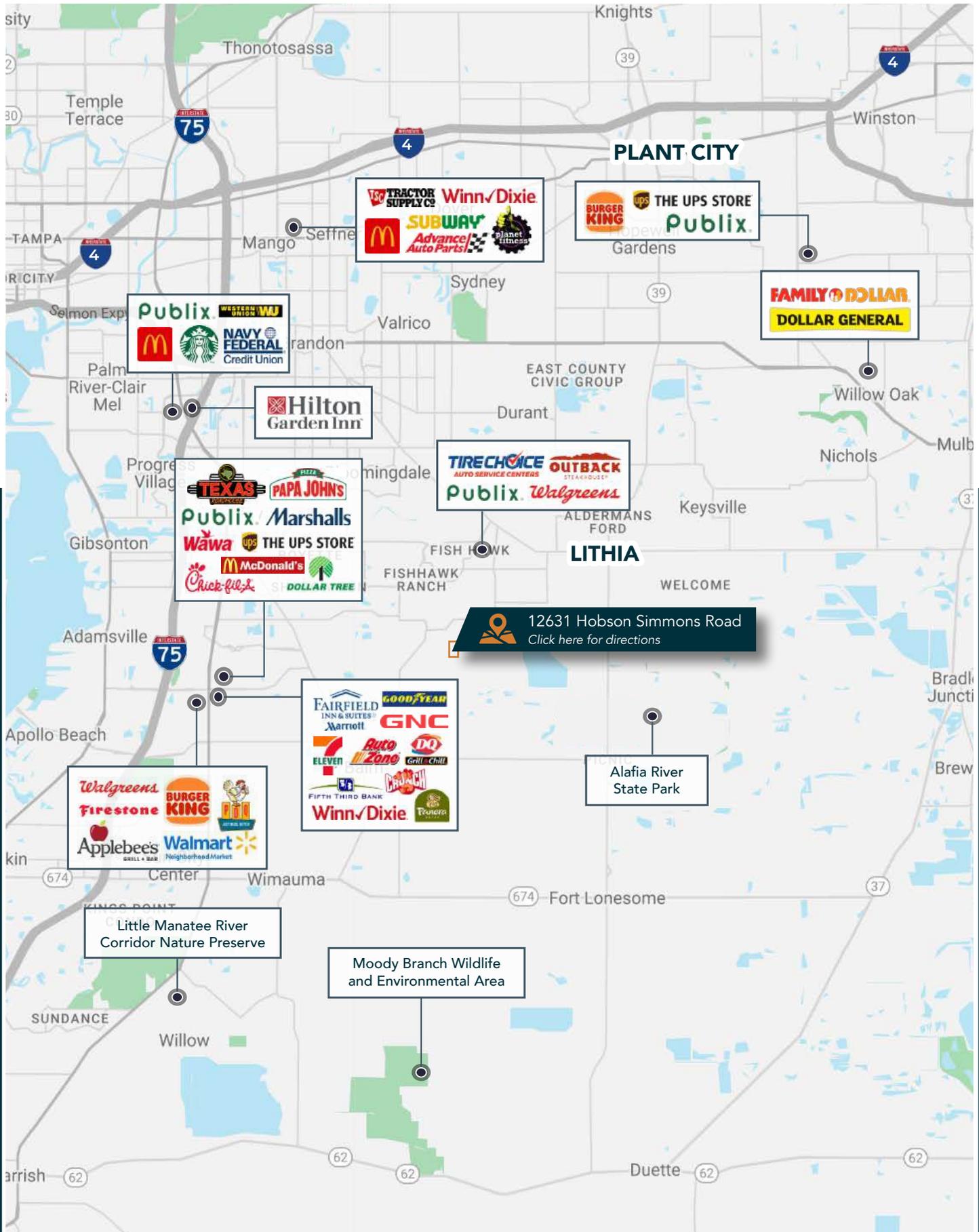
# Photos





# Photos





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