

10 FAVORITE FEATURES

Erindale Oaks, Erindale Rd, Valrico, FL 33596

- * Prime 2.24 ACRE SITE for a **future church development**.
- * This lot has the potential to accomodate EITHER a **5,000 Sq/Ft** or a **7,000 Sq/Ft** church facility.
- * Seller is a builder/developer & offers the '**option to build**' to suit between \$100 to \$150 per Sq/Ft, depending on the desired quality of finishes.
- * Lovely **level** lot.
- * **Super location for a church** - just off busy Lithia Pinecrest Rd - 300 yards up 4 lane Erindale Rd (which is Bloomingdale's East entrance).
- * Bloomingdale is a highly desired family community.
- * Low saturation of churches in the area - with not one church in Bloomingdale.
- * The Southern portion of this lot could be used for an additional mulched parking lot, but not for building.
- * A consultant zoning engineer is confident the County will look favorably on a future church complex.
- * Currently zoned RES Class 8 - PD-MU (Planned Development Mixed Use).
- * 'Short Sale' - 3rd party approval required on the purchase price of this lot.