

**OUR 10+ FAVORITE FEATURES**  
955 Gerard Ave, Seffner, FL 33584

- \* **30 Acres** of prime Real Estate right on beautiful Lake Hooker in Seffner.
- \* There is an **existing boat & fishing pier** - a fisherman's paradise.
- \* **± 15 Acres** are 'High & Dry'.
- \* This property is **perfect for** '3 Stately Homes' or for a magnificent 'HORSE RANCH' to front on this secluded lake, which **one privileged client** will soon get to enjoy.
- \* Although this Real Estate GEM is neatly tucked away, it's **just 5 minutes from the I-4** via McIntosh Rd.
- \* There is an existing **storage shed** on the property.
- \* The well equipped & large **Rodney Colson Park** is just West of the property.
- \* **Colson Elementary School** is about half a mile West of the property.
- \* **Zoning** - ASC-1 - Agricultural, Single-Family Conventional (1 unit per acre).
- \* Current **Property Use Description** - Plant Nursery.
- \* **Directions:** From Kingsway/MLK intersection go East : 1st right into Lenna Ave : 1st left into Gerard Ave : The paved road continues onto a dirt road right into paradise.