

OUR 10+ FAVORITE FEATURES

4002 Lithia Pinecrest Rd, Valrico, FL 33596

- * 26 PRIME ACRES on Lithia Pinecrest Rd between Bloomingdale Ave & FishHawk Ranch - (exactly 26.034033 acres).
- * 2,102 Feet of ROAD FRONTAGE on Lithia Pinecrest Rd.
- * A 1½ mile section of Lithia Pinecrest Rd in front of the property is scheduled to widened to 4 lanes - estimated to begin in 2009 & be completed in 2011.
- * 1,543 Feet of ROAD FRONTAGE on Adelaide Ave.
- * 1,458 Feet along the back 6' brick wall, which separates the property from the houses behind.
- * Zoned AS-1 ~ Agriculture.
- * Hillsborough County has said that a MIXED USE DEVELOPMENT between COMMERCIAL & RESIDENTIAL will be looked on favorably.
- * Traffic volume - currently 18,000 cars per day - projected to double in **10 years** - i.e. it's the **perfect location** for a COMMERCIAL DEVELOPMENT.
- * A residential buffer zone will need to be created between existing houses at the back & a future commercial development in the front.
- * Residential-2 use - the Christian school across the road has a Residential-4 use ~ therefore the county will allow a Residential-4 FLEX of 500 ft from the front Lithia Pinecrest Rd boundry - the balance of the property will be Residential-2.
- * The majority of the property is HIGH & DRY - the section by the natural spring & pond is prime for a picturesque residential townhouse setting, which will need to be connected to the rest of the property, probably by some predestian bridge.
- * The property has a treed 'natural spring' & pond.
- * 5 Large separate Pastures.
- * A Barn & 2 Sheds are fenced off from the rest of the property.
- * The property has a 3.2.2 charming house w/ a Florida room - 1,820 Sq/Ft.
- * The house is fenced off from all 5 pastures.