

## LAND FOR SALE

# 5106 BELL SHOALS RD

Valrico, FL 33596



### PROPERTY HIGHLIGHTS

- Nearly 1.5 acres of cleared, buildable land in the heart of Brandon
- Zoned ASC-1 – perfect for residential use with horses and other animals No HOA – bring your RV, boat, or recreational equipment
- Minutes from shopping, dining, and major businesses
- Located in a desirable school district just south of Bloomingdale Ave
- Ideal site to build your dream home or a private estate
- Future potential for commercial zoning and development
- Rare vacant land opportunity in the rapidly growing Valrico area  
Two parcels included in sale – 5106 & 5104 Bell Shoals Rd

### OFFERING SUMMARY

Sale Price:	\$750,000
Number of Units:	1
Lot Size:	87,118 SF
Building Size:	960 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	126	342	1,687
Total Population	362	980	4,962
Average HH Income	\$194,539	\$195,408	\$169,155

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

### JAKE WOLLMAN

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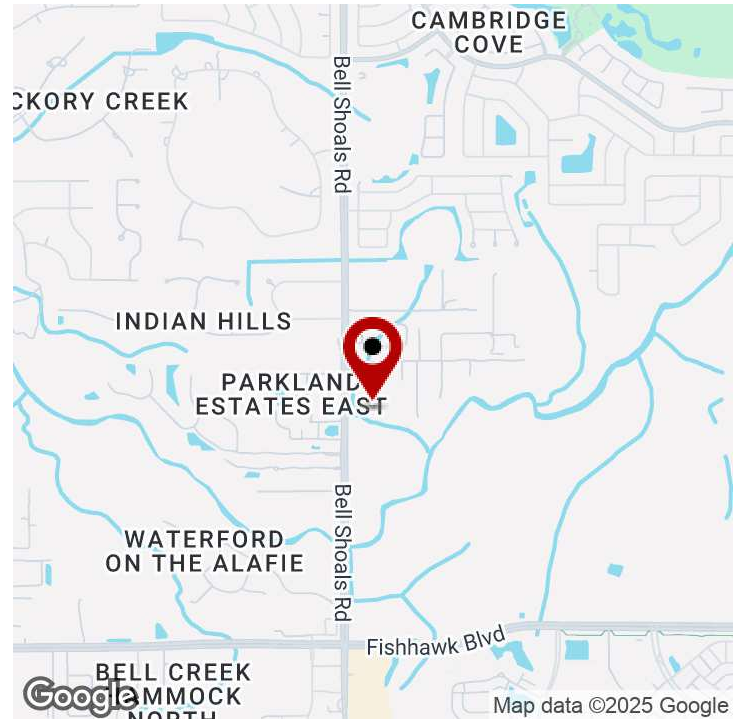
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## OFFICE FOR SALE

# 5106 BELL SHOALS RD

Valrico, FL 33596



### OFFERING SUMMARY

Sale Price:	\$750,000
Building Size:	960 SF
Available SF:	
Lot Size:	87,118 SF
Number of Units:	1
Price / SF:	\$781.25
Zoning:	ASC-1

### PROPERTY OVERVIEW

Nearly 1.5-Acre Parcel in the Heart of Brandon!

This cleared and ready-to-build lot offers a rare opportunity to create your dream home on nearly 1.5 acres in one of Brandon's most desirable locations. Zoned ASC-1, the property welcomes your animals—and with no HOA, feel free to bring your boat, RV, or other toys.

Tucked just south of Bloomingdale Ave, you'll enjoy convenient access to shopping, dining, and major businesses, all while being located in a sought-after school district. Whether you're seeking a peaceful homestead or a smart investment for the future, this property delivers.

With very few vacant tracts left in the Valrico area, this one stands out for its flexibility and potential—including the possibility for commercial zoning. The adjacent parcel at 5104 Bell Shoals Road (Folio# 076800-0100) is included in the sale.

Don't miss this versatile acreage with endless possibilities in a growing area.

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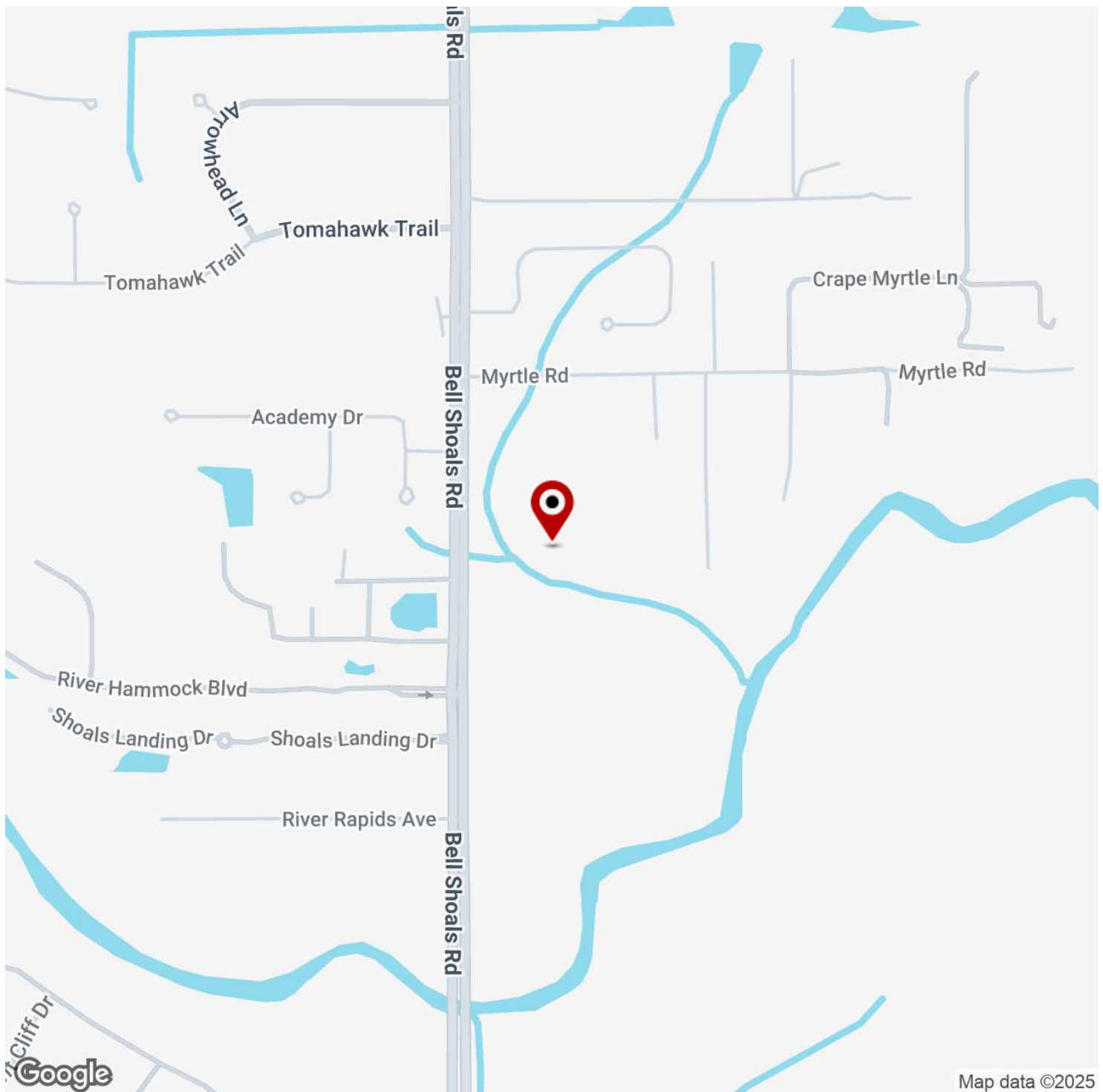
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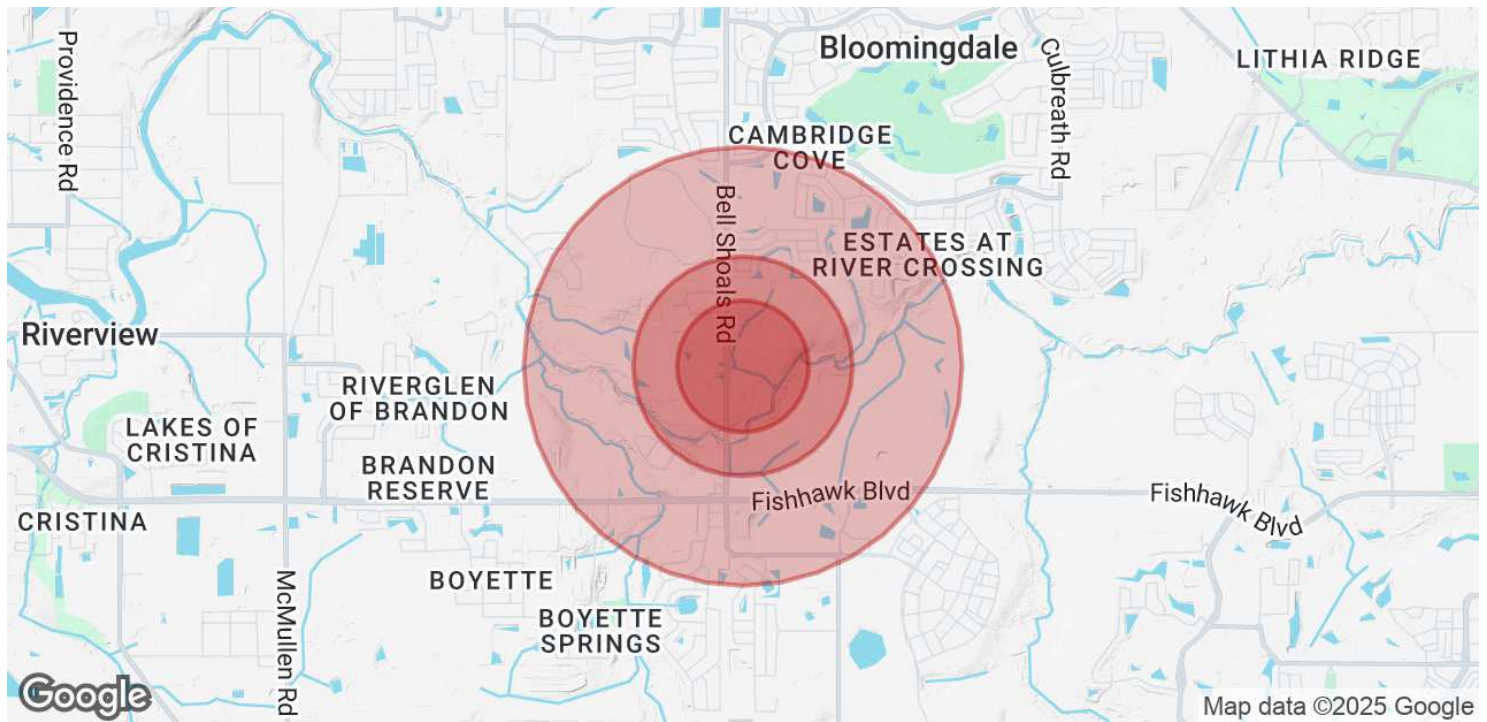
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## 5106 BELL SHOALS RD

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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	362	980	4,962
Average Age	42	42	41
Average Age (Male)	42	42	41
Average Age (Female)	43	43	42

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	126	342	1,687
# of Persons per HH	2.9	2.9	2.9
Average HH Income	\$194,539	\$195,408	\$169,155
Average House Value	\$507,228	\$510,115	\$489,372

Demographics data derived from AlphaMap

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