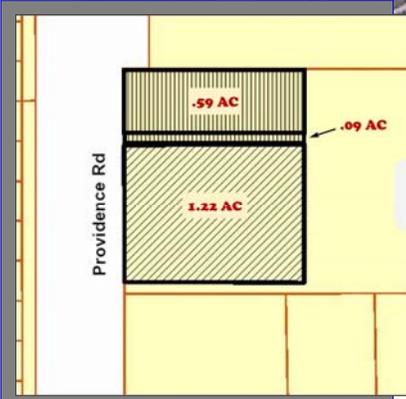


# 1.9 AC (3 PARCELS) RESIDENTIAL DEVELOPMENT



**1828- 1840 Providence Rd. Brandon, FL 33511**

## PROPERTY HIGHLIGHTS

- ◆ 1.9 Acres (073651-0050, 073651-0075, 073651-0000)
- ◆ Extraordinary land development opportunity site totaling approx. 82,763 SF and allowing for Residential and Mixed-use Development
- ◆ Level, high and dry topography with all utilities to the site
- ◆ No HOA or CDD fees
- ◆ Property is located 2.5 miles East of Interstate 275, Exit 254 / US Hwy 301
- ◆ Ideal property for buyers seeking to build a home to experience rural life, yet still easily accessing the flourishing cities of Brandon, Bloomingdale, Tampa and the entire surrounding Bay Area
- ◆ Highest and best use: Residential Development or SFH development Site

**OFFERED FOR SALE AT: \$1,100,000/**

**LISTING AGENT:** Tina Marie Eloian • **O:** 813-935-9600 • **P:** 813-997-4321 • **E:** Tina@FloridaCommercialGroup.com



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# LISTING DETAILS

## FINANCIAL & TERMS

Status: **Active**

Offering Price: **\$1,100,000/**

Price Per Acre: **\$578,947.36**

Financing Available:

**Cash, Hard Money, Conventional, SBA**

## LOCATION

County: **Hillsborough**

Street Number: **1828**

Street Name: **Providence**

Street Suffix: **Road**

City: **Brandon**

Traffic Count:

**19,900- VTD, Providence Road and Providence Lakes Blvd. (AADT 2020)**

Market: **Tampa-Saint Petersburg-Clearwater**

Sub-market: **Brandon**

## THE PROPERTY

Folio #'s: **073651-0050**

Zoning: **RSC-2 (Residential Single Family Conventional 2 units/ AC)**

Property Style: **Residential Land**

Current Use: **Residential/ Single Family**

Site Improvements: **Single Family Home**

Improvement Size: **2,290 SF**

AYB: **1983**

Lot Dimensions: **98' X 270' (to be verified)**

Lot Size (Sq. Ft.): **25,700 SF (approx.)**

Front Footage: **98'**

Total Acreage: **.59 Acres**

Future Use: **Redevelopment, Residential**

## TAXES

Tax Year: **2020 (073651-0050)**

Taxes: **\$1,425.05**

## THE LISTING

Driving Directions:

**From Downtown Tampa: Head East on Hwy 60/ Adamo Drive. Turn Left onto S. Lakewood Drive. Head South on S. Lakewood Drive. Will turn into Providence Road after Causeway Blvd./ Lumsden Road. Arrive at property on the left just after the lighted intersection of Providence Road and Providence Ridge Blvd.**

## UTILITIES

Electricity: **TECO**

Water: **Hillsborough County Utilities**

Waste: **Hillsborough County Utilities**

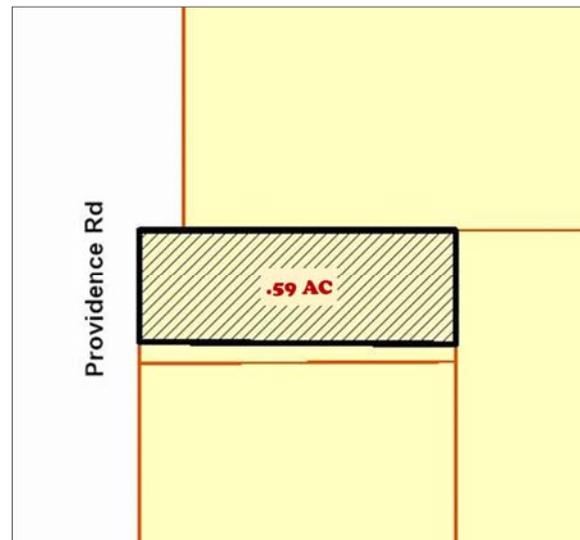
Communications: **Verizon/ Frontier Communications**

## THE COMMUNITY

Community/ Subdivision Name: **Random Oaks Area**

Flood Zone Area: **A**

Flood Zone Panel: **12057C0389H**



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# LISTING DETAILS

## FINANCIAL & TERMS

Status: **Active**  
Offering Price: **\$1,100,000/**  
Price Per Acre: **\$578,947.36**  
Financing Available:  
**Cash, Hard Money, Conventional, SBA**

## LOCATION

County: **Hillsborough**  
Street Number: **0**  
Street Name: **Providence**  
Street Suffix: **Road**  
City: **Brandon**  
Traffic Count:  
**19,900- VTD, Providence Road and Providence Lakes Blvd. (AADT 2020)**  
Market: **Tampa-Saint Petersburg-Clearwater**  
Sub-market: **Brandon**

## THE PROPERTY

Folio #'s: **073651-0000**  
Zoning: **AS-1 (Agricultural Single Family 1 unit/ AC)**  
Property Style: **Residential Land**  
Current Use: **Residential/ Single Family**  
Site Improvements: **N/A**  
Improvement Size: **N/A**  
Lot Dimensions: **21' X 272' (to be verified)**  
Lot Size (Sq. Ft.): **3,920 SF (approx.)**  
Front Footage: **21'**  
Total Acreage: **.09 Acres**  
Future Use: **Redevelopment, Residential**

## TAXES

Tax Year: **2020 (073651-0000)**  
Taxes: **\$94.40**

## THE LISTING

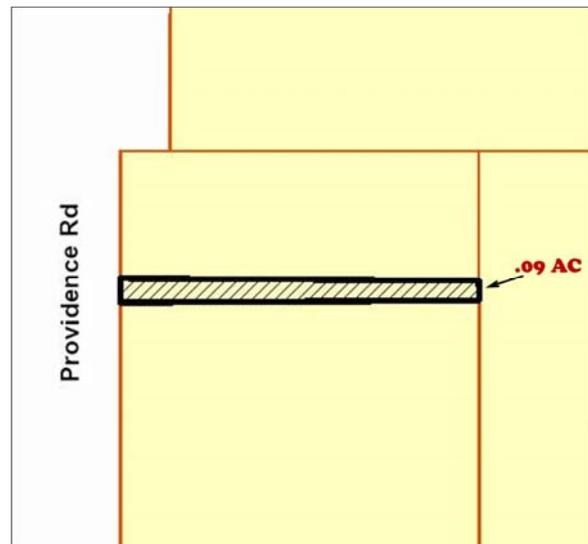
Driving Directions:  
**From Downtown Tampa: Head East on Hwy 60/ Adamo Drive. Turn Left onto S. Lakewood Drive. Head South on S. Lakewood Drive. Will turn into Providence Road after Causeway Blvd./ Lumsden Road. Arrive at property on the left just after the lighted intersection of Providence Road and Providence Ridge Blvd.**

## UTILITIES

Electricity: **TECO**  
Water: **Hillsborough County Utilities**  
Waste: **Hillsborough County Utilities**  
Communications: **Verizon/ Frontier Communications**

## THE COMMUNITY

Community/ Subdivision Name: **Random Oaks Area**  
Flood Zone Area: **A**  
Flood Zone Panel: **12057C0389H**



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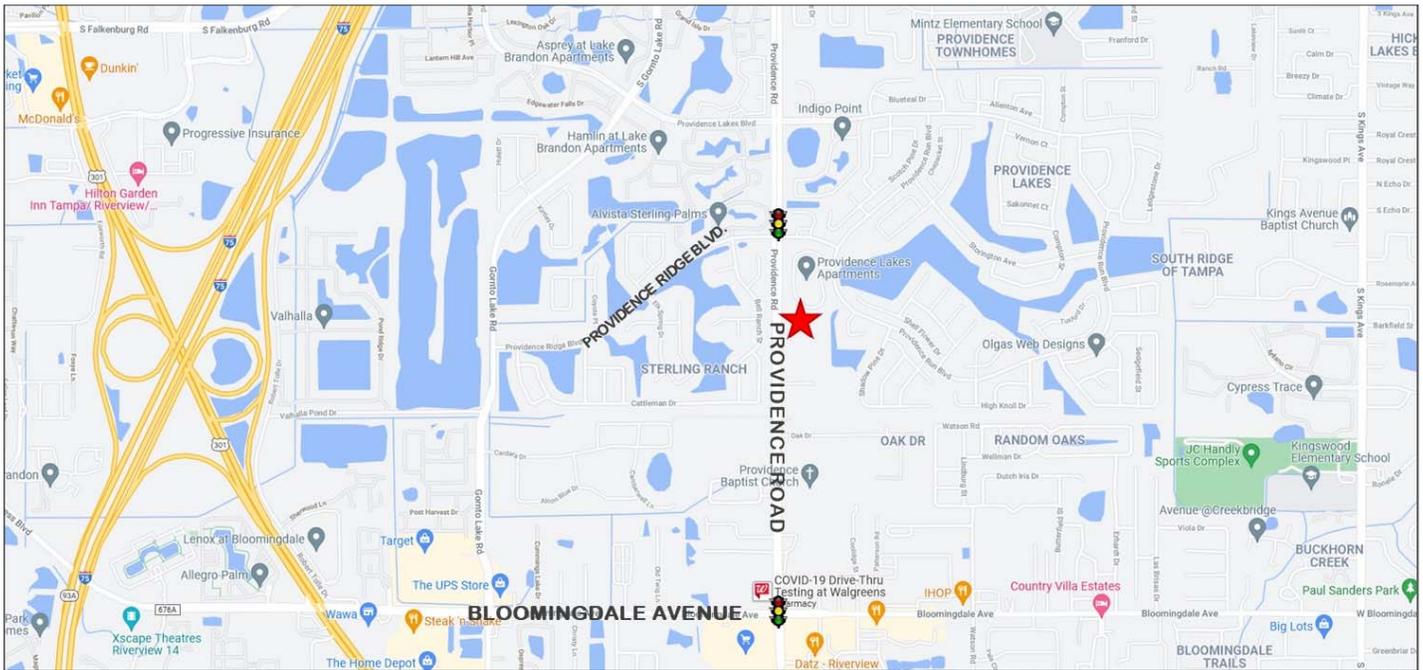
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# DIRECTIONAL & AERIAL MAPS



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# PROPERTY HIGHLIGHTS & PHOTOS

## PROPERTY HIGHLIGHTS

**Prime Location** along the Providence Road corridor

### Property Features

Approx. 328' of frontage on Providence Road • Located in South Brandon • 3 residential parcels • 2 single-family structures of 2,290 SF and 1,184 SF

### Incredible Accessibility

From Downtown Tampa: Head East on Hwy 60/ Adamo Drive. Turn Left onto S. Lakewood Drive. Head South on S. Lakewood Drive. Will turn into Providence Road after Causeway Blvd./ Lumsden Road. Arrive at property on the left just after the lighted intersection of Providence Road and Providence Ridge Blvd.

### Highest & Best Uses

Presidential Development •  
Single Family Development •  
Multi-family Complex Site



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