



Fischbach
LAND COMPANY

731 E Lumsden

703 E Lumsden

**E LUMSDEN
ROAD BUSINESS
OPPORTUNITY**

0.90± - 2.76± ACRES

Property Overview

Excellent opportunity for a highly visible 2.76± acres on E Lumsden Road, which has 52,000 average annual daily traffic volume and is in the heart of Brandon's medical district. This property consists of three parcel ID's and is being offered together or separately as 0.90± acres (703 E Lumsden Rd.) or 1.86± acres (731 E Lumsden Rd.). 731 E Lumsden Road features a 2,147SF home, ideal for a functional office or continued use of a home while utilizing the remaining land for a business use and parking. This site has road frontage on 3 sides, totaling 990 feet, allowing for multiple access points. This property offers a unique opportunity to develop a strategic location with flexible use options in a rapidly expanding market. The current zoning is RSC-2 with a future land use of RES-4, allowing for a variety of development options including neighborhood commercial, office, multi-purpose, or mixed-use projects. This is an extremely convenient location, catching commuting traffic heading into Tampa, just 4± miles from the Selmon Expressway and 4± from the I-75 on ramp.



www.FischbachLandCompany.com/ELumsdenRoadBusinessOpportunity

Property Highlights



4 miles to Selmon Expressway

4 miles to I-75 on Ramp



Road Frontage on 3 Sides



2,147SF Home/Office

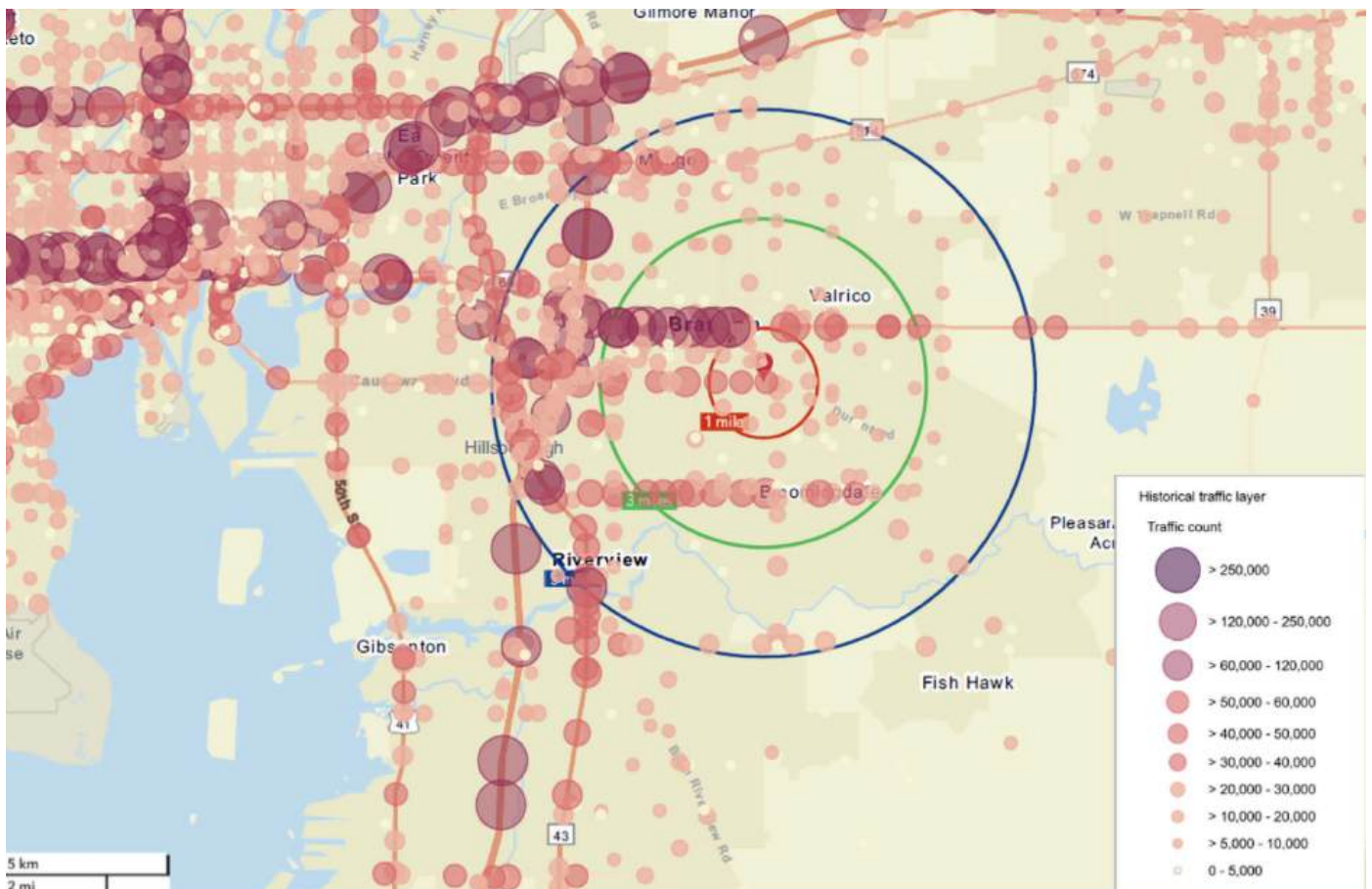
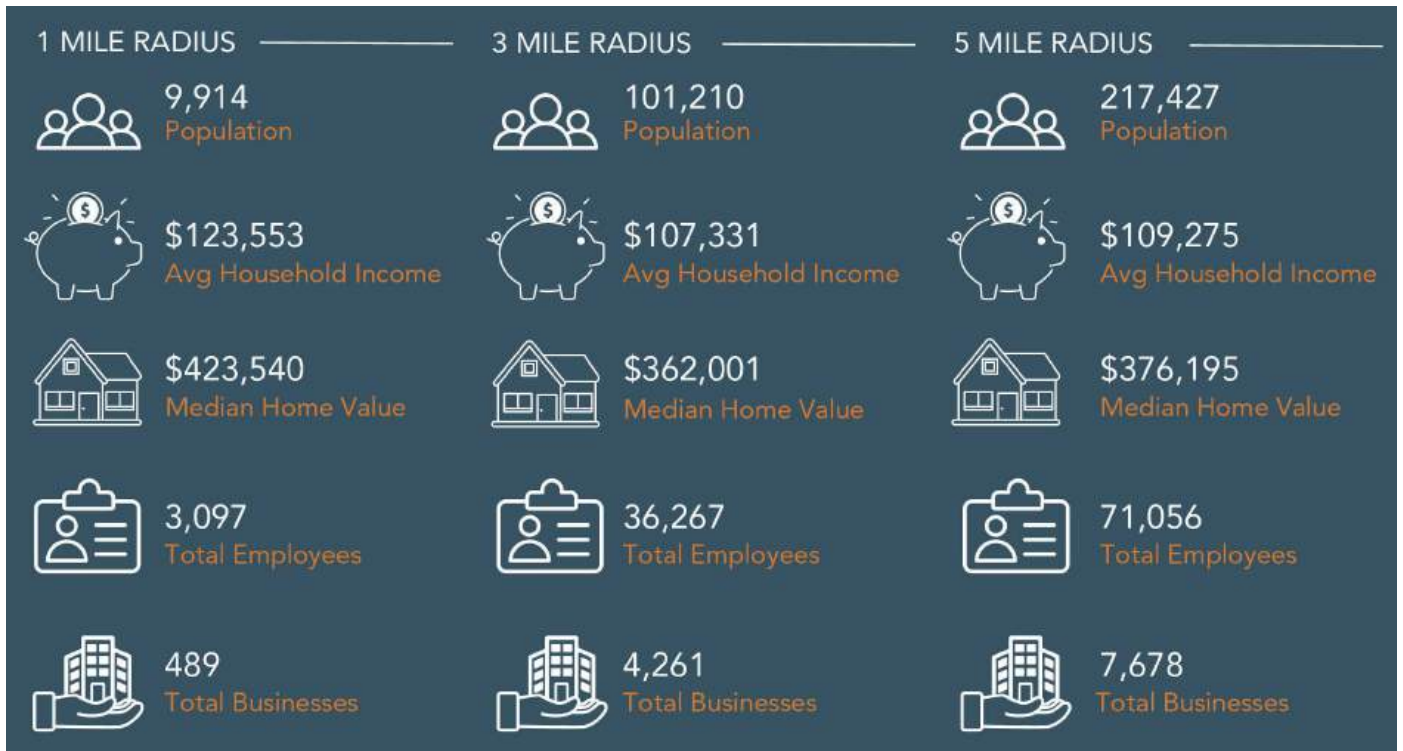


Price	\$1,100,000	County	Hillsborough
Parcel Pricing	703 E Lumsden - \$450,000 731 E Lumsden - \$650,000	Folio/Parcel ID	072491.0000, 072501.0000, 072492.0000
Property Address	731 and 703 E Lumsden Road 0 Emerald Drive	STR	35-29-20
Property Type	Commercial Land	Road Frontage	420 feet on Lumsden Road, 380 feet on Emerald Drive (East), 190 feet on Emerald Drive (West)
Size	2.76± Acres	Property Taxes	\$4,751.64 (2023)
Zoning	RSC-2	Utilities	12-inch Force Main and 8-inch Water Main
Future Land Use	RES-4	Site Improvements	2,147SF Single Family Home, 4BR/3BA

Photos

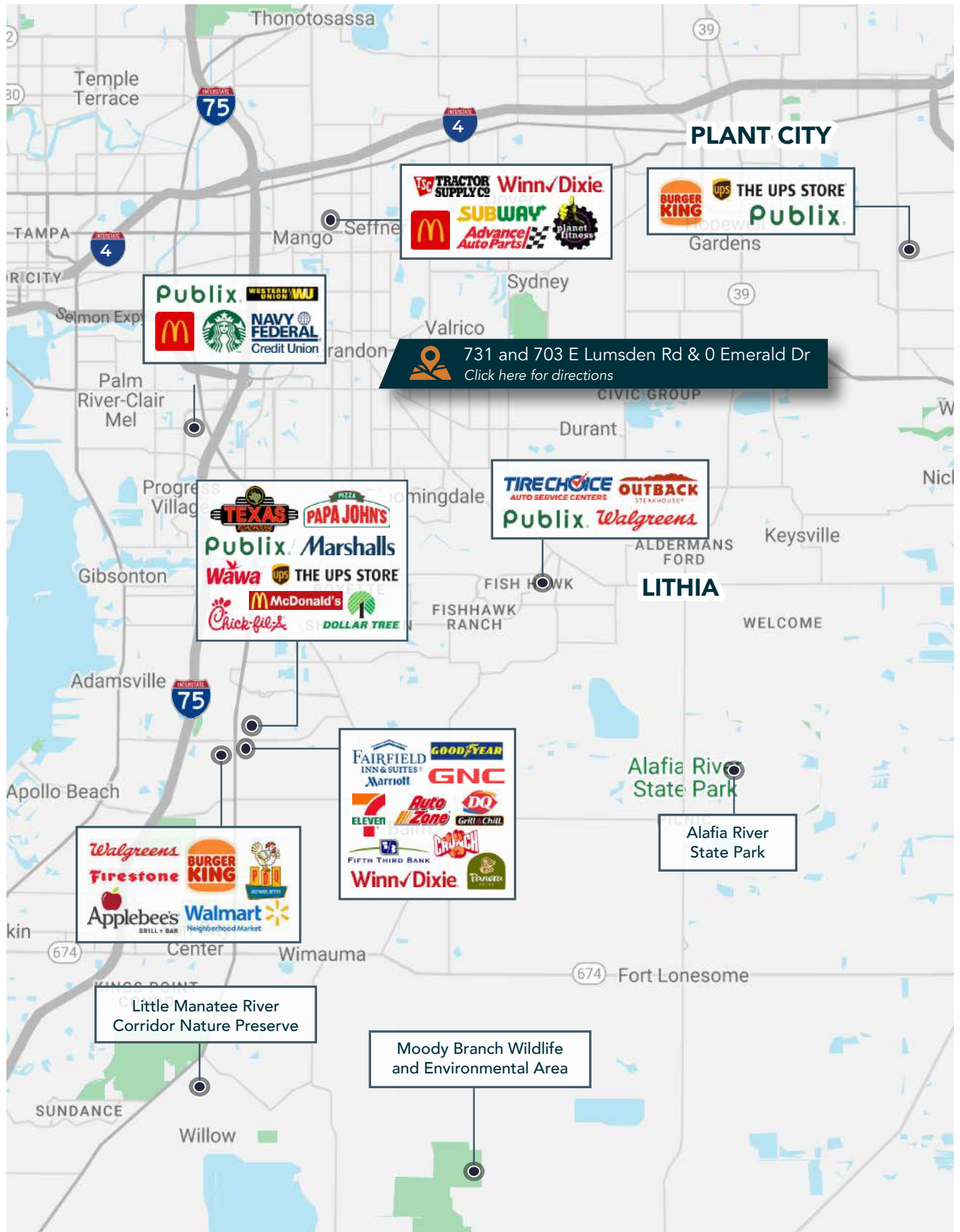


Demographics



Photos





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