



**Fischbach**  
LAND COMPANY

**LAKE  
WIMAUMA  
DEVELOPMENT**  
**15.66± ACRES**

# Property Overview

Prime opportunity for residential development on 15.66± acres, featuring 626 feet of frontage on Lake Wimauma. One of the last buildable properties left in the exploding growth area of Wimauma, FL. Within a 1-mile radius there is approval for over 1,500 residential units, a new elementary, middle, and high school, all within a 1-mile radius of this site. This property is currently zoned AR with a future land use of R-4 and holds 605 feet of frontage on Hillsborough Street. Under 5 miles to I-75 and a short distance to shopping, employment hubs, recreational amenities, and new schools.



[FischbachLandCompany.com/LakeWimaumaDevelopment](https://FischbachLandCompany.com/LakeWimaumaDevelopment)

## Property Highlights



Surrounded by  
Explosive Growth



R-4 Land Use



626 feet of Lake Frontage



<b>Property Address</b>	5514, 5510, & 5506 Hillsborough Street, Wimauma, FL 33598	<b>County</b>	Hillsborough
<b>Property Type</b>	Development Land	<b>Folio/Parcel ID</b>	079016-7512, 079016-7516, & 079016-7518
<b>Size</b>	15.66± Acres	<b>STR</b>	09-32-20
<b>Zoning</b>	AR	<b>Utilities</b>	6-inch Water Main in front of site 3-inch Force Main 2,880± feet
<b>Future Land Use</b>	R-4	<b>Road Frontage</b>	605' on Hillsborough Street
<b>Price</b>	\$3,600,000	<b>Property Taxes</b>	\$11,487.38 (2022)

# Wimauma Residential Development Map

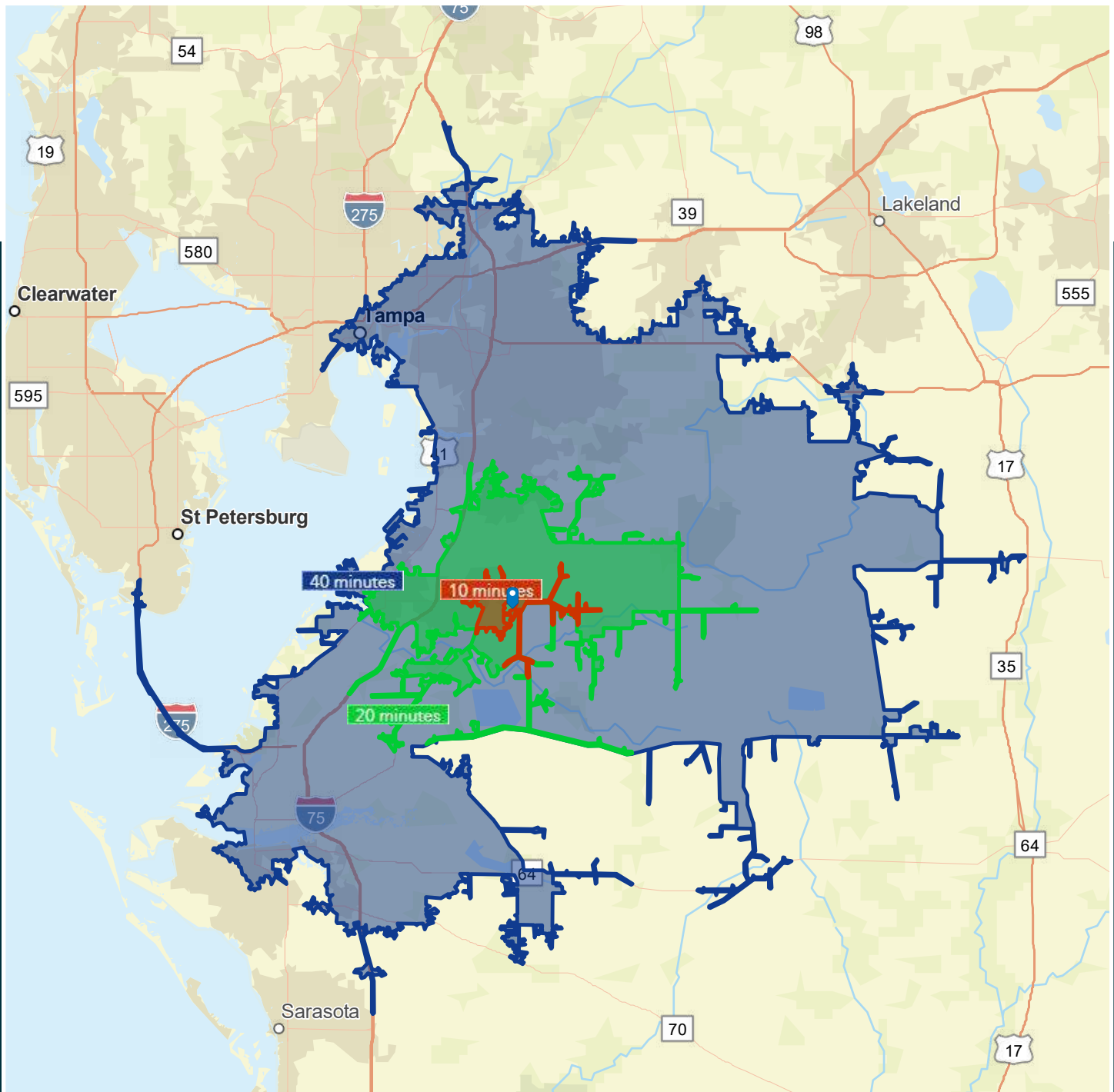


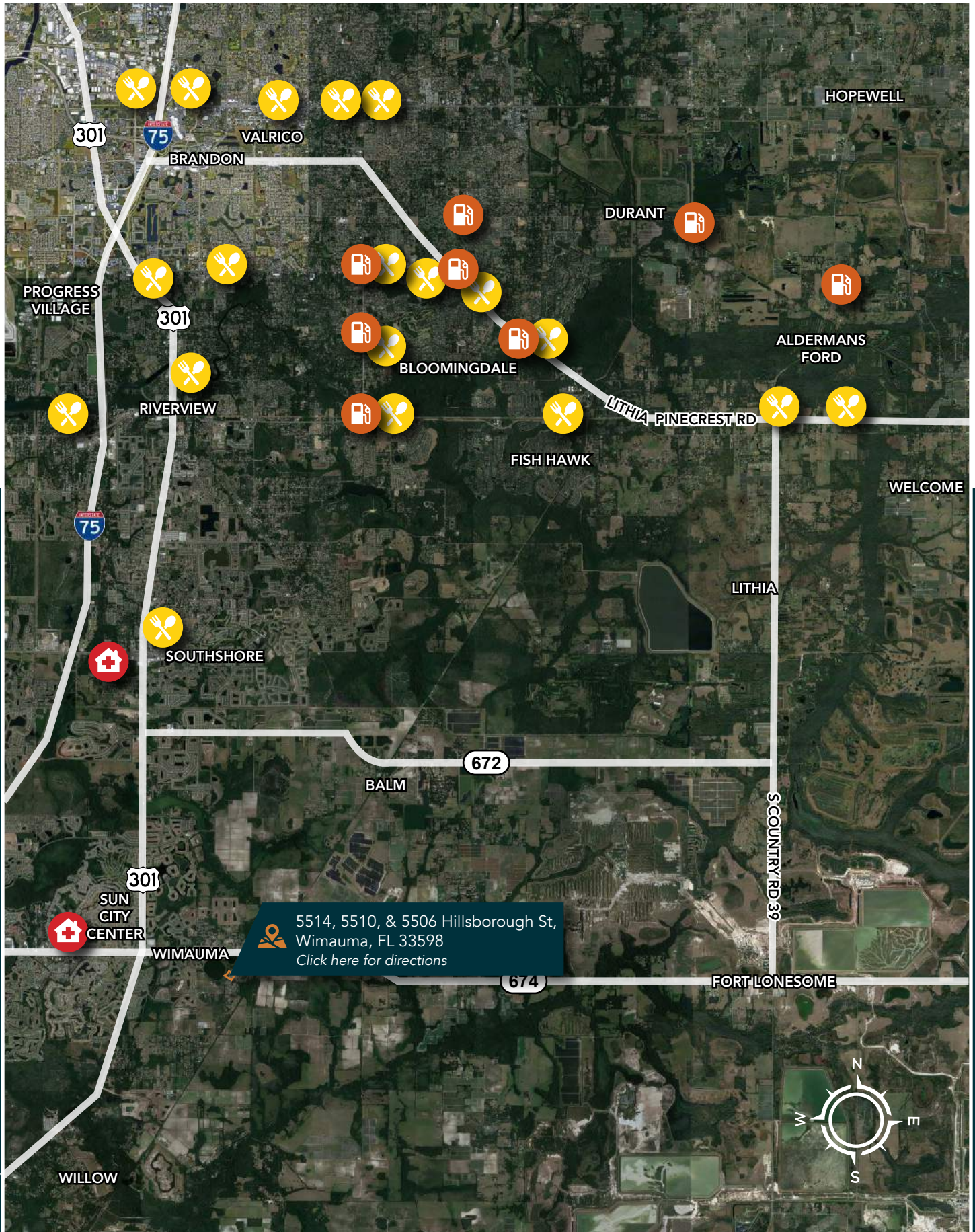


# Drive Times and Demographics

## 2022 HOUSEHOLDS BY INCOME

Median Household Income	\$63,710
Average Household Income	\$87,868
Per Capita Income	\$29,421





5514, 5510, & 5506 Hillsborough St,  
Wimauma, FL 33598  
[Click here for directions](#)

# **Fischbach** **LAND COMPANY**

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