



OFFERING MEMORANDUM

BROWNING ROAD

11963 BROWNING ROAD, LITHIA, FL 33547

J. MICHAEL STRAHAN, ALC, CCIM, MAB

Broker Associate

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Eshenbaugh
LAND COMPANY

PROPERTY DESCRIPTION

The opportunity to purchase 83.47± acres (per Hillsborough County Property Appraiser) of pasture land on Browning Road in Lithia. It's located just east of FishHawk Ranch and is between the upscale Hammock Oaks Reserve and Lithia Ranch communities.

The property is currently zoned AR (Agricultural Rural) and has a future land use of A/R (Agricultural Rural). This allows for one unit per five acres.

It's estimated to be 87% uplands and 13% wetlands. This listing has a Dual Variable Commission rate.

LOCATION DESCRIPTION

The property is located at 11963 Browning Road in Lithia in unincorporated Hillsborough County. Browning Road can be accessed from both Boyette Road and Lithia Pinecrest Road.

Due to the property's close proximity to FishHawk Ranch, schools and shopping are located nearby. Also, the central location allows for easy commutes to Brandon (20 minutes), Plant City (20+ minutes), and Tampa (30+ minutes).

PROPERTY SIZE

83.47 Acres

ZONING

AR (Agricultural - Rural)

FUTURE LAND USE

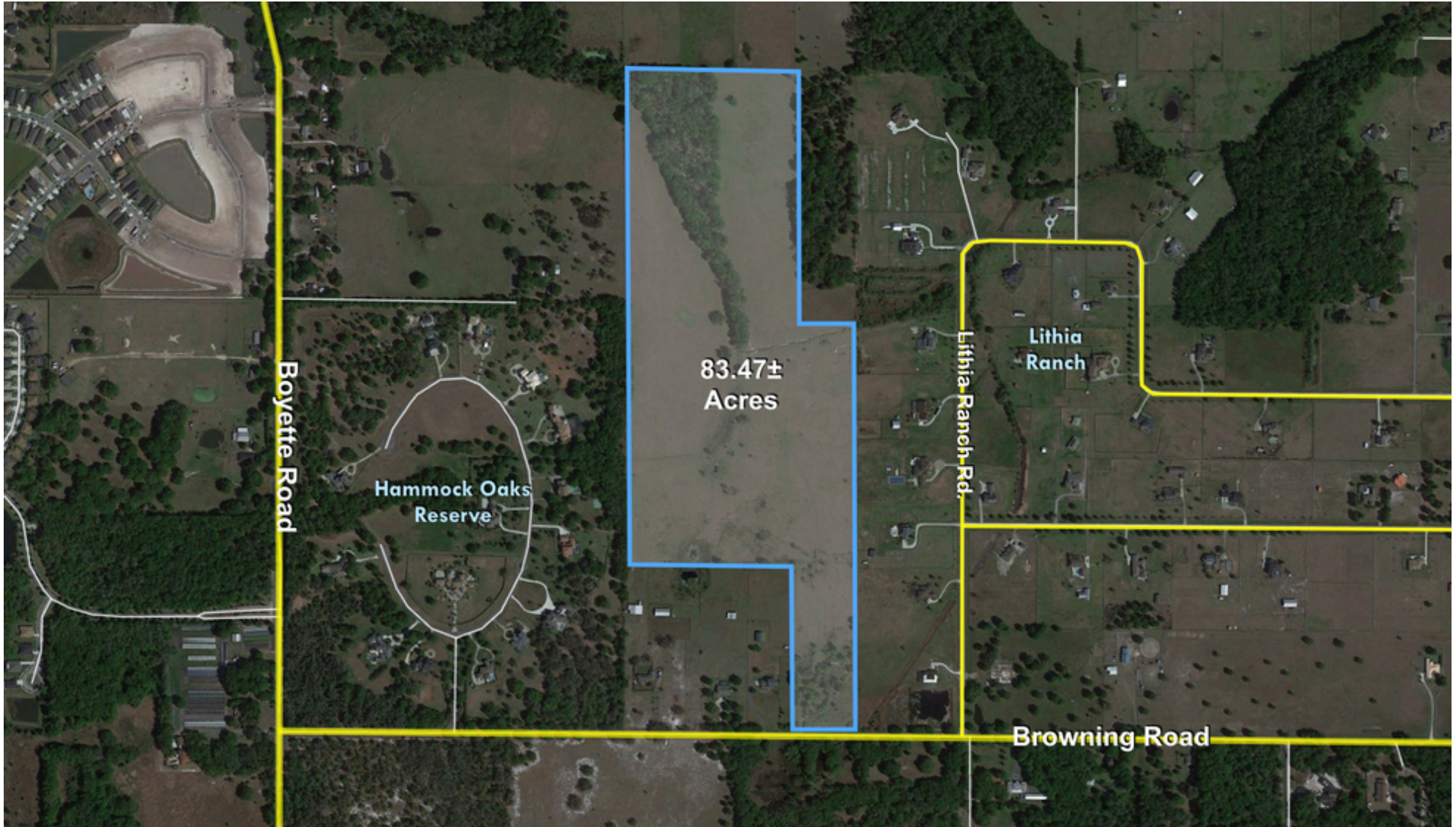
A/R (Agricultural Rural)

PRICE

\$1,375,000

BROKER CONTACT INFO

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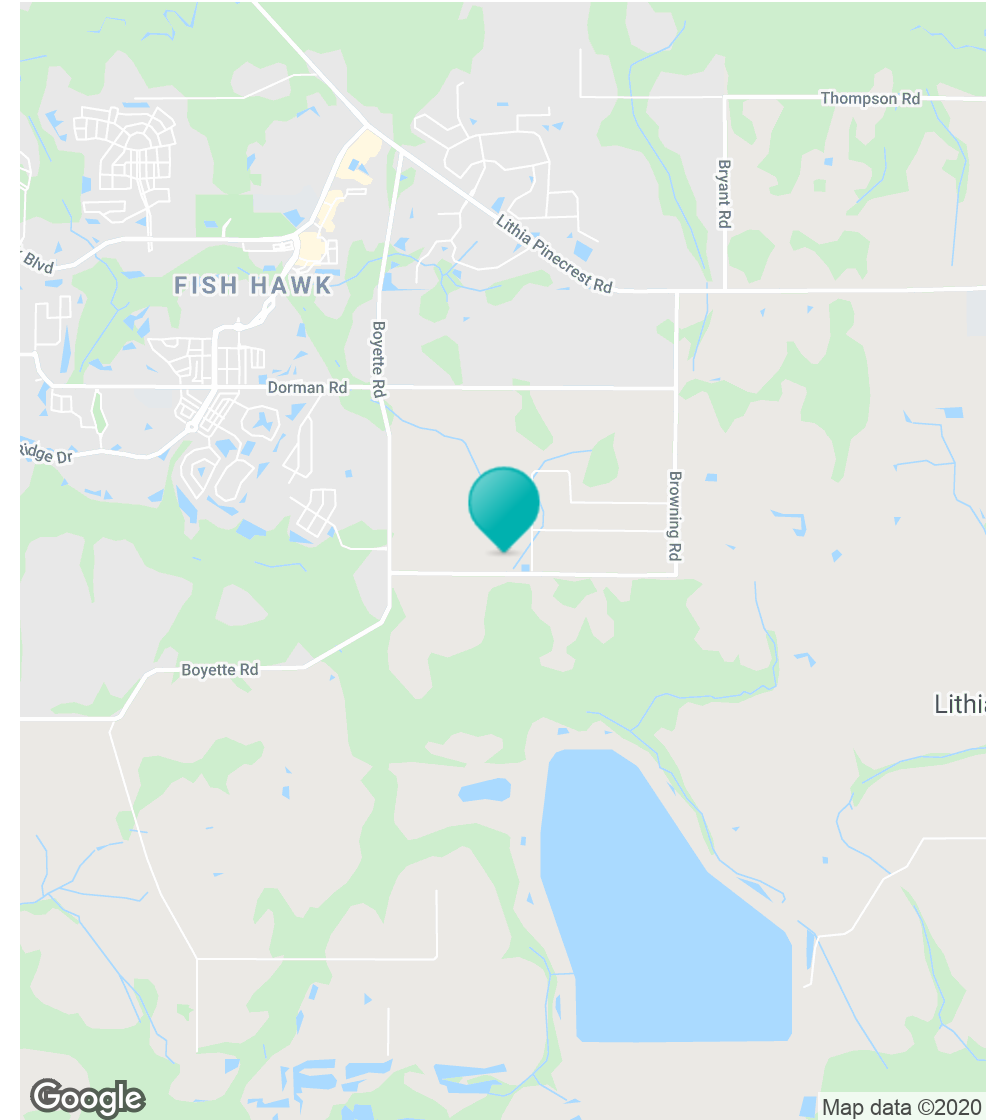
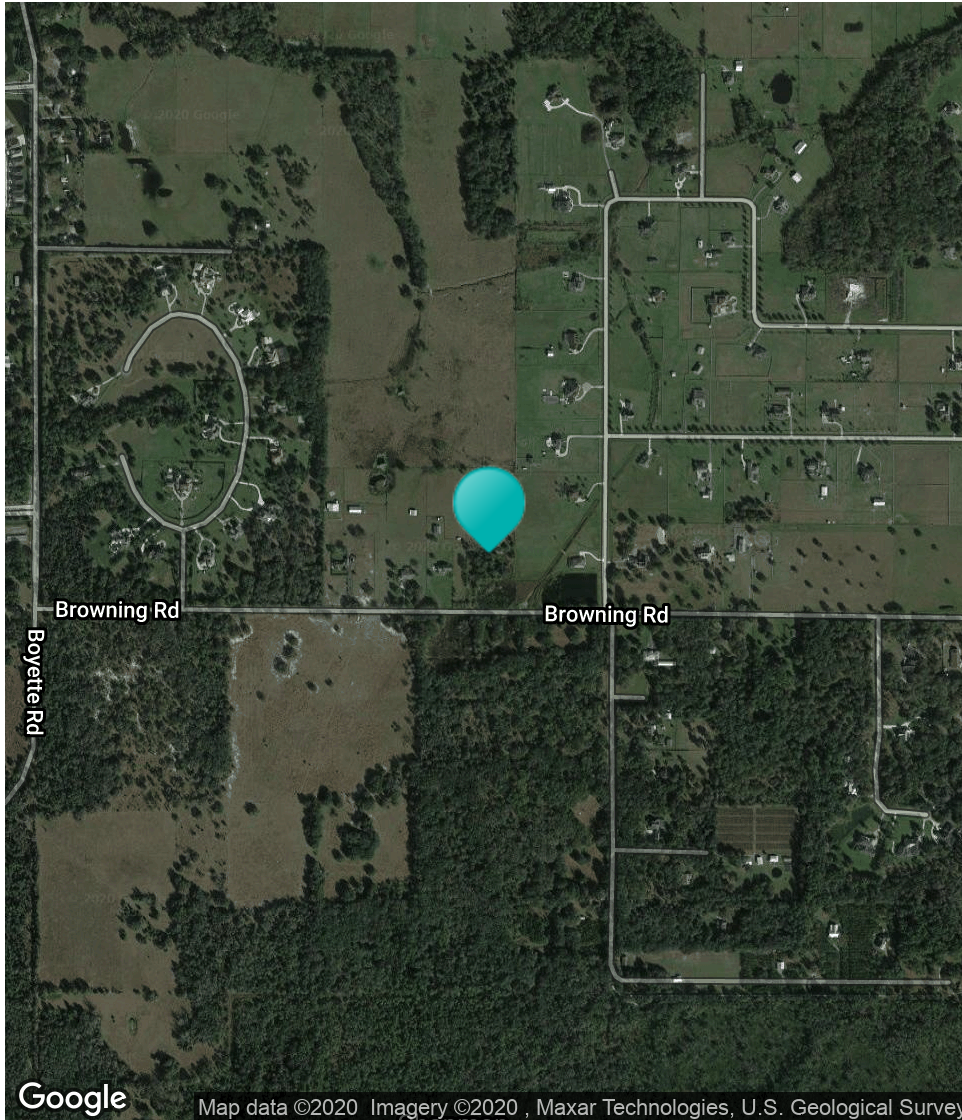




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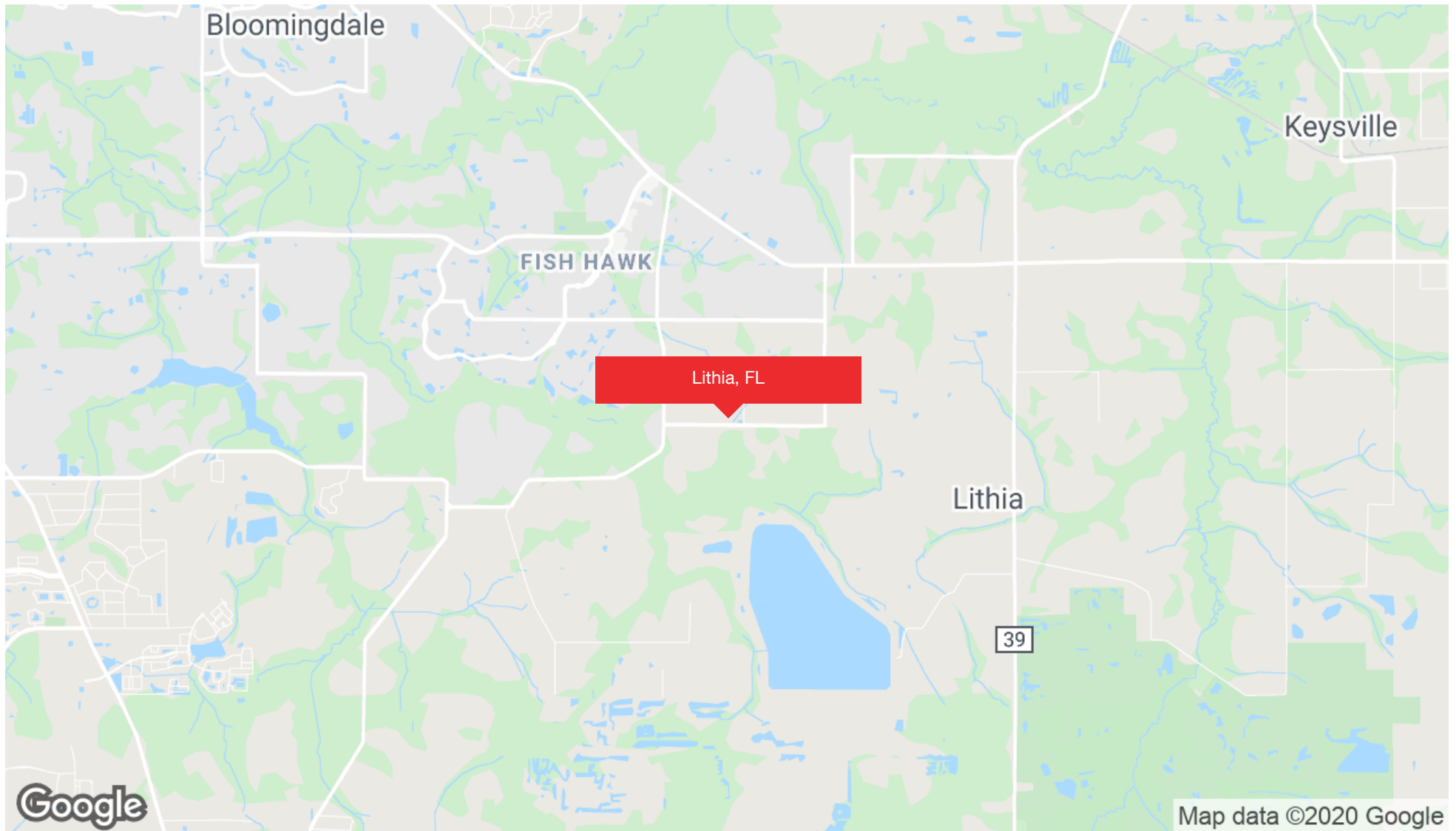






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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Eshenbaugh Land Company, LLC in compliance with all applicable fair housing and equal opportunity laws.

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