

An aerial photograph of a suburban neighborhood. A large, rectangular green lot is outlined in yellow, situated at a street intersection. The lot is surrounded by trees and other residential properties. A road with a car is visible in the foreground, and a parking lot with several vehicles is visible in the lower right. The background shows more houses and lush greenery.

**Fischbach**  
**LAND COMPANY**

**E LUMSDEN  
ROAD BUSINESS  
OPPORTUNITY**

**0.90± ACRES**



# Property Overview

Excellent opportunity for a highly visible 0.90± acres (703 E Lumsden Rd). 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](http://www.FischbachLandCompany.com/ELumsdenRoadBusinessOpportunity)



## Property Highlights



4 miles to Selmon  
Expressway

4 miles to I-75 on Ramp



Road Frontage on 2 Sides



RES -4 Land Use



<b>Price</b>	\$425,000	<b>County</b>	Hillsborough
<b>Property Address</b>	703 E Lumsden Road	<b>Folio/Parcel ID</b>	072501.0000,
<b>Property Type</b>	Commercial Land	<b>STR</b>	35-29-20
<b>Future Land Use</b>	RES-4	<b>Road Frontage</b>	210 feet on Lumsden Road, 190 feet on Emerald Drive (West)
<b>Size</b>	0.90± Acres	<b>Property Taxes</b>	\$1,487.86 (2024)
<b>Zoning</b>	RSC-2	<b>Utilities</b>	12-inch Force Main and 8-inch Water Main

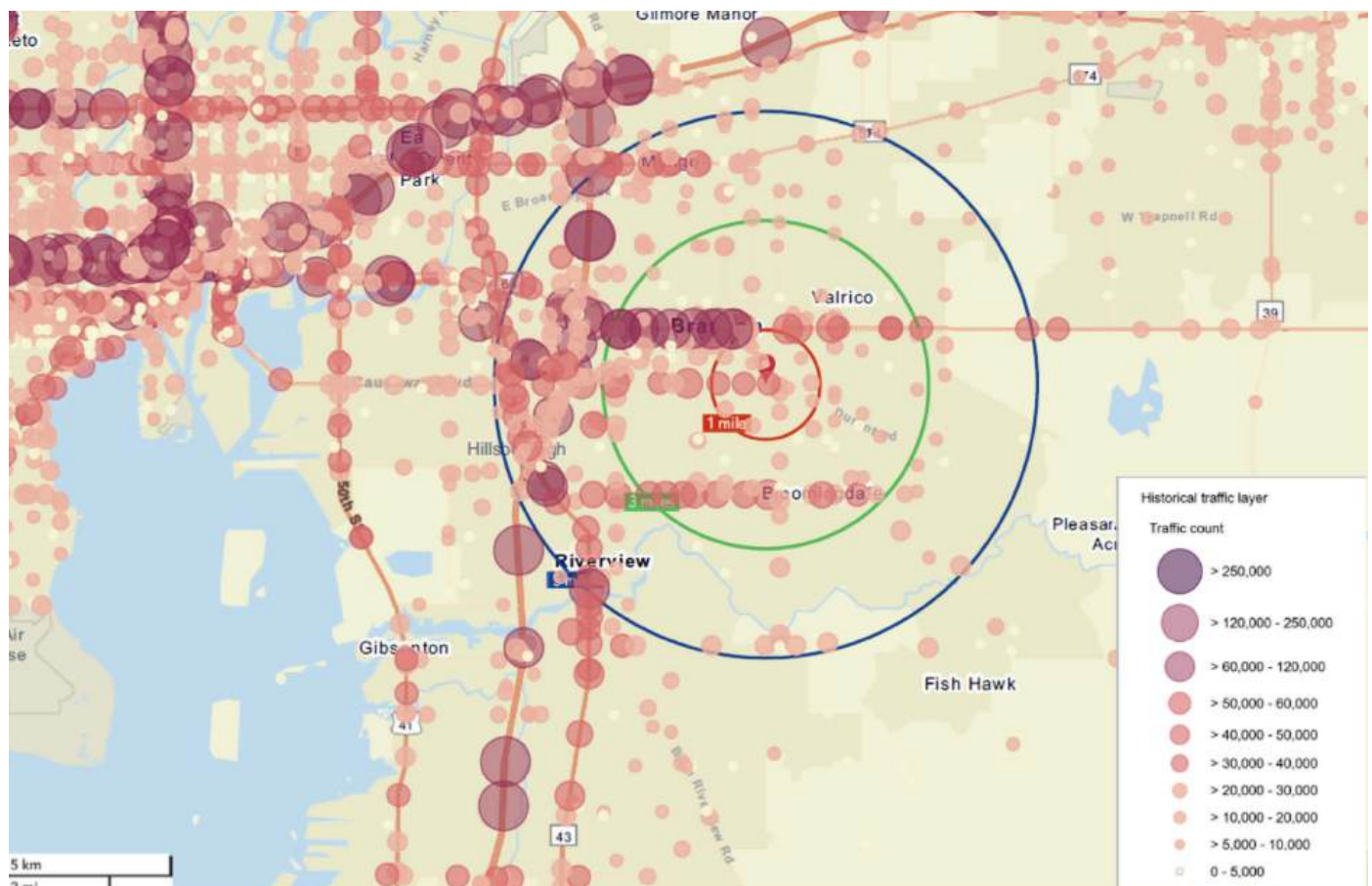
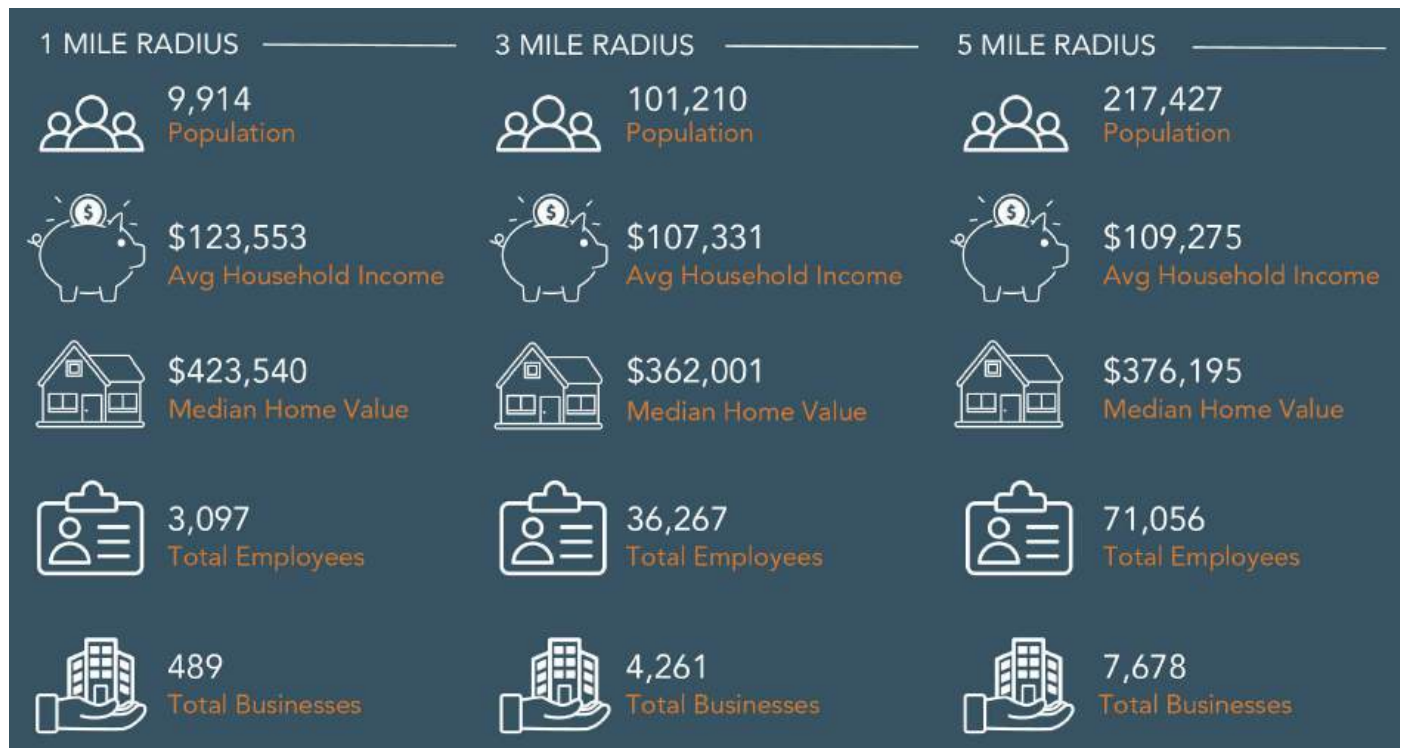


# Photos

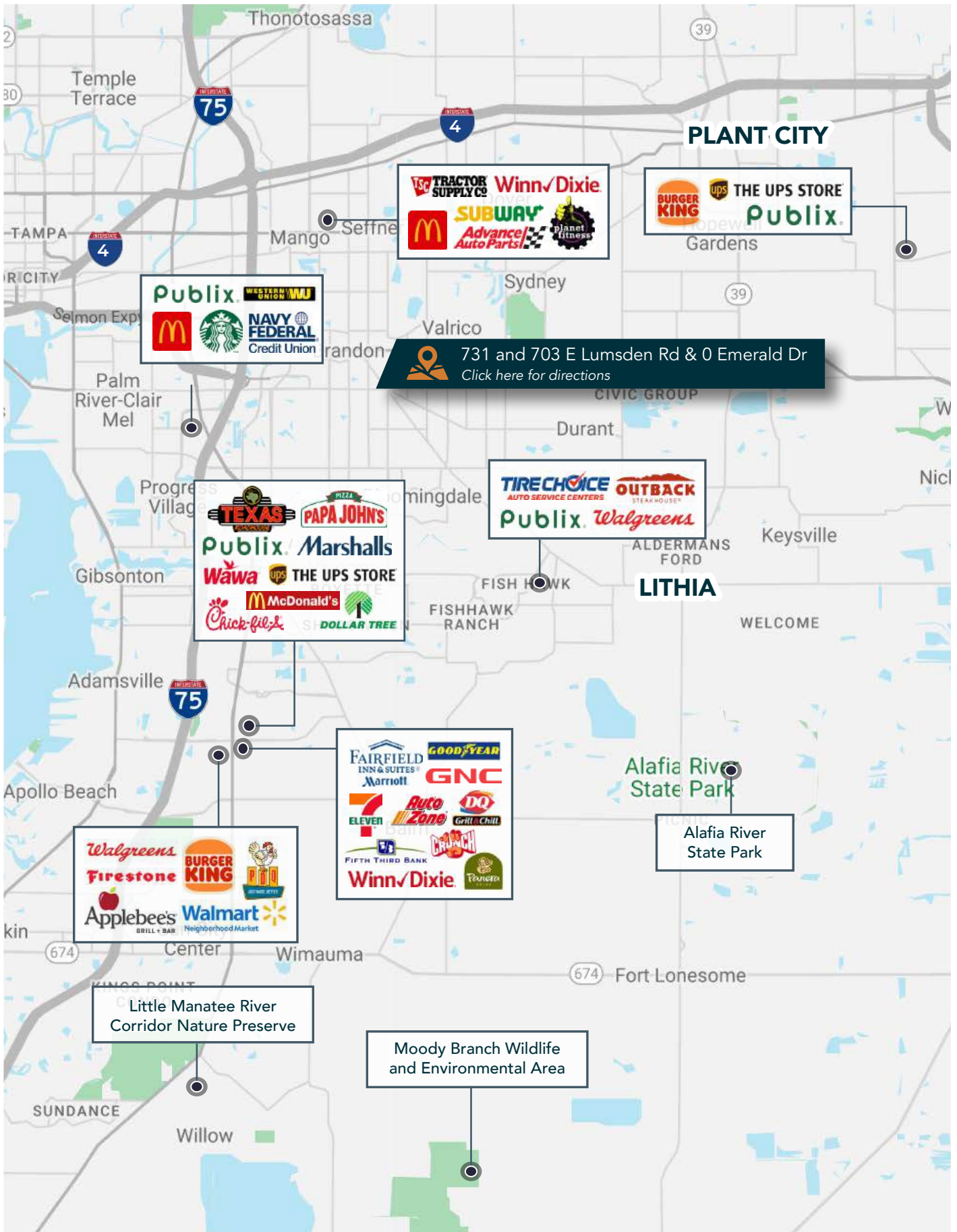




# Demographics









# Fischbach LAND COMPANY

FISCHBACH LAND COMPANY

917 S PARSONS AVENUE, BRANDON, FL 33511

PHONE: 813-540-1000



**BLAISE LELAULU, CCIM** | Broker Associate  
[blaise@fischbachlandcompany.com](mailto:blaise@fischbachlandcompany.com)