

Begin Your PICTURE TOUR...  
(...just a few seconds for the file to load - then...)



Keyboard RIGHT ARROW  
for next slide...



***5598 Edina St, Wimauma, FL 33598***

5.22 Acres 'Vacant Land' (Red Pin) – Zoned AR.  
Potential to be zoned PD ~ RSC-6 (6 Homes per acre)





Aerial street location of the 5.22 Acre lot





**30' Unpaved 'Right of Way'**  
that runs from 9th Street to  
Delia Street.

**Separate listing...**

**These 3 lots are Zoned: PD**  
(Planned Development)

**6 Units per Acre = ±39 Units** or  
**±58 Units** with an 'affordable  
housing density bonus'

**.25 FAR (Floor Area Ratio)**

**Folio#: 079381-0000**

**5.22 Acres for ±31 Units**  
**227,383 sq/ft**

**Zoned: AR (Agricultural Rural)**

**Zoning Consultant expects**  
this to be favorably re-zoned  
to match the same zoning of  
the 3 lots to the West.

**The ±39 Units to the West**  
+  
**These ±31 Units for a TOTAL**  
of up to **70 homes.**

**Flood Zone: 'X'**  
(No Flood Zone)

**Aerial view of the 5.22 Acre lot**

# DESCRIPTION...

POTENTIAL TO BUILD **± 31 HOMES** (5.22 Acres) ~ ADJACENT 3 LOTS **± 39 HOMES** (6.54 Acres) ~ TOTAL **± 70 HOMES** (11.76 Acres)

- THIS LOT: 5.22 Acres level lot - 227,383 sq/ft (per County web-site) - Lot Dimensions: ± 324' x ± 702'
- Folio#: 079381-0000 - Zoned: AR (Agricultural Rural)
- Zoning Consultant expects this to be favorably re-zoned to match the same zoning of the 3 lots to the West
- Flood Zone: 'X' = No Flood
- 30' Unpaved 'Right of Way' access on the North boundary that runs from 9th Street to Delia Street - see next slides or listing pictures...
- ***Separate adjoining listing to the West - MLS# T3485308...***  
*These 3 lots are Zoned: PD (Planned Development) - 6 Units per Acre = ± 39 Units - .25 FAR (Floor Area Ratio).*





Aerial view of the adjacent 3 lots to the West –  $6.54 + 5.22 = 11.76$  Acres





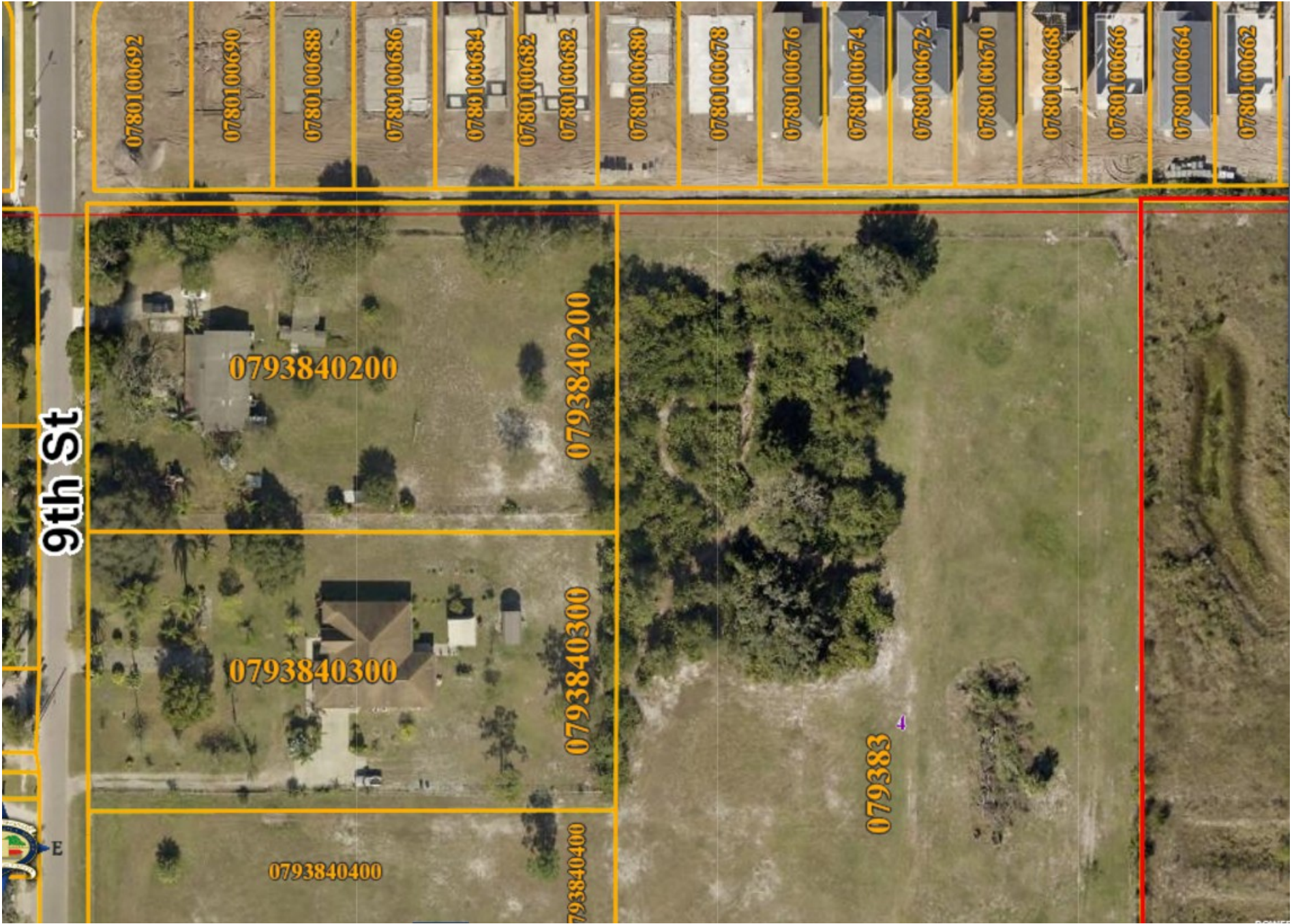
Aerial view of the 3 Lots adjoining the 5.22 acre 'Red Pin' lot to the East





Boundary lines of this 5.22 acre lot





30' Unpaved 'right of way' to the North

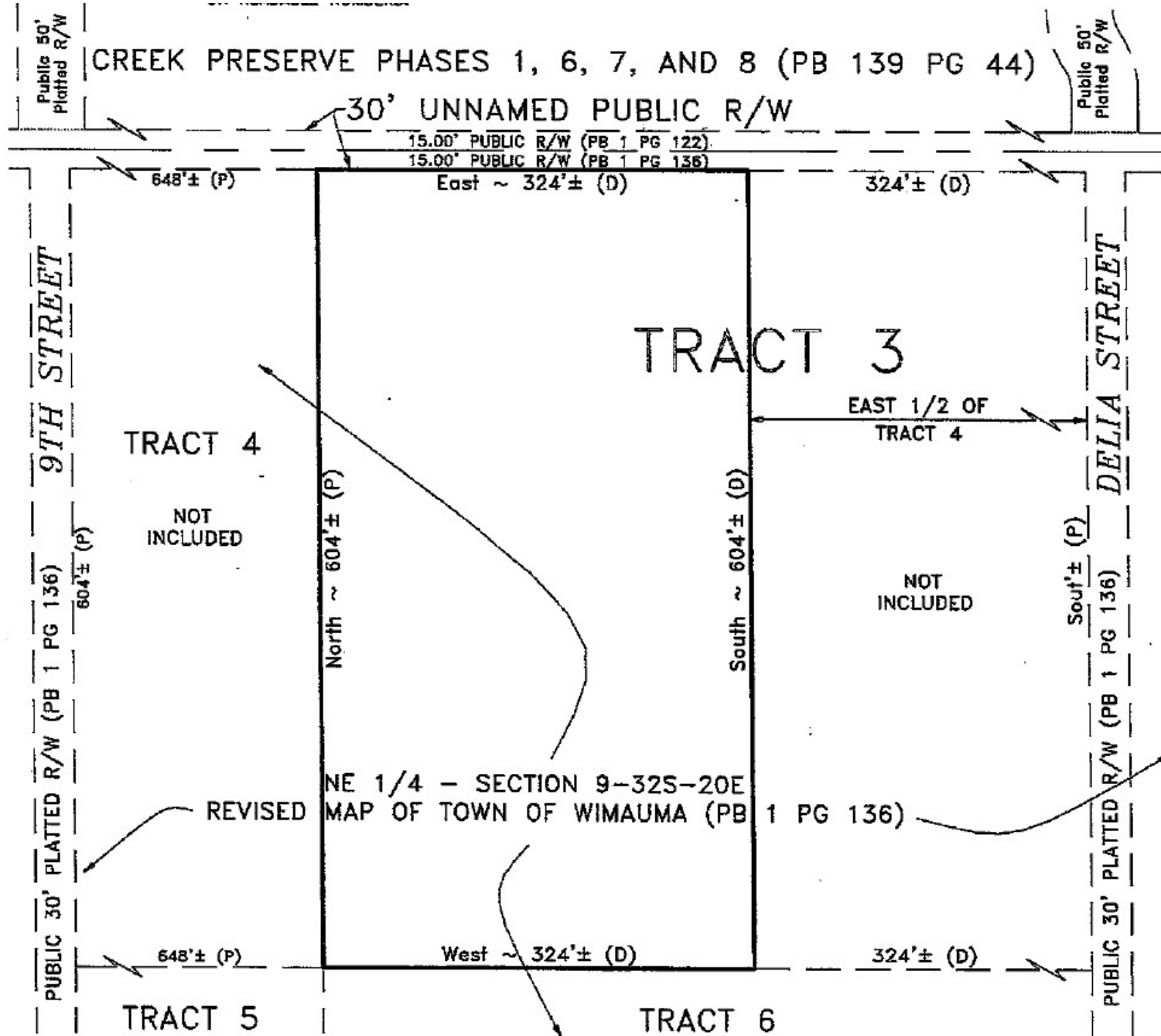




Zoomed in - 30' Unpaved 'right of way' road adjoining the North boundary

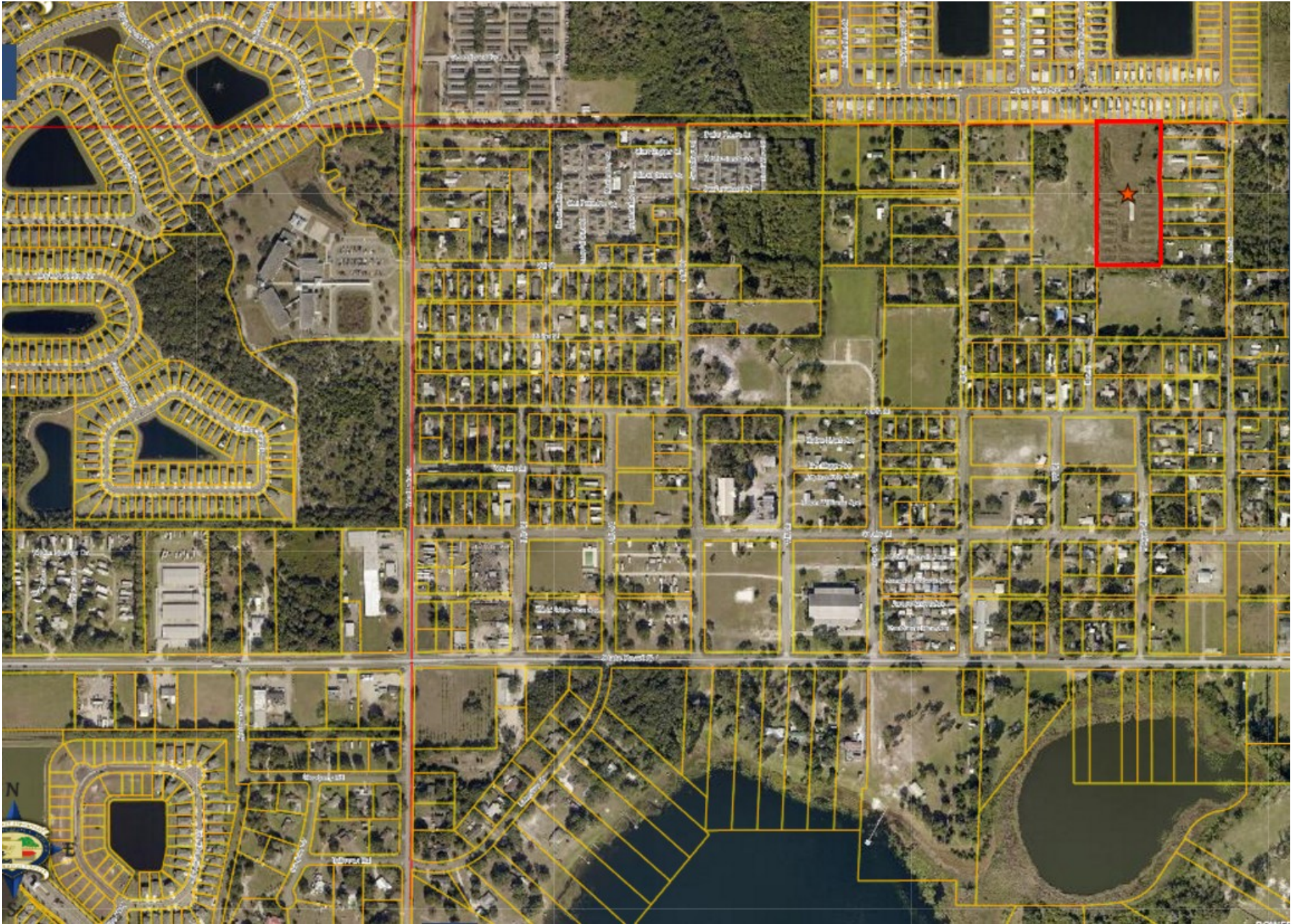


SCALE: ONE INCH =



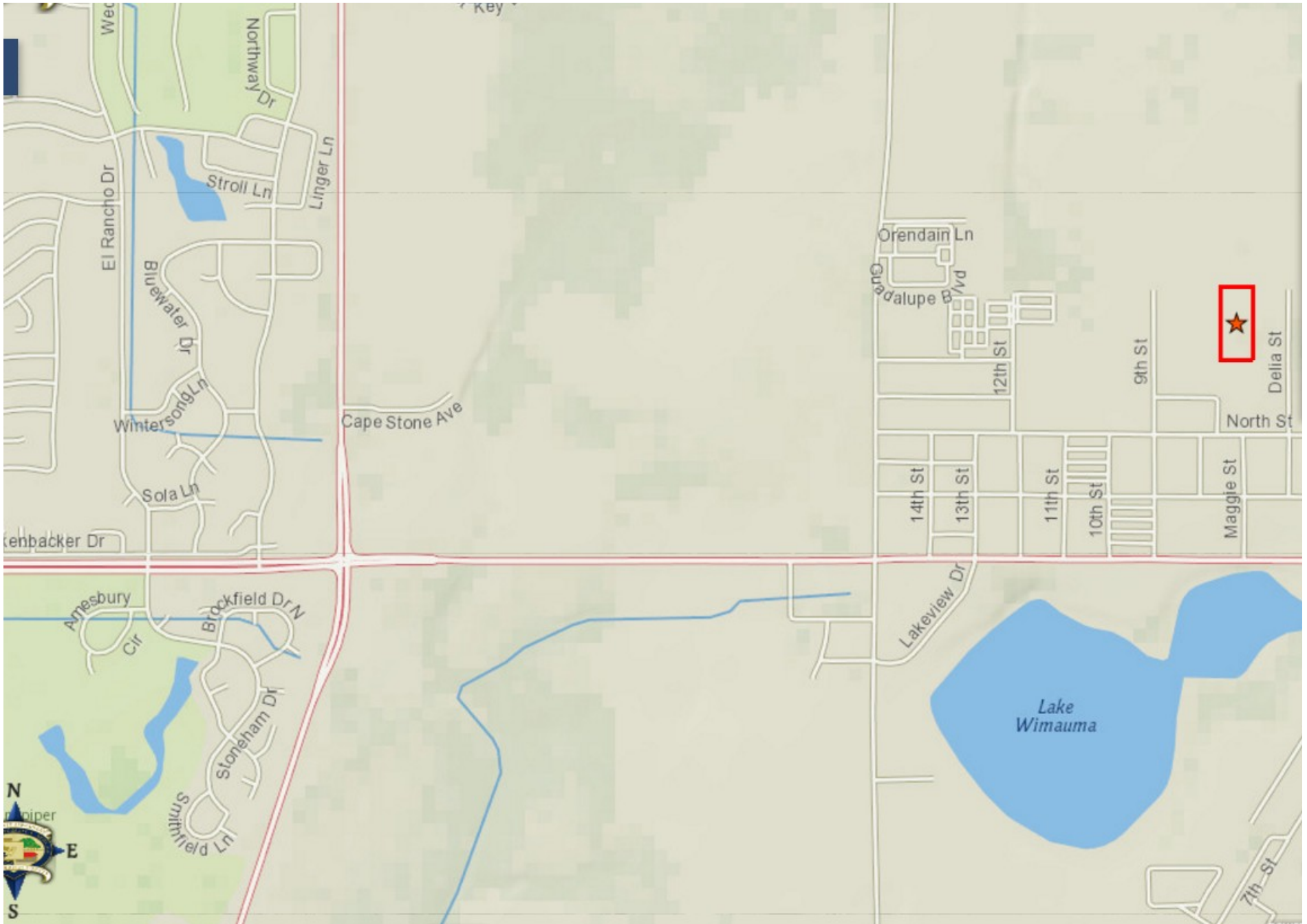
Survey of 30' Unpaved 'right of way' road adjoining the North boundary





Surrounded by & Adjacent to developed communities





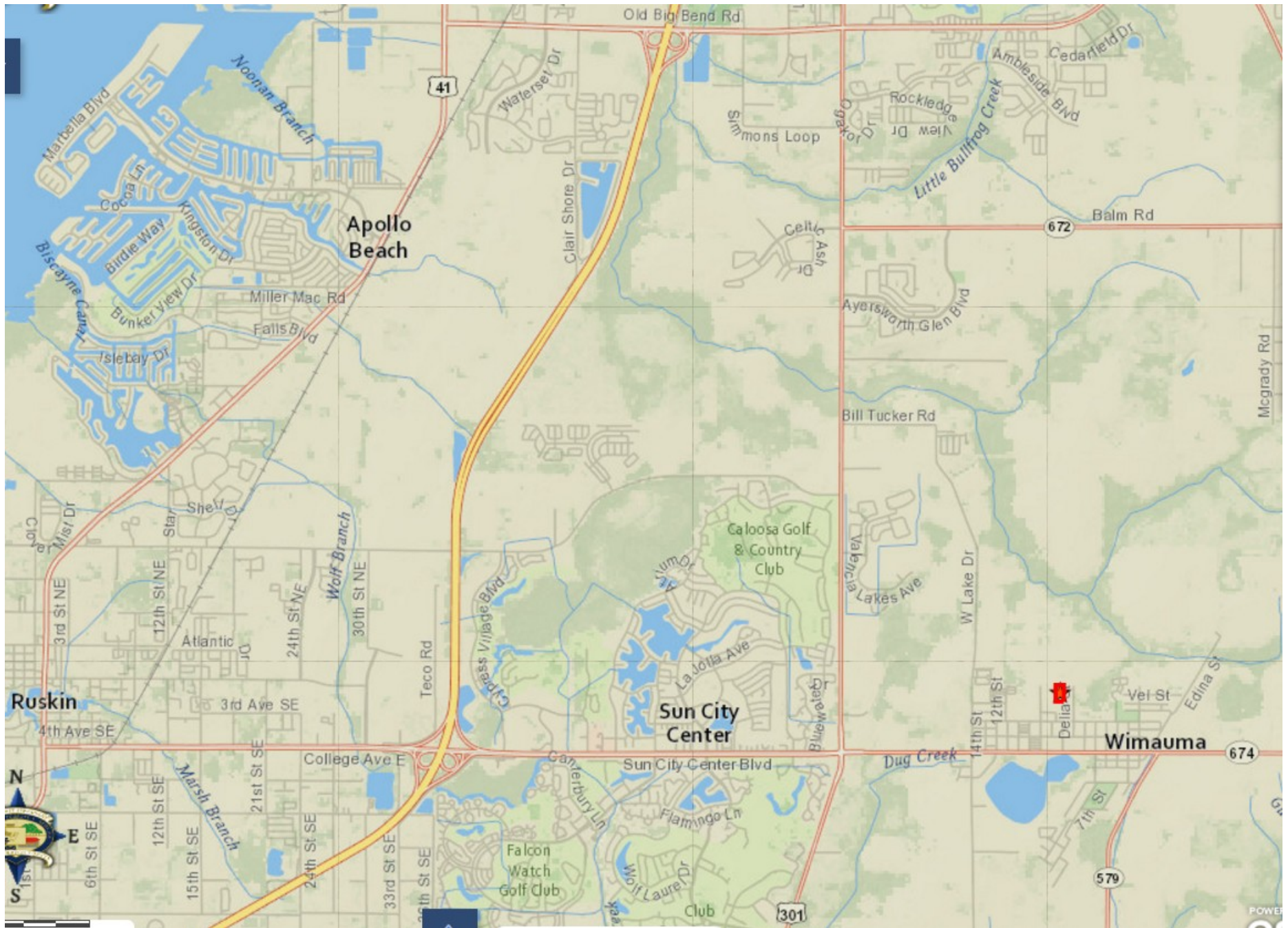
Location 1





Location 2 ~ 2.2 miles to Sun City Center & 4.8 miles to I-75





Location 3





±324'

30' Unpaved 'Right of Way' that runs from 9th Street to Delia Street.

Folio#: 079381-0000

5.22 Acres for ±31 Units  
227,383 sq/ft

Zoned: AR (Agricultural Rural)

Zoning Consultant expects this to be favorably re-zoned to match the same zoning of the 3 lots to the West.

±702'

Separate listing...

These 3 lots are Zoned: PD (Planned Development)

6 Units per Acre = ±39 Units or ±58 Units with an 'affordable housing density bonus'

.25 FAR (Floor Area Ratio)

The ±39 Units to the West

+

These ±31 Units for a TOTAL of up to 70 homes.

Flood Zone: 'X'  
(No Flood Zone)

Aerial view of the 5.22 Acre lot (repeat of slide 3)



## DESCRIPTION (repeat of slide 4)...

POTENTIAL TO BUILD **± 31 HOMES** (5.22 Acres) ~ ADJACENT 3 LOTS **± 39 HOMES** (6.54 Acres) ~ TOTAL **± 70 HOMES** (11.76 Acres)

- THIS LOT: 5.22 Acres level lot - 227,383 sq/ft (per County web-site) - Lot Dimensions:  $\pm 324'$  x  $\pm 702'$
- Folio#: 079381-0000 - Zoned: AR (Agricultural Rural)
- Zoning Consultant expects this to be favorably re-zoned to match the same zoning of the 3 lots to the West
- Flood Zone: 'X' = No Flood
- 30' Unpaved 'Right of Way' access on the North boundary that runs from 9th Street to Delia Street - see next slides or listing pictures...
- ***Separate adjoining listing to the West - MLS# T3485308...***  
*These 3 lots are Zoned: PD (Planned Development) - 6 Units per Acre = ± 39 Units - .25 FAR (Floor Area Ratio).*



# DIRECTIONS...

From Tampa I-75 South

- Take Exit 240A East
- 4.4 miles to 9th Street
- Turn Left
- 0.4 Mile North
- Fenced open gate on your right hand side are the **3 adjacent lots**.
- Need realtor permission to walk across these lots to get to the 5.22 acre lot.
- You can walk/drive along the Northern 30' unpaved 'right of way' road.







[SCHEDULE TO VIEW THIS PROPERTY](#)