

# Fischbach LAND COMPANY



## Nocatee Industrial and Employment Center 1,167.19± Acres, Arcadia, FL

294± Acres Industrial Heavy Zoned

[FischbachLandCompany.com/Nocatee](http://FischbachLandCompany.com/Nocatee)

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Fischbach Land Company  
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813-540-1000

**Property Features**

Location: <b>4500 SW Hull Ave, Arcadia, FL 34266</b>		
Size: <b>1,167.19± Acres</b>	Zoning: <b>IH (Industrial Heavy) A-10 (Agricultural)</b>	Future Land Use: <b>Employment Center Urban Center Mixed Use Low Density Residential Use</b>

**Soliciting Offers**

Road Frontage: <b>3.1± miles on SW Hwy 17 4,785± feet on SW Hull Ave</b>	12 Wells on Property: <b>(1) 16" well (8) 12" wells (2) 6" wells (1) 5" well</b>
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[Property Video](#)

**Zoning and Future Land Use****Employment Center (293.58± Acres):**

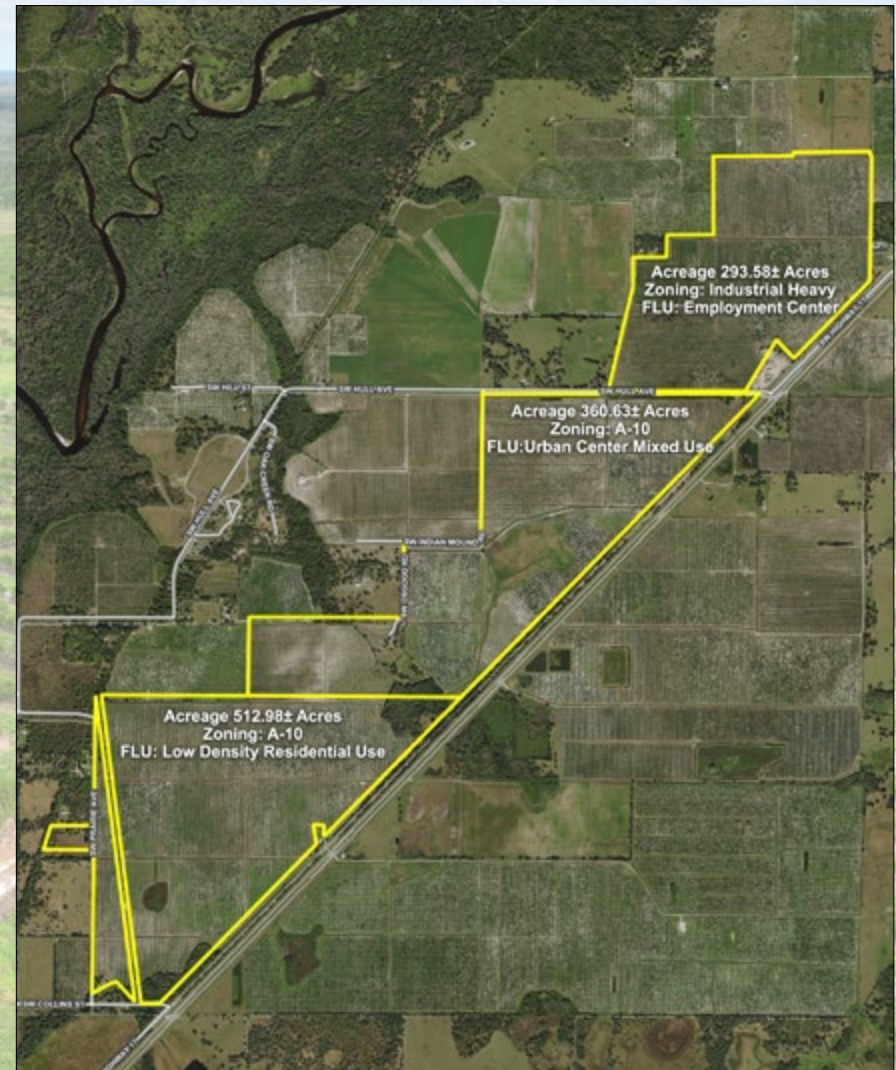
- Promotes multiple types of non-residential, employment generating land uses.
- Expected to capture the most intensive non-residential uses: industrial and commercial uses. 0.7 FAR maximum.

**Urban Center Mixed Use (360.63± Acres):**

- Promotes multiple types of land uses in a pattern of transitioning intensities around historic commerce centers and for future mixed-use communities.
- Retail and service. 2.0 FAR maximum.

**Low Density Residential (512.98± Acres):**

- Residential uses, up to 3.5 dwelling units per acre.



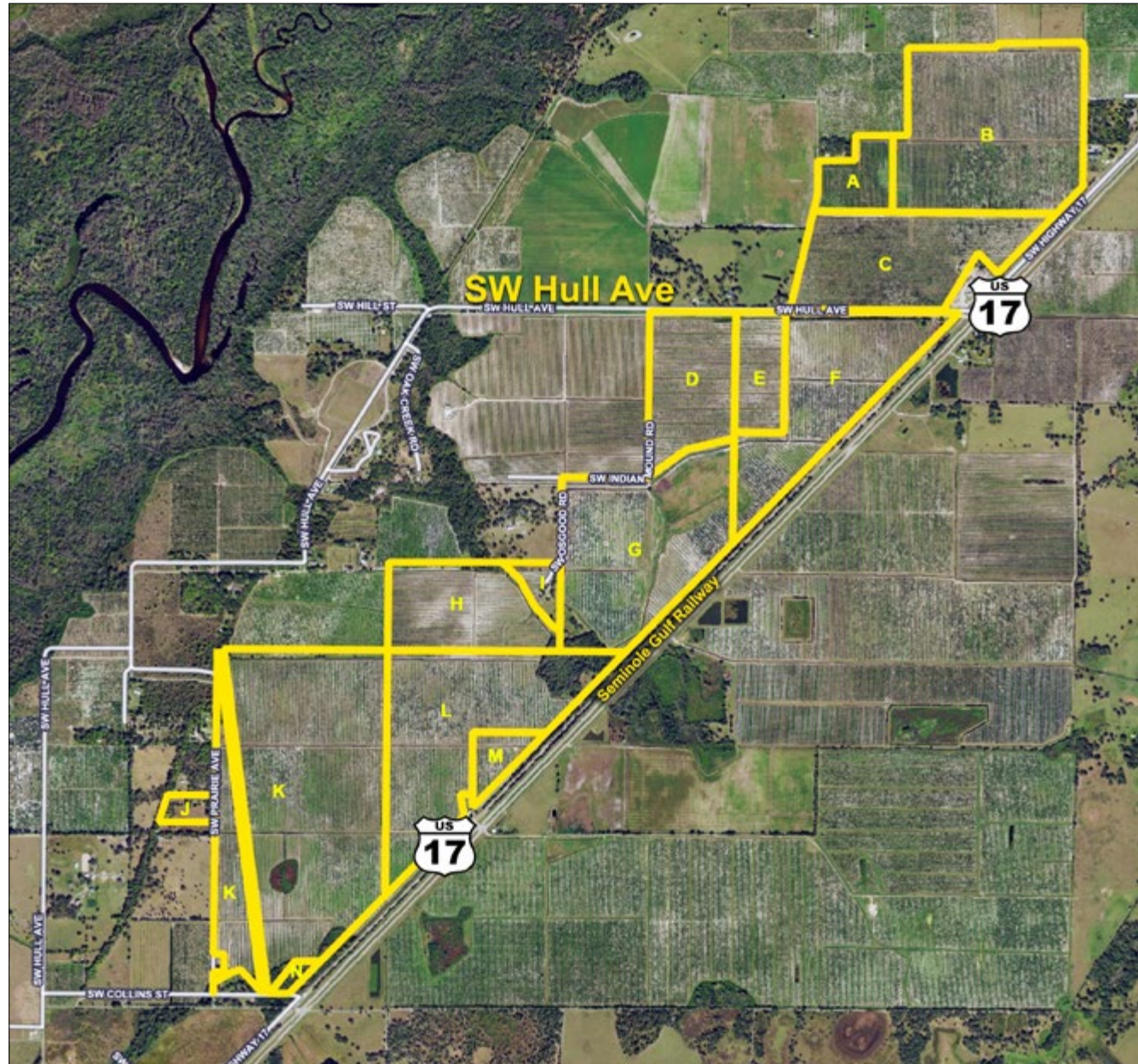
**Aerials & Property Information**

**Parcel IDs:**

- A: 33-38-24-0000-0019-0000
- B: 33-38-24-0000-0065-0000
- C: 33-38-24-0000-0017-0000
- D: 05-39-24-0000-0058-0000
- E: 04-39-24-0000-0016-0000
- F: 04-39-24-0000-0011-0000
- G: 05-39-24-0000-0050-0000
- H: 05-39-24-0000-0054-0000
- I: 05-39-24-0000-0051-0000
- J: 07-39-24-0000-0180-0000
- K: 07-39-24-0000-0060-0000
- L: 08-39-24-0000-0020-0000
- M: 08-39-24-0000-0050-0000
- N: 07-39-24-0000-0090-0000

**Water Use Permit Number: 7535.004**

- Avg GPD: 1,055,300
- Max GPD: 25,152,500







**Directions to Property from I-75:**

- Take Exit 164, for US-17 toward Arcadia
- Turn right onto US-17 N / Duncan Road (16.4 miles)
- Property is on West side of the road, look for sign