



224 OLD MULRENNAN ROAD

Valrico, Florida 33594

3.36± Acres | Rare Residential Land Opportunity



Executive Summary

Discover a rare opportunity to own **3.36 acres** in the heart of Valrico with **no HOA** and **no deed restrictions**. Surrounded by mature oak trees and conveniently located just minutes from Highway 60, this expansive parcel offers privacy, flexibility, and long-term potential.

Zoned **ASC-1** with a **Future Land Use designation of R-4** (buyer to verify zoning, land use, subdivision potential, and governmental approvals), this property is well suited for a custom estate, family compound, or future investment.

Property Highlights

- 3.36 Acres (146,362 SF)
- No HOA
- No Deed Restrictions
- Zoned ASC-1
- Future Land Use: R-4
- Flood Zone X
- Mature Oak Trees
- Fee Simple Ownership
- Utilities: Other
- Water: None

- Sewer: None
- Asphalt Road Access
- Convenient to Highway 60, Brandon & Tampa

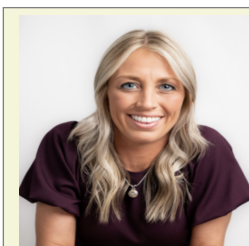


Imagine the Possibilities

Luxury Estate • Family Compound • Residential Development Opportunity* • Long-Term Investment

All future development concepts are illustrative only. Buyers should independently verify zoning, land use, subdivision potential, utility availability, and all governmental approvals.

Property Information	
Address	224 Old Mulrennan Road, Valrico, FL 33594
County	Hillsborough
Parcel ID	U-20-29-21-ZZZ-000004-08820.1
Taxes (2025)	\$3,315
Flood Zone	X
Ownership	Fee Simple



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