

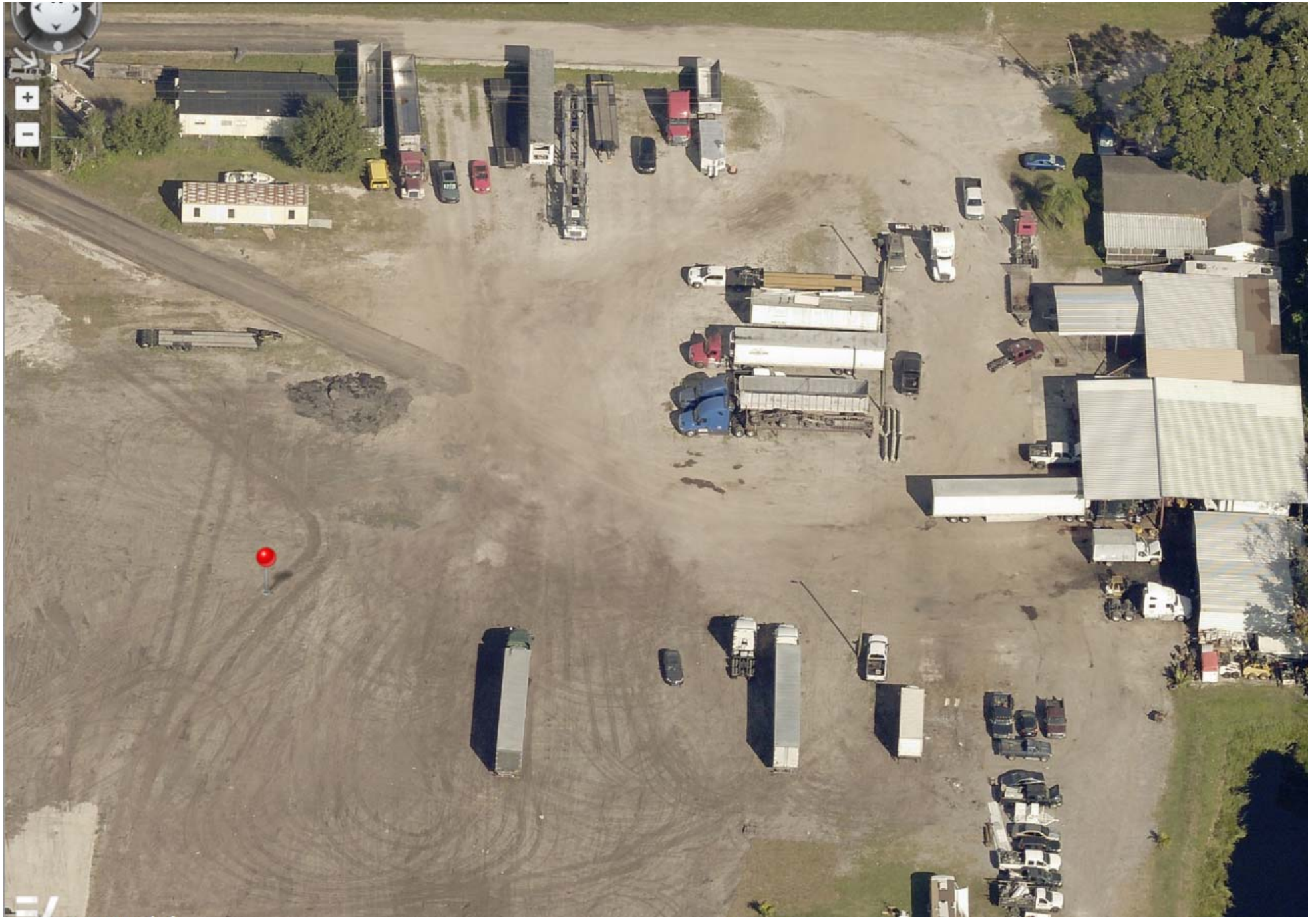
15040 & 15048 S 301 HWY, Wimauma, FL 33598 ~ 8.23 Acres ~ 8 Truck service bays ~ 117 Trailer parking spaces ~ Dry Truck service & 117 trailer parking space business for 20 years - Zoned ASC-1 - County wants re-zoned to commercial
Lot A 5.4 acres dry ~ Lot B 1.7 acres dry (can be increased to 2.3 dry acres for about \$30k) = 7.7 total dry acres



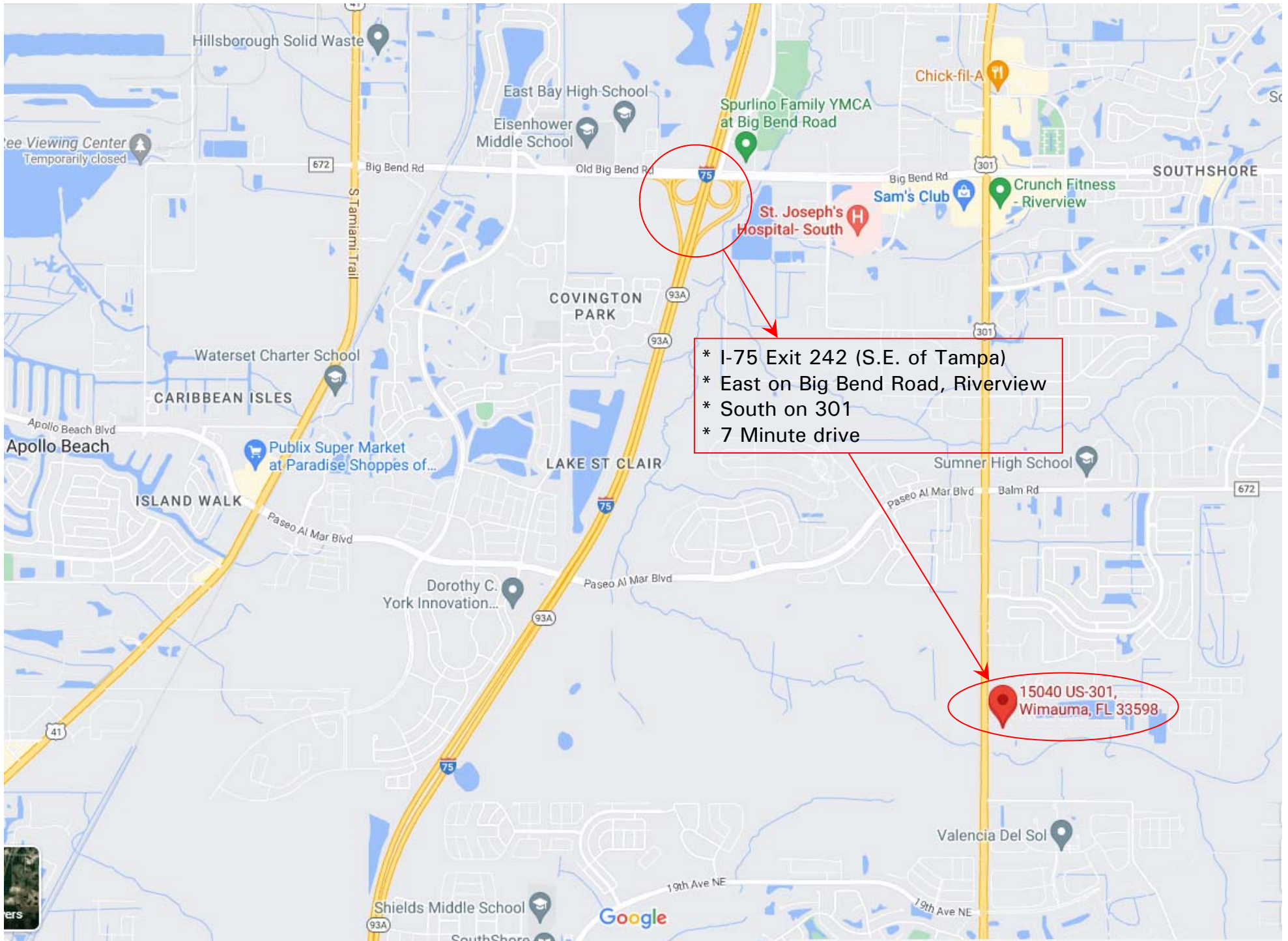
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Entire lot is raised 3+ feet to be above flood zone - no hurricane flooding or building damage in 20 years



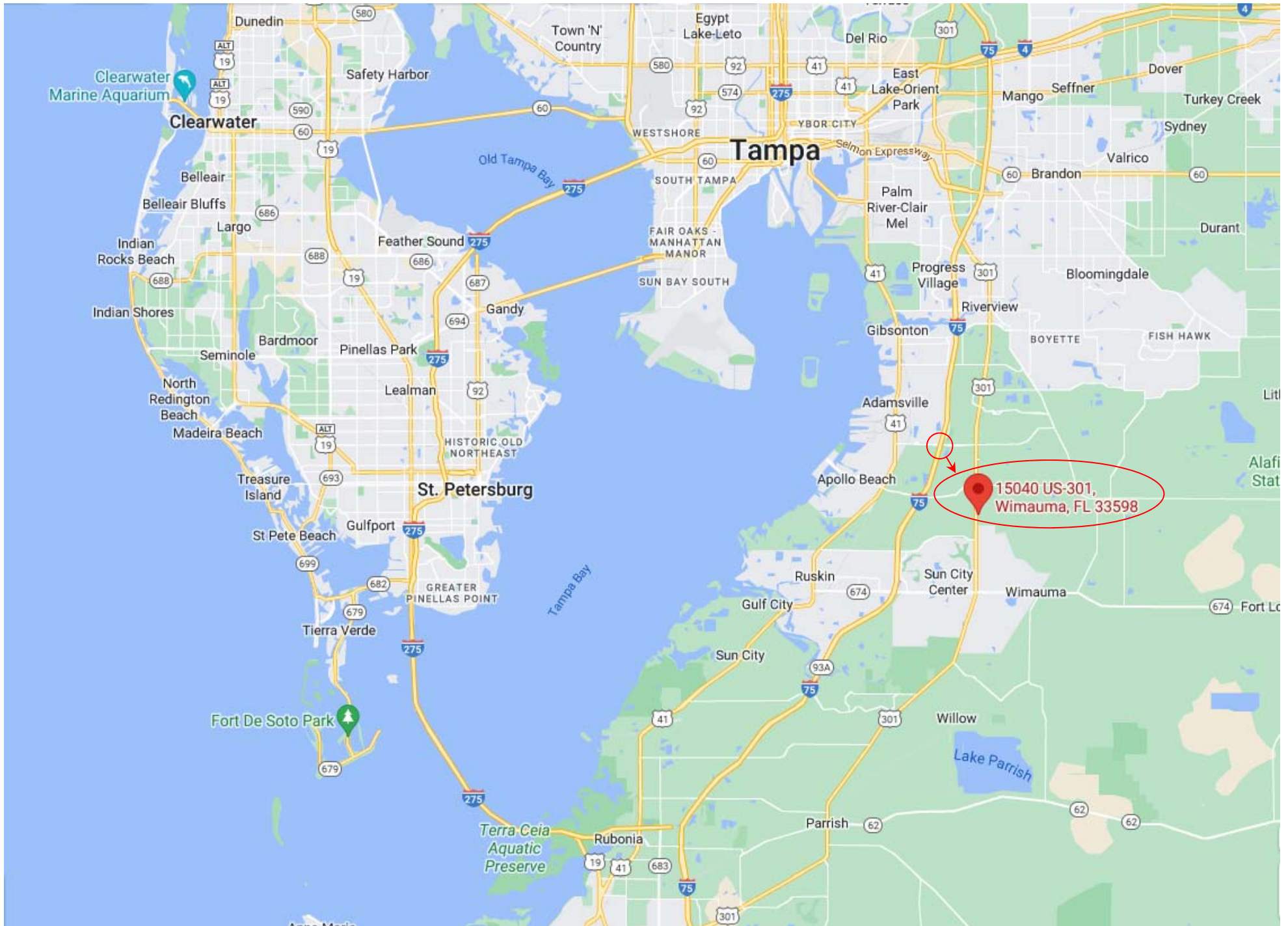
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7 Buildings - 5/3 House 1,709 sq/ft, Office with reception & 3 upstairs rental rooms, 3 Truck service sheds with 8 service
bays, 2 Manufactured homes, Paved customer parking lot for 14+ cars



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Entrance off Hwy 301



15040 & 15048 S 301 HWY, Wimauma, FL 33598 ~ 8.23 Acres ~ 8 Truck service bays ~ 117 Trailer parking spaces ~ Dry Fork - [Left: Cars to paved parking lot](#) - [Right: Trucks to parking](#)



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N.E. Corner back to Hwy 301



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Paved car parking & House



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Wood frame house - shingle roof - 5 Bedrooms / 3 Bathrooms - 1,709 sq/ft - storage shed to the left



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Back enclosed porch on house & first of 8 Truck service bays



15040 & 15048 S 301 HWY, Wimauma, FL 33598 ~ 8.23 Acres ~ 8 Truck service bays ~ 117 Trailer parking spaces ~ Dry
S.E. corner of lot



15040 & 15048 S 301 HWY, Wimauma, FL 33598 ~ 8.23 Acres ~ 8 Truck service bays ~ 117 Trailer parking spaces ~ Dry
Fishing pond on S.E. corner



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8 Truck service bays



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8 Truck service bays with A/C Office & Reception in the center - 3 rental Bedrooms on top of office



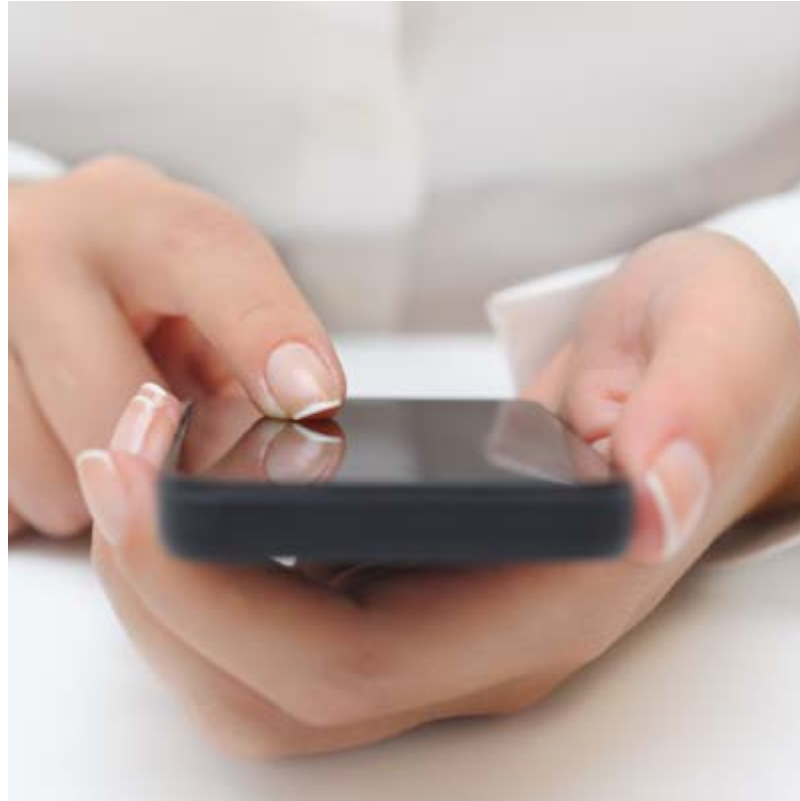
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East Lot - 5.59 acres - 077938-0625 - 15040 S 301 HWY, Wimauma



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West Lot 2.64 acres - 077938-0700 - 15048 S 301 HWY, Wimauma ~ Total of both lots 8.23 acres



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SCHEDULE TO VIEW THIS PROPERTY