

LOVEGREN SOUTH - SYMMES ROAD PD HILLSBOROUGH COUNTY

SYMMES RD
GIBSONTON, FL 33534

Clay Taylor, ALC
O: 863.774.3532
clay.taylor@svn.com

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O: 863.272.7155
david.hitchcock@svn.com



Property Overview



Sale Price **\$1,100,000**

OFFERING SUMMARY

Acres: 6.5 ±
Lot Size: 40' x 125'
Price / Lot: \$34,375
City: Gibsonton
County: Hillsborough
Property Type: Residential Development

PROPERTY OVERVIEW

This is a fully approved subdivision called Lovegren South. It is fully entitled and permitted for the development of 32 lots that are 40' x 125' [5,000 square feet] in a residential area of Gibsonton, FL [Hillsborough County]. This area is growing and there is not a lot of developable vacant land remaining. This development called Lovegren South is ready to be platted and begin development.

This is an area of mostly residential with a mixture of established neighborhoods and newer communities. Very close to retail, restaurants, service, and I-75. 30 minutes to downtown Tampa. 26 miles to Tampa International Airport. Close to west coast beaches.

Specifications & Features



SPECIFICATIONS & FEATURES

Land Types:	<ul style="list-style-type: none">• Land Investment• Residential Development
Uplands / Wetlands:	100 % Uplands
Soil Types:	Avents
Zoning / FLU:	Zoning: PD [Planned Development] / FLU: R-6
Water Source & Utilities:	Provided by Hillsborough County
Road Frontage:	Symmes Road
Utilities & Water Source:	Water and sewer are available and located at the property on Symmes Road <ul style="list-style-type: none">• Fully approved site plan
Planning and / or Permits:	<ul style="list-style-type: none">• Construction plan• SWFWMD permit and more
Permitted Lots:	Approved PD [Planned Development] for 32 Single Family lots
Price Per Lot:	\$34,375
Average Lot Size:	40' x 125' [5,000 square feet]
Plats or Engineering Information:	Fully engineered by Tampa Civil Design

Location



LOCATION & DRIVING DIRECTIONS

Parcel:

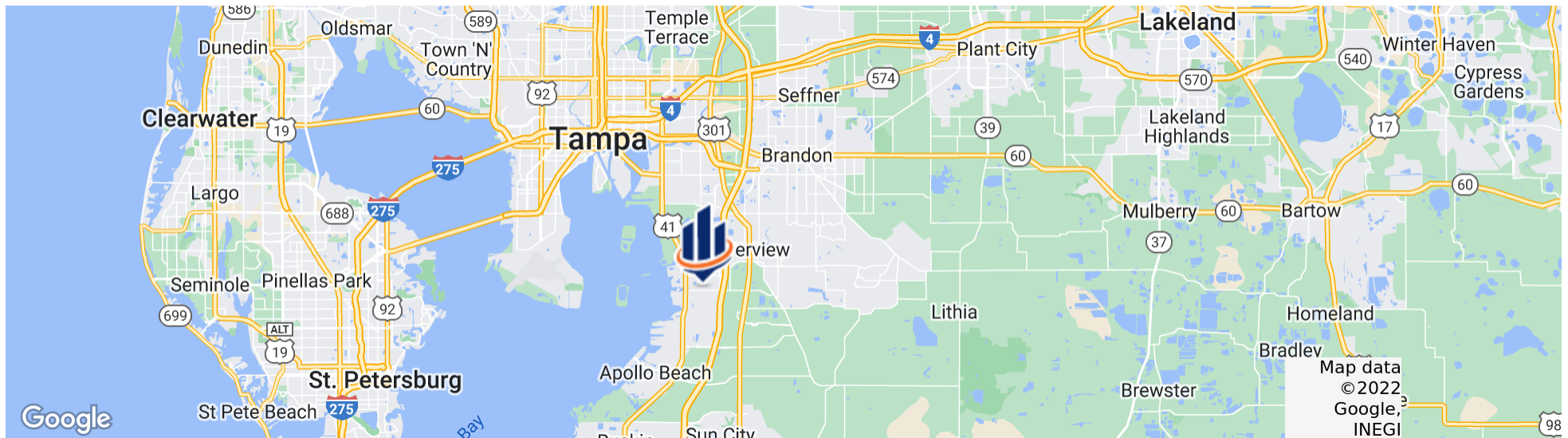
GPS: 27.8351253, -82.3649233

Driving Directions:

From I-75 take exit 250 and go West 1/2 ± mile and turn left [South] on East Bay Rd; Go 1.1 ± miles to Symmes Rd and turn right [West] then go 3/4 ± mile and the property is on the right [North side of Symmes Rd]

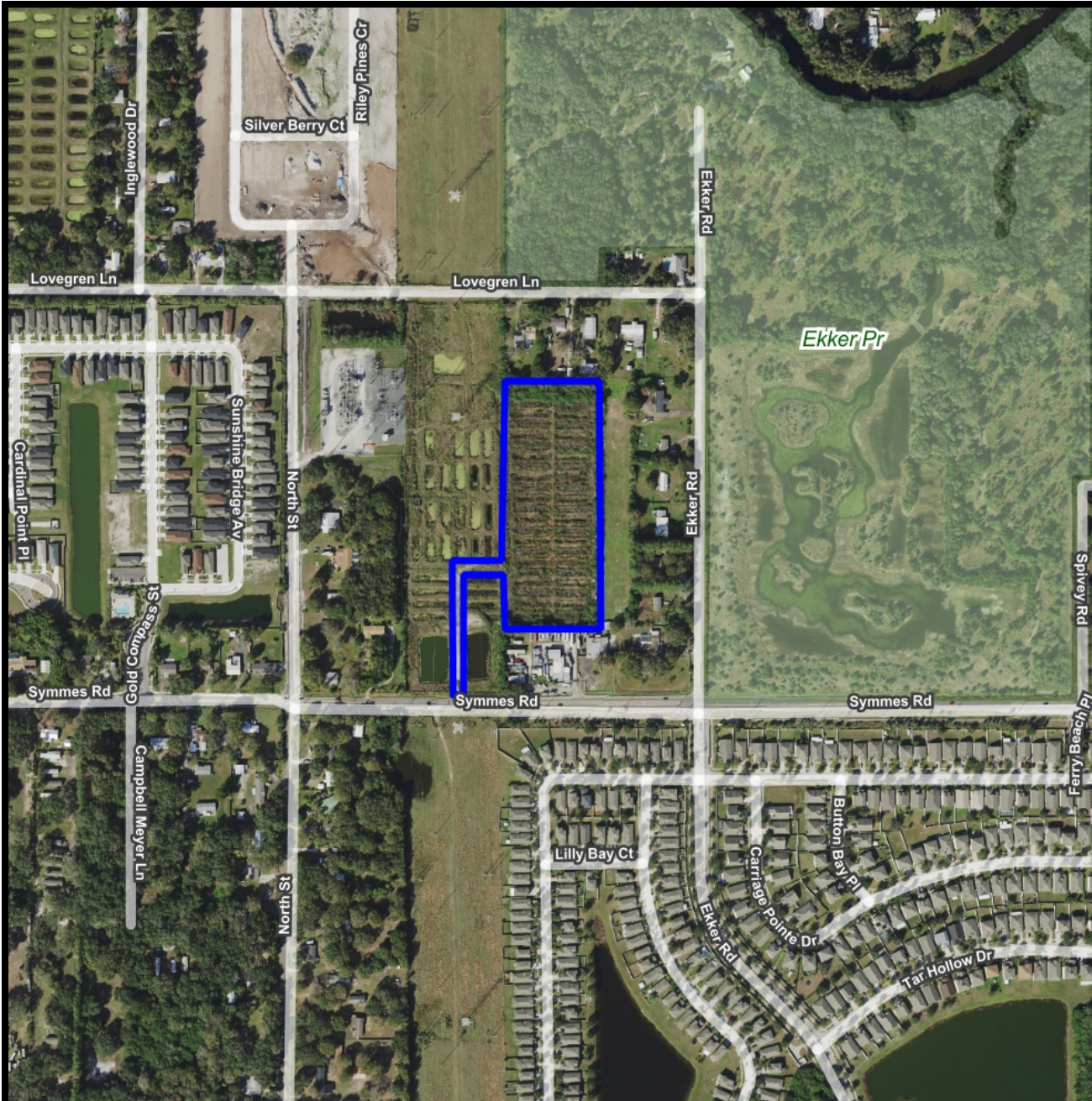
Showing Instructions:

Drive by and look or call a listing agent



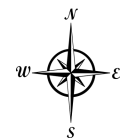
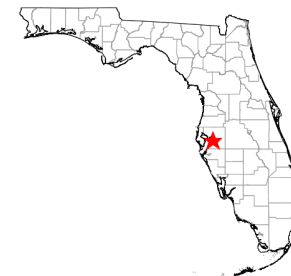
Additional Photos



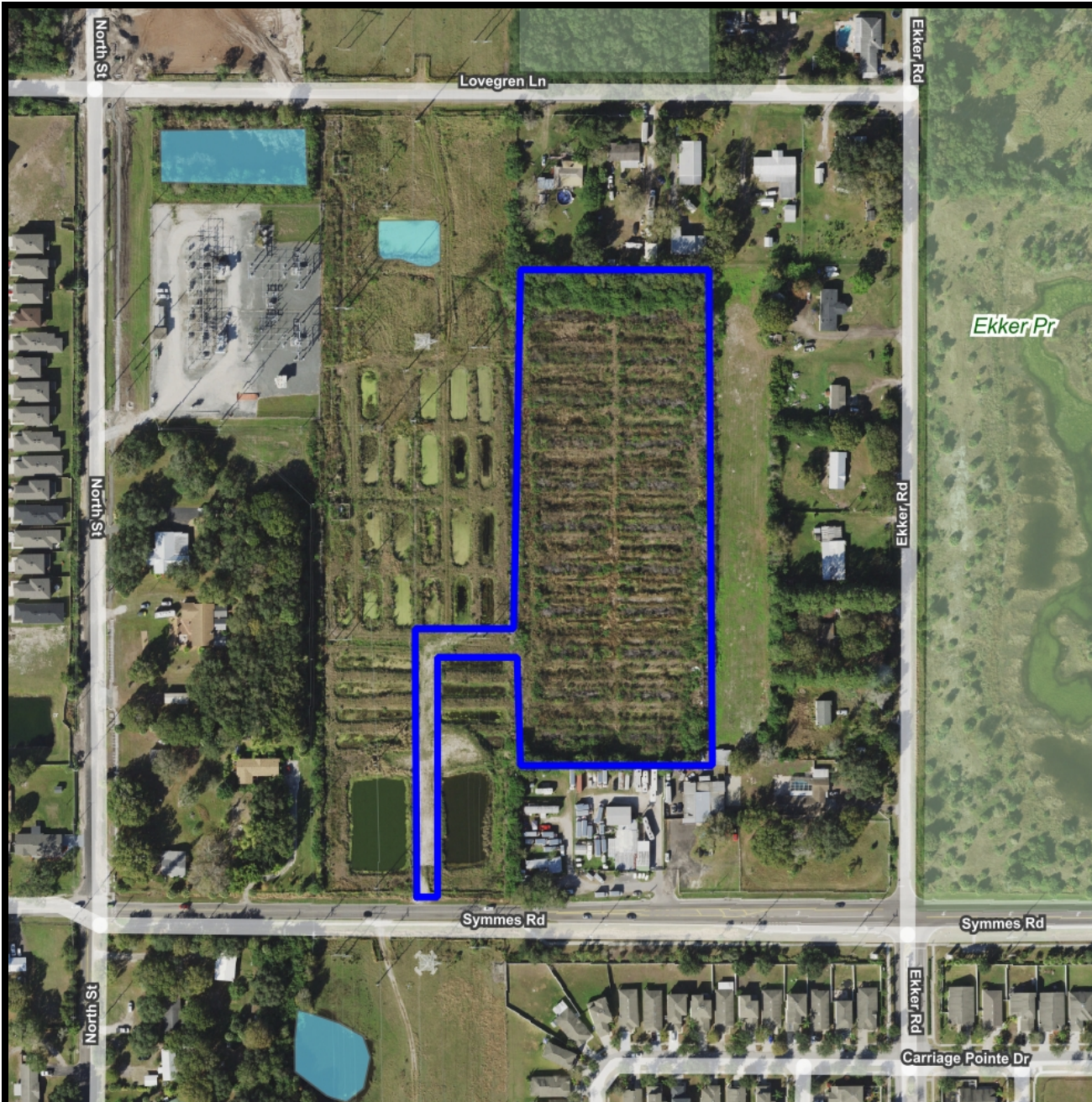


Aerial

- Polygons Drawing
- Lines Drawing
- Text Labels Drawing
- Points Drawing
- Streets MapWise
- Managed Lands FNAI
- Water Labels
- Water Labels
- Water Labels

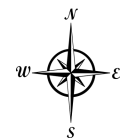
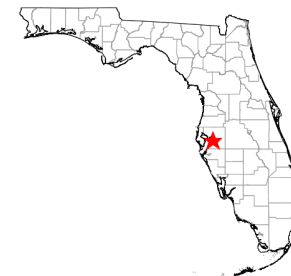


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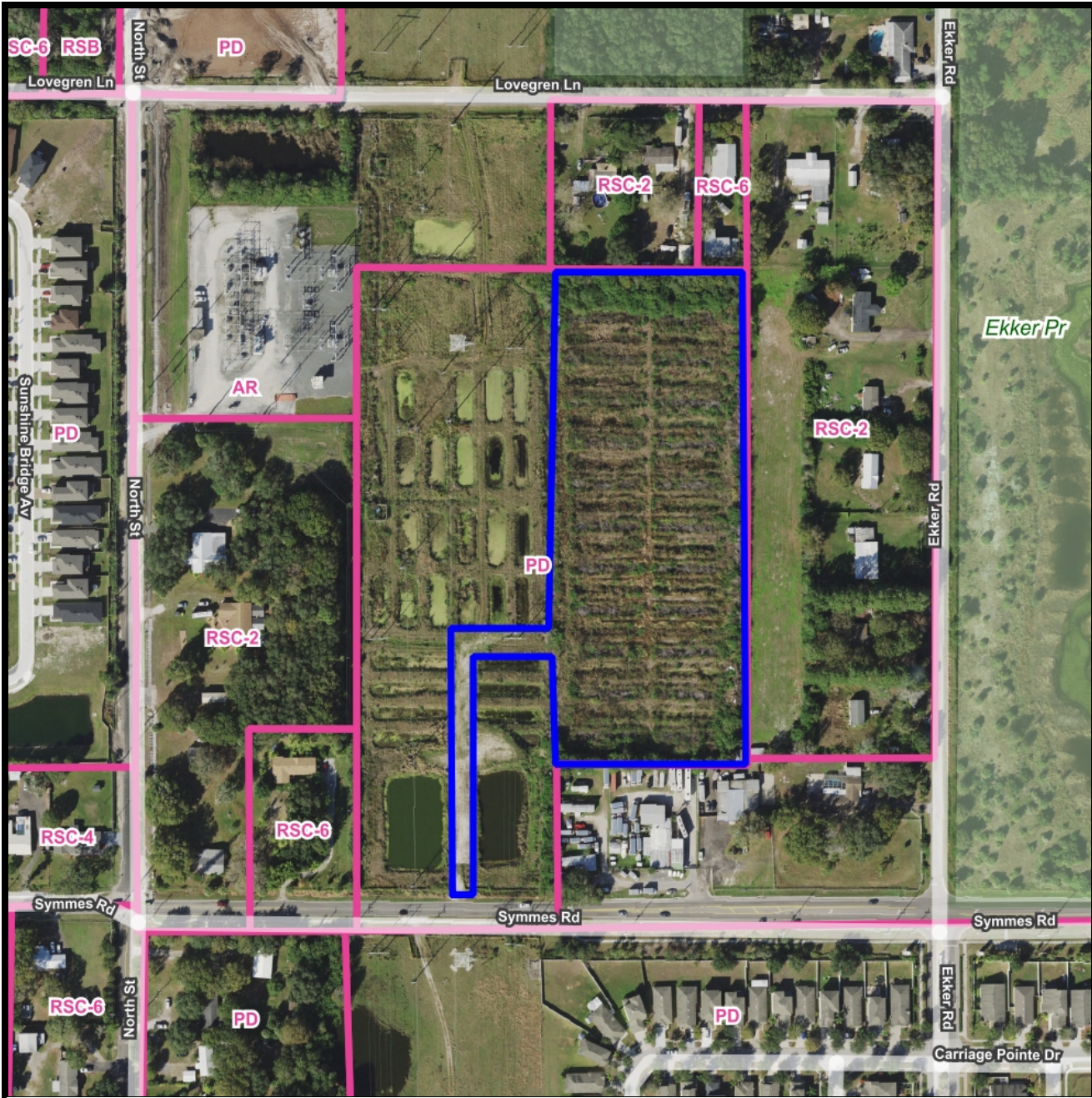


Wetlands

- Polygons Drawing
- Lines Drawing
- Text Labels Drawing
- Points Drawing
- Streets MapWise
- Managed Lands FNAI
- Water Labels
- Water Labels
- Water Labels
- Water
- Wetland Hardwoods
- Bay Swamps
- Mangrove Swamps
- Shrub Swamps
- Bottomland Hardwood Forest
- Mixed Wetland Hardwoods
- Wetlands Coniferous Forest
- Cypress
- Pond Pine
- Wetlands Forested Mixed
- Freshwater Marshes
- Saltwater Marshes
- Wet Prairies
- Emergent Aquatic Vegetation
- Mixed Scrub-Shrub Wetlands
- Non-Vegetated Wetlands

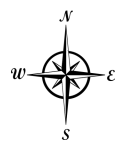


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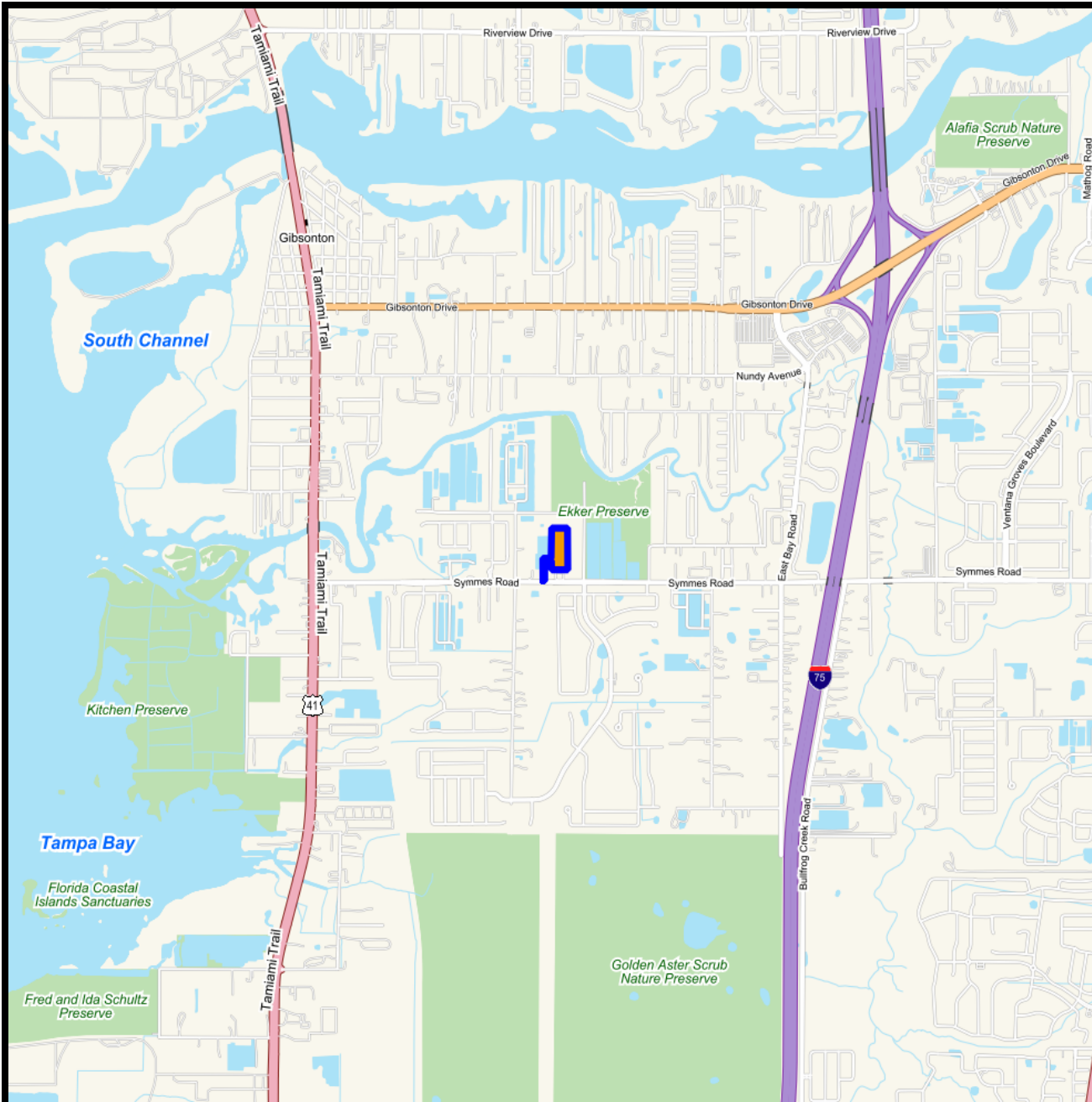


Zoning

- Polygons Drawing
- Lines Drawing
- Labels Drawing
- Points Drawing
- Streets MapWise
- Managed Lands FNAI
- Zoning Outlines
- Zoning Outlines
- Zoning Outlines
- Water Labels
- Water Labels
- Water Labels

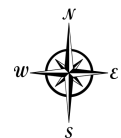
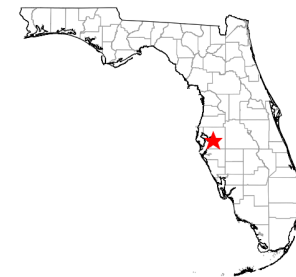


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Vicinity

- Polygons Drawing
- Lines Drawing
- Labels Drawing
- Points Drawing
- Water Labels
- Water Labels
- Water Labels



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SITE DATA

PARCEL DATA	
TOTAL PARCEL AREA	13.85 AC
TOTAL PROJECT	13.85 AC
OVERALL SITE DENSITY	2.31 DU/AC
DRAINAGE AREA	7.87 AC
R.O.W. DATA	
R.O.W. AREA	1.71 AC
WETLAND DATA	
WETLAND AREA	0.46 AC
SINGLE FAMILY DATA	
SINGLE FAMILY AREA	4.86 AC
SINGLE FAMILY IMPROVEMENTS	2.88 AC
NUMBER OF SINGLE FAMILY DWELLINGS	32

PROPOSED DEVELOPMENT STANDARDS

PROPOSED SINGLE FAMILY:	
PASSELS	PANEL B
MINIMUM LOT SIZE	7,000 SQFT
MINIMUM LOT WIDTH	40'
MINIMUM FRONT YARD	35'
MINIMUM SIDE YARD	5'
MINIMUM REAR YARD	10'
MAXIMUM HEIGHT	N/A
FAS COVERAGE	N/A
MAXIMUM LOT COVERAGE	40%
PROPOSED PARKING:	
3 SPACES PER UNIT (1 IN 3-BRVENUE AND 2 CAR GARAGE)	
32 SINGLE FAMILY V.S. 3 SPACES = 96 SPACES	

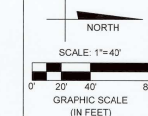
EXTERNAL AND INTERNAL SIDEWALKS SHALL BE PROVIDED PER HCLCG.

THE PROJECT SHALL BE DESIGNED IN ACCORDANCE WITH HCLCG FOR STORMWATER LANDSCAPE, TRANSPORTATION, ACCESS MANAGEMENT, WATER AND SEWER REQUIREMENTS.

THE PROJECT ROADWAYS, RETENT ON PONDS, LOT SIZE, BUILDING LOCATION AND SIZE AS SHOWN HEREON ARE FOR REPRESENTATION PURPOSES ONLY. THE ACTUAL LOCATION OF THESE FEATURES ARE SUBJECT TO CHANGE IN ORDER TO MEET THE FINAL APPROVAL FROM HCPDM AND OTHER REGULATORY AGENCIES.

COMMUNITY OPEN SPACE POND ADJACENT TO CUL DE SAC IS NOT VAULTED OR FENCED. A MIN OF 800 SQ. FT SHALL BE FUNCTIONAL RECREATION/COMMUNITY SPACE (PARKS, PEDESTRIAN TRAILS, BIWAYS, COMMUNITY GARDENS, PLAY FIELDS/OUTDOOR RECREATION AREAS, AND/OR LOT USES).

WATER AND SEWER SERVICE WILL BE PROVIDED BY HILLSBOROUGH COUNTY.



LEGEND

[Symbol]	PROPOSED PAVEMENT
[Symbol]	PROPOSED SIDEWALK
[Symbol]	COMMON AREA SIDEWALK
[Symbol]	PROPOSED DRAINAGE EASEMENT
[Symbol]	PROPERTY LINE
[Symbol]	SILT FENCE

TAMPA CIVIL DESIGN
 17937 HUNTING BOW CIR. S-102
 LUTZ, FL 33558
 (813) 920-2005 PHONE
 (813) 482-9169 FAX
 WWW.TAMPACIVIL.COM
 CDA 28971

PROJECT: 423.02
 LOVEGREEN SOUTH
 FOLIO# 05679.0000
 0.1 MI EAST OF
 NORTH ST. & DUNNELL RD
 HC PH# 4397

CLIENT:
 BETTY L WILLIAMS
 STEPHEN N STANFORD TRUSTEE
 900 W. WASHINGTON ST.
 WINTERBURN, FL 33589

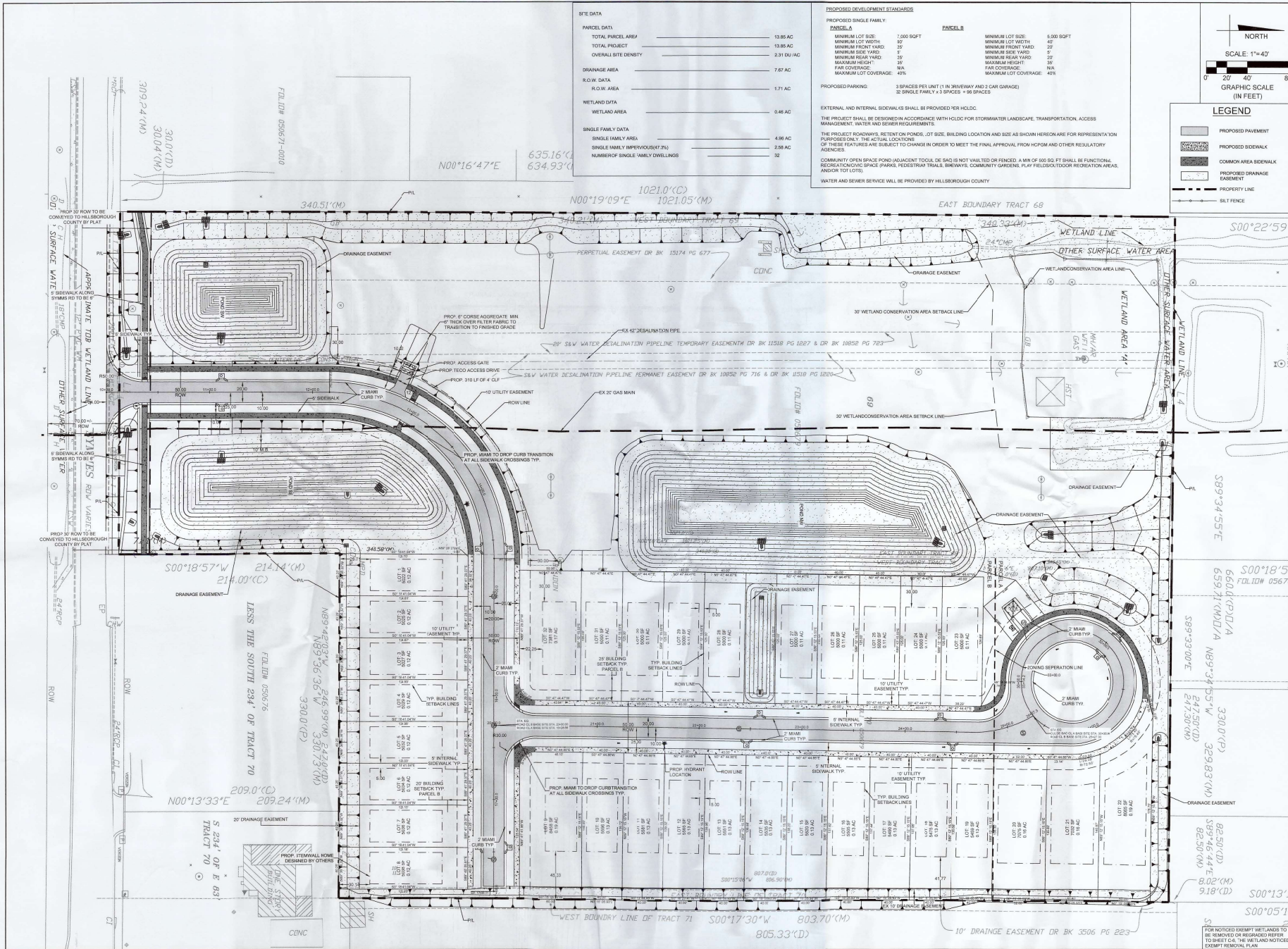
REVISION	DATE
INITIALS	08-08-2018
NO. 1	08-21-2018
NO. 2	08-21-2018
NO. 3	08-21-2018
NO. 4	08-21-2018
NO. 5	08-21-2018
NO. 6	08-21-2018
NO. 7	08-21-2018
NO. 8	08-21-2018
NO. 9	08-21-2018
NO. 10	08-21-2018

DES: J.C. (J.C.)



Beverly Crutch, P.E.
 State of Florida, Professional Engineer
 License No. 76656

SITE & HORIZONTAL
 SHEET NO: C-7



6604(P)D/A
 659'21'00\"/>

8.02' (M)
 9.18' (M)
 10' DRAINAGE EASEMENT DR BK 3506 PG 223

309'24' (M)
 300'04' (M)
 300'04' (M)
 340.51' (M)
 1021.0' (C)
 1021.05' (M)
 340.39' (M)
 24' (M)
 300'18'57\"/>

635.16' (M)
 634.93' (M)
 N00°16'47\"/>

344.58' (M)
 214.14' (M)
 214.00' (C)
 344.58' (M)
 209.0' (C)
 209.24' (M)
 N00°13'33\"/>

803.70' (M)
 805.33' (M)
 330.0' (M)
 329.83' (M)
 82.50' (M)
 82.50' (M)
 8.02' (M)
 9.18' (M)
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 8.02' (M)
 9.18' (M)

FOR NOTICES DRAFTS, WETLANDS TO BE REMOVED OR REGRADED REFER TO SHEET C-6. THE WETLAND NOTICED EXEMPT REMOVAL PLAN.



HILLSBOROUGH COUNTY

FLORIDA

Founded	1834	Density	1,206.26
County Seat	Tampa	Population	1,267,775 [2012]
Area	1,051 sq. mi.	Website	hillsboroughcounty.org

Hillsborough County is a county located in the west-central portion of the U.S. state of Florida. In the 2010 census, the population was 1,229,226, making it the fourth-most populous county in Florida and the most populous county outside the Miami metropolitan area. A 2019 estimate has the population of Hillsborough County at 1,471,968 people, which itself is greater than the populations of 12 states according to their 2019 population estimates. Its county seat and largest city is Tampa. Hillsborough County is part of the Tampa–St. Petersburg–Clearwater Metropolitan Statistical Area.



CLAY TAYLOR, ALC

Senior Advisor

clay.taylor@svn.com

Direct: 863.774.3532 | Cell: 863.224.0835

PROFESSIONAL BACKGROUND

Clay Taylor, ALC is a Senior Advisor at SVN | Saunders Ralston Dantzler Real Estate in Lakeland, Florida.

Clay has been with SVN SRE for 15 years now. Prior to that, he worked 23 years with the Polk County School Board, 21 of those years being at Lakeland High School as a teacher and football coach. While there, he coached the defensive backs as that was the position he played at LHS and in college. The last 10 years he was the defensive coordinator, where he helped lead the Dreadnaughts team to six State Championships and the “mythical” National Championship twice.

Clay obtained a Bachelor of Science degree in Food and Resource Economics from the University of Florida. Prior to that he attended and played football at Carson Newman College in Jefferson TN and the University of Central Florida in Orlando, FL.

Clay is a member of National RLI (Realtor’s Land Institute) and has served as treasurer of the Florida RLI Chapter since 2008. He is also a member of the FAR (Florida Association of Realtors®), the NAR (National Association of Realtors®), the LAR (Lakeland Association of Realtors®) and the CID (Commercial & Industrial Division of LAR).

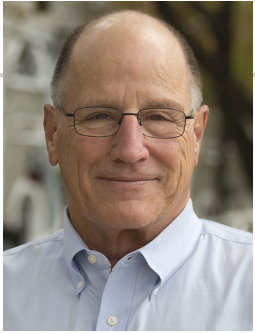
Clay’s personal interests include exercising, hunting, fishing, watching sports, traveling, and spending time with his wife Gigi, his adult children Maddie, Clayton and Jesse, and his yellow lab Tucker.

Clay specializes in:

- Residential Land Development
- Ranches & Recreational Land
- Agricultural Land

SVN | Saunders Ralston Dantzler

1723 Bartow Rd
Lakeland, FL 33801



DAVID HITCHCOCK ALC, CCIM

Senior Advisor

david.hitchcock@svn.com

Direct: 863.272.7155 | Cell: 863.557.0082

PROFESSIONAL BACKGROUND

David Hitchcock, ALC, CCIM is a Senior Advisor at SVN | Saunders Ralston Dantzler Real Estate in Lakeland, Florida.

As a 45-year veteran of the Florida agribusiness industry, David has an excellent background in citrus and agricultural businesses. His previous management positions were located at Bob Paul Citrus, Alcoma Packing, Haines City CGA, and Helena Chemical.

David concentrates on residential development properties, the selling of finished residential subdivisions, and bulk acreage for development. His diverse background gives him extensive knowledge of properties throughout the entire State of Florida that helps provide guidance to agricultural property owners as they decide how to transition their properties to other uses.

He is originally from Winter Haven, Florida, where he received his Eagle Scout award in 1968. He graduated from the University of Florida (UF) on a football scholarship and obtained a Bachelor of Science degree in physical education. David lettered in wrestling and football and was the Most Valuable Player and Co-Captain of the 1973 Gator Football Team.

David is also an active bicyclist, both in road and mountain biking. He is married, a father of two daughters, and a grandfather of six.

David specializes in:

- Central and South Florida Agricultural Properties
- Agriculture Transitional Properties (Transition-To-Next-Use)
- Residential Development Properties

SVN | Saunders Ralston Dantzler

1723 Bartow Rd
Lakeland, FL 33801

Advisor & Office LOCATIONS

Our company includes over 70 advisors who are highly credentialed with specialized leadership in organizations across the real estate industry including 11 Certified Commercial Investment Member (CCIM) designees and 9 Accredited Land Consultant (ALC) among many other notable certifications. With offices in Florida and Georgia, we offer increased value to our clients on both sides of the state line.



★ HEADQUARTERS

1723 Bartow Road
Lakeland, Florida 33801
863.648.1528

★ ORLANDO

605 E Robinson Street, Suite 410
Orlando, Florida 32801
407.516.4300

★ NORTH FLORIDA

356 NW Lake City Avenue
Lake City, Florida 32055
386.438.5896

★ GEORGIA

125 N Broad Street, Suite 210
Thomasville, Georgia 31792
229.299.8600



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