

# Fischbach LAND COMPANY



Fischbach Land Company  
917 S. Parsons Avenue  
Brandon, Florida 33511  
813-540-1000

**Seffner Infill Development Site 10.34± Acres, Seffner, FL**  
**Zoned RMC-9, Minutes from I-4 and I-75**

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

Blaise Lelaulu  
[blaise@fischbachlandcompany.com](mailto:blaise@fischbachlandcompany.com)



## Property Features

Location:

**5425 Mobile Villa Drive, Seffner, FL 33584**

Size:  
**10.34± Acres**

Zoning:  
**RMC-9**  
**(Residential**  
**Multifamily Conventional**  
**9 units per acre)**

Future Land Use:  
**R-9**

Asking price:  
**\$1,400,000**

**Fully Zoned in**  
**Abundant Growth Area**

**20 minutes to**  
**TPA International Airport**  
**12 minutes to Downtown Tampa**

**Under 1 mile from I-4 On Ramp**  
**Under 2 miles from I-75 On Ramp**



Excellent opportunity for an infill multifamily development in Seffner, Florida. This property is zoned RMC-9 (Residential Multifamily Conventional), allowing 9 dwelling units per acre, in an area filled with abundant growth. Conveniently located, under one mile from the I-4 on ramp and under 2 miles from the I-75 on ramp. The proximity to downtown Tampa, TPA International Airport, I-4, and I-75 make this a desirable location for a wide range of new and existing residents.

**County:** Hillsborough

**Folio:** 063066.0000

**STR:** 33-28-20

**Utilities:**

- 6-inch water main on Mobile Villa Drive
- 12-inch water main on US 92
- 4-inch force main on US 92

**Schools:**

- Lopez Elementary School
- Jennings Middle School
- Armwood High School







## Due Diligence

### RESOURCES (Links to PDFs):

- [Conceptual Site Plan 93 Units](#)
- [Phase I Environmental Site Assessment](#)
- [EPC Survey](#)
- [Preliminary Geo Tech Report](#)
- [Natural Resources Report](#)
- [Utilities](#)

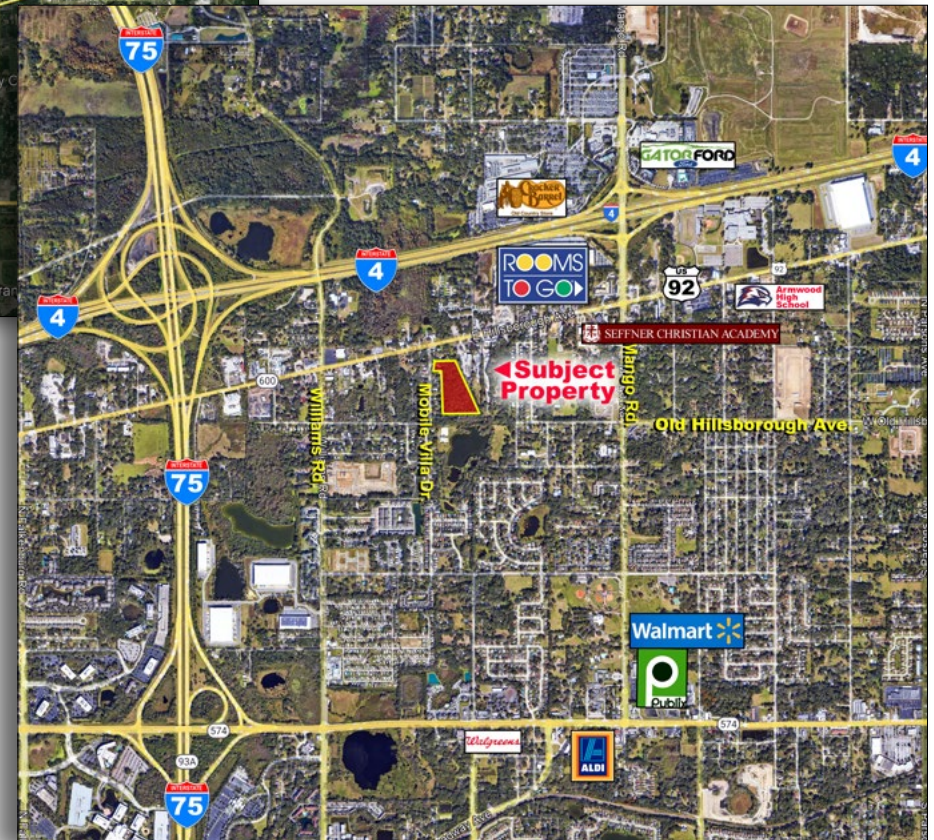
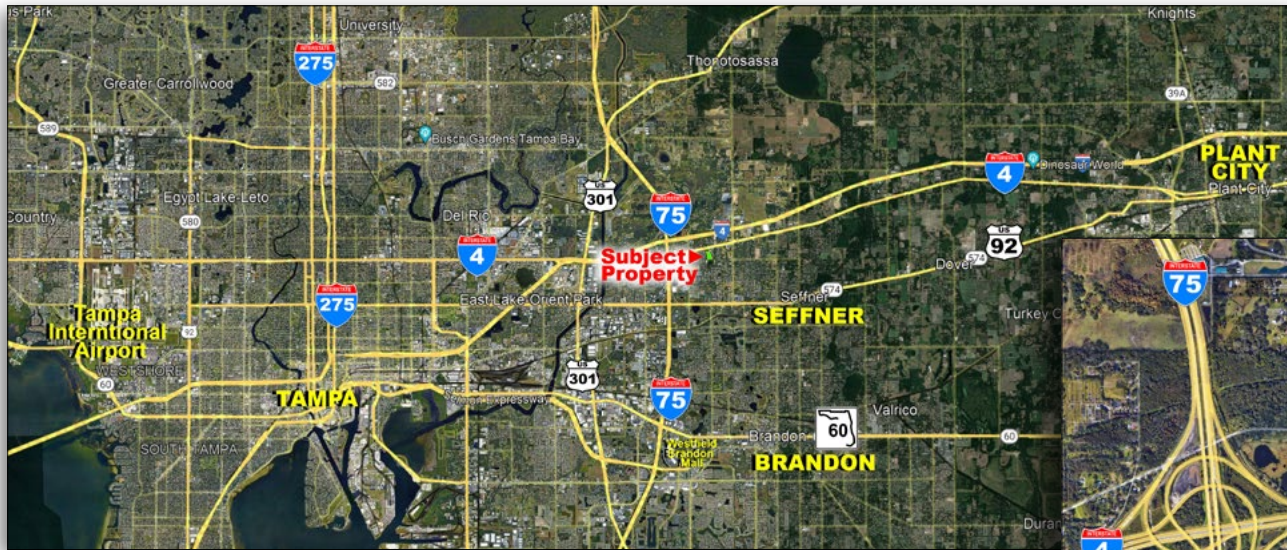








Under A Mile From The I-4 On Ramp And Under 2 Miles From The I-75 On Ramp  
Near Downtown Tampa, TPA international airport, I-4, and I-75



**Directions to Property From I-4**

- At Exit 10, head right on the ramp for Co Hwy-579 toward Mango/Seffner (0.3 mi)
- Turn right onto CR 579 / Co Hwy-579 toward Mango/Seffner (0.2 mi)
- Turn right onto US-92 W / E US 92( 0.3 mi)
- Keep straight to get onto E US 92 (226 ft)
- Keep straight to get onto US-92 W / E US 92 (0.3 mi)
- Turn left onto Mobile Villa Dr (0.2 mi)
- Arrive at Mobile Villa Dr



# **Fischbach** LAND COMPANY



**Blaise Lelaulu, CCIM**  
**Licensed Real Estate Associate**

- Land Brokerage
- Land Planning
- Land Use

[blaise@fischbachlandcompany.com](mailto:blaise@fischbachlandcompany.com)

**Fischbach Land Company: Our core values include trust, respect, responsibility, and integrity for all parts of the land real estate process, including protecting agriculture, respecting growth and development needs, and to support and guide our clients to the best use and personal solutions for their goals.**

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