

We know this land.



Eshenbaugh

LAND COMPANY



The Dirt Dog

304 S. WILLOW AVENUE

TAMPA, FL 33606

813.287.8787

www.thedirtdog.com

Additional Photos



Property Description

PROPERTY DESCRIPTION

The opportunity is to purchase a 2.97 acres rectangular parcel with 210' feet of frontage on Bloomingdale Avenue with has in excess of 50,000 cars a day driving by it. The site is cleared and currently used as a boat and RV storage yard with a residential house and upholstery shop in place. The site likely could be rezoned for commercial or mixed uses necessary to redevelop the site.

LOCATION DESCRIPTION

The property is located at 10416 Bloomingdale Ave in Riverview, FL. The site is on the north side of the road, between Gronto Lake Road and Kingsview Lane. It is immediately south of the newly built and open Integra Palms Apartment Homes with potential cross access through the apartments allowing full access to Bloomingdale Ave.

PROPERTY SIZE

2.97 Acres

ZONING

PD for boat/RV storage, residential house and upholstery shop.

PARCEL ID

073802-0100, 073802-0010, 073803-0000, 073802-0000

PRICE

\$2,500,000

BROKER CONTACT INFO

Ryan Sampson, CCIM, ALC

Principal

813.287.8787 x4

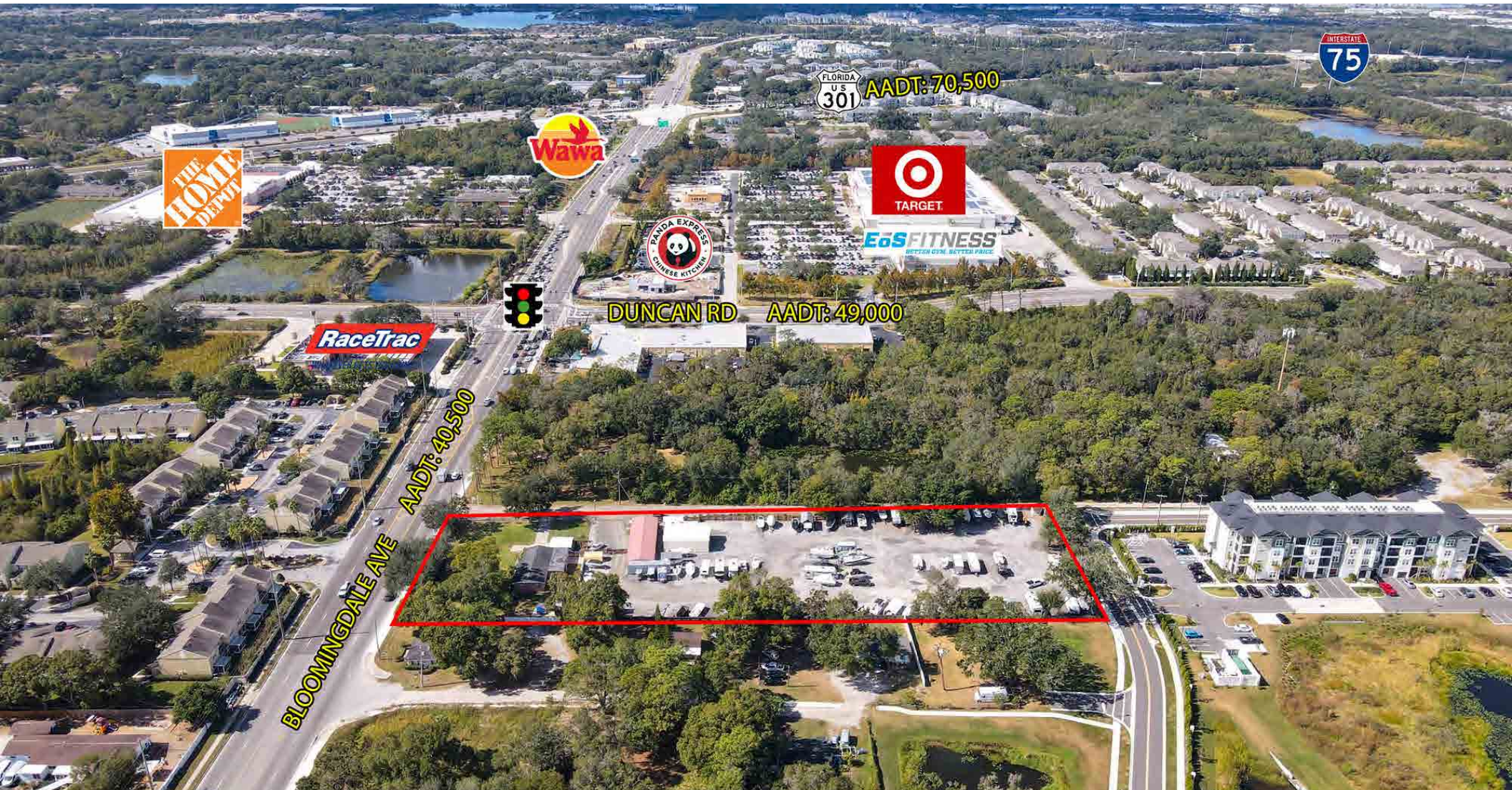
Ryan@TheDirtDog.com

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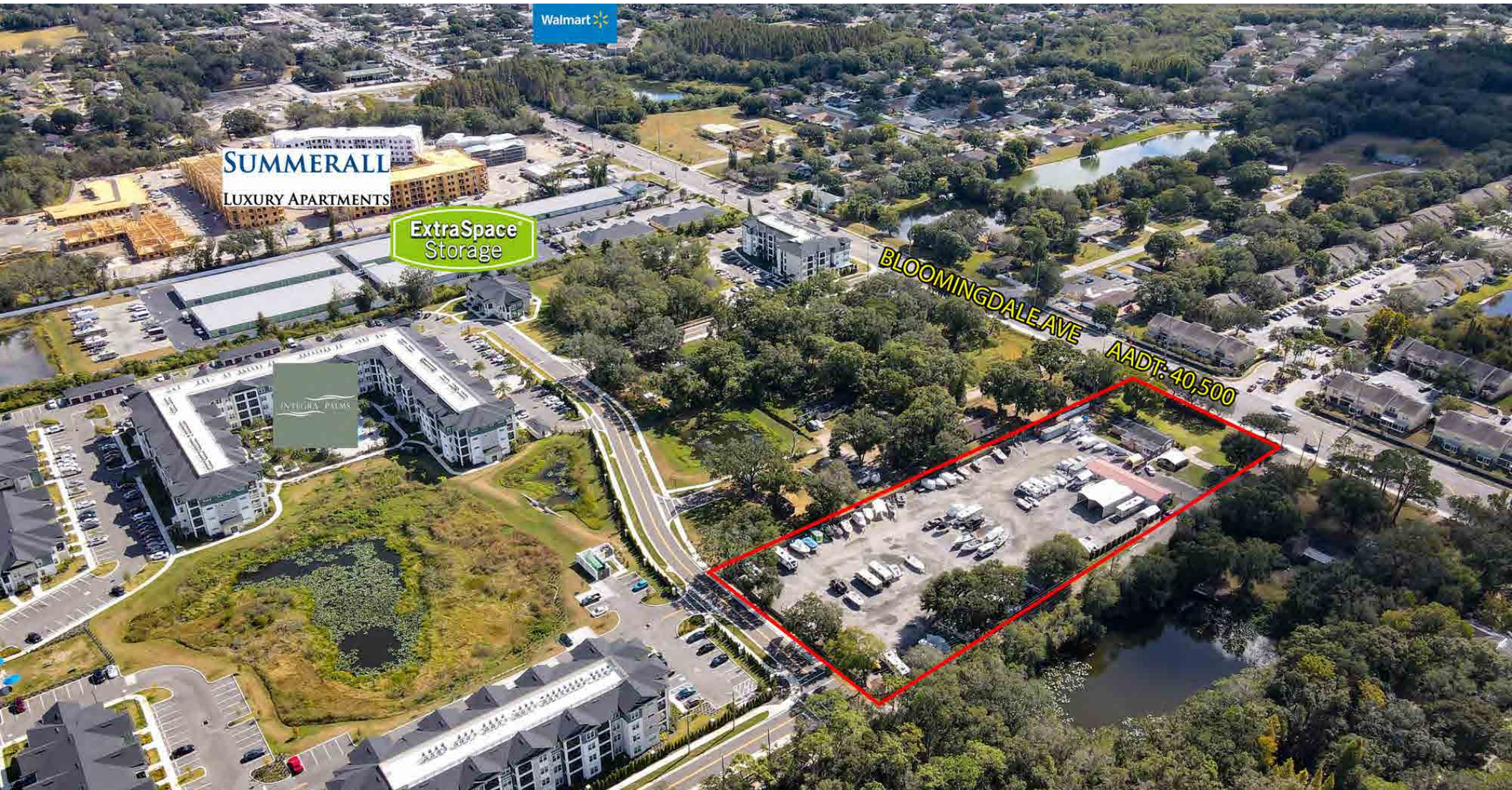
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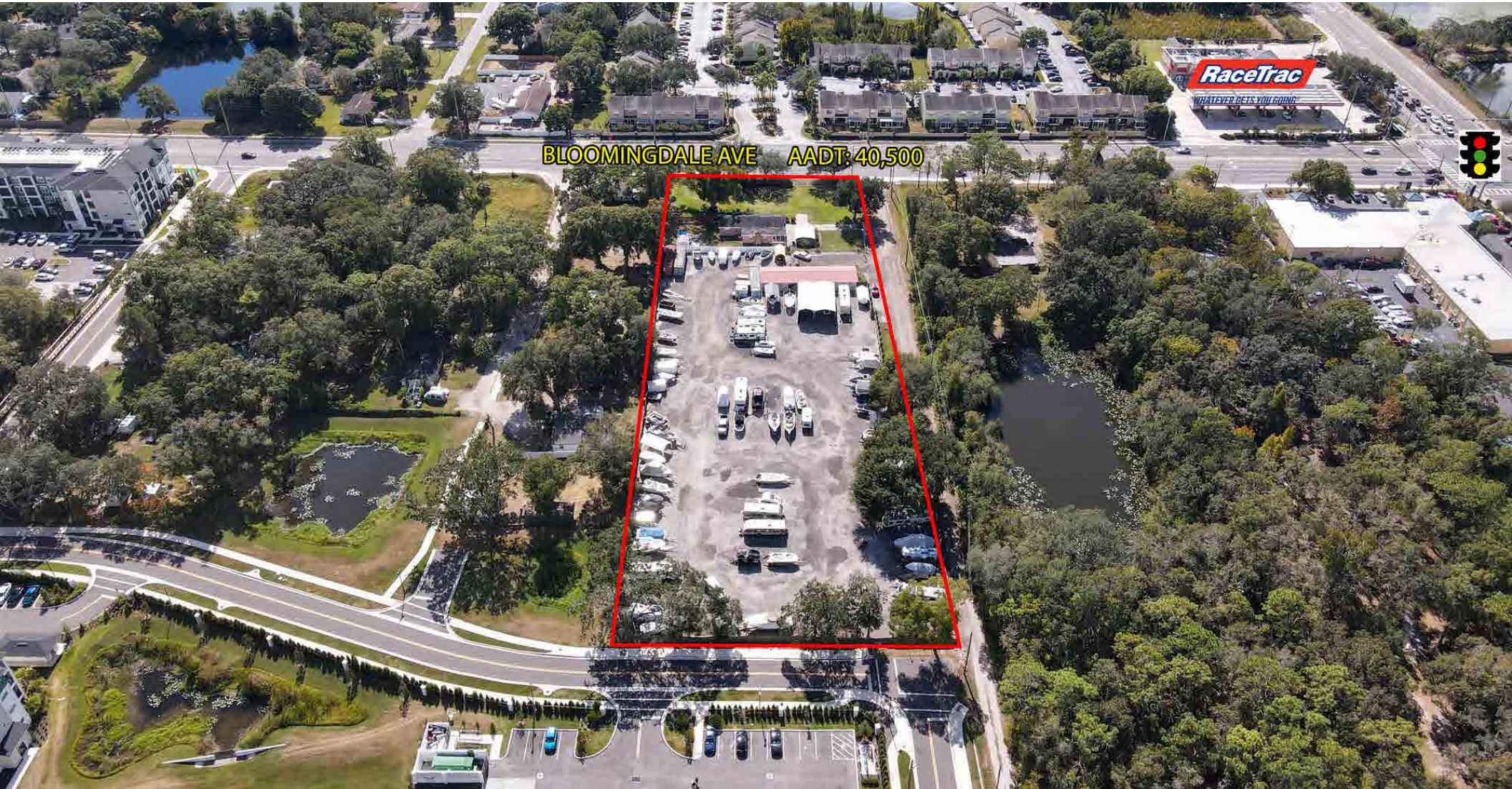
Additional Photos



Additional Photos



Additional Photos



Existing Zoning Conditions

FINAL CONDITIONS OF APPROVAL

PETITION NUMBER: RZ-PD 16-0755 BR
 MEETING DATE: November 3, 2016
 DATE TYPED: November 3, 2016

Approval of the request, subject to the conditions listed below, is based on the general site plan submitted August 24, 2016.

1. The project shall be developed with Phase 1, Phase 2A or Phase 2B.
 - 1.1 Phase 1 shall be permitted a maximum of 1,500 square foot building for an upholstery shop with open storage for a maximum of 60 boats, RV's and domestic vehicles and a 3,000 square foot single-family residential unit. Boat motors shall not be operated on the property. The buildings shall be located as shown on the general certified site plan.

Hours of operation shall be as follows:

Employees Hours for the upholstery shop:	M-F: 6AM- 6PM, Sat: 9AM-6PM, Sun: 9AM-6PM
Customer Hours for the upholstery shop:	M-F: 7AM-6 PM, Sat: 9AM-6PM
Outdoor upholstery repairs on RV's/Boats/Domestic Vehicles:	M-F: 8AM-6PM, Sat: 9AM-6PM
Outdoor Storage for RV's/Boats/Domestic Vehicles:	All Week: 6AM-9PM
 - 1.2 Phase 2A shall be permitted a maximum of 3,000 square foot building for an upholstery shop with open storage for a maximum of 60 boats, RV's and domestic vehicles and a 3,000 square foot single-family residential unit converted into Office, Daycare, or Personal Services uses. Boat motors shall not be operated on the property.

Hours of operation shall be as follows:

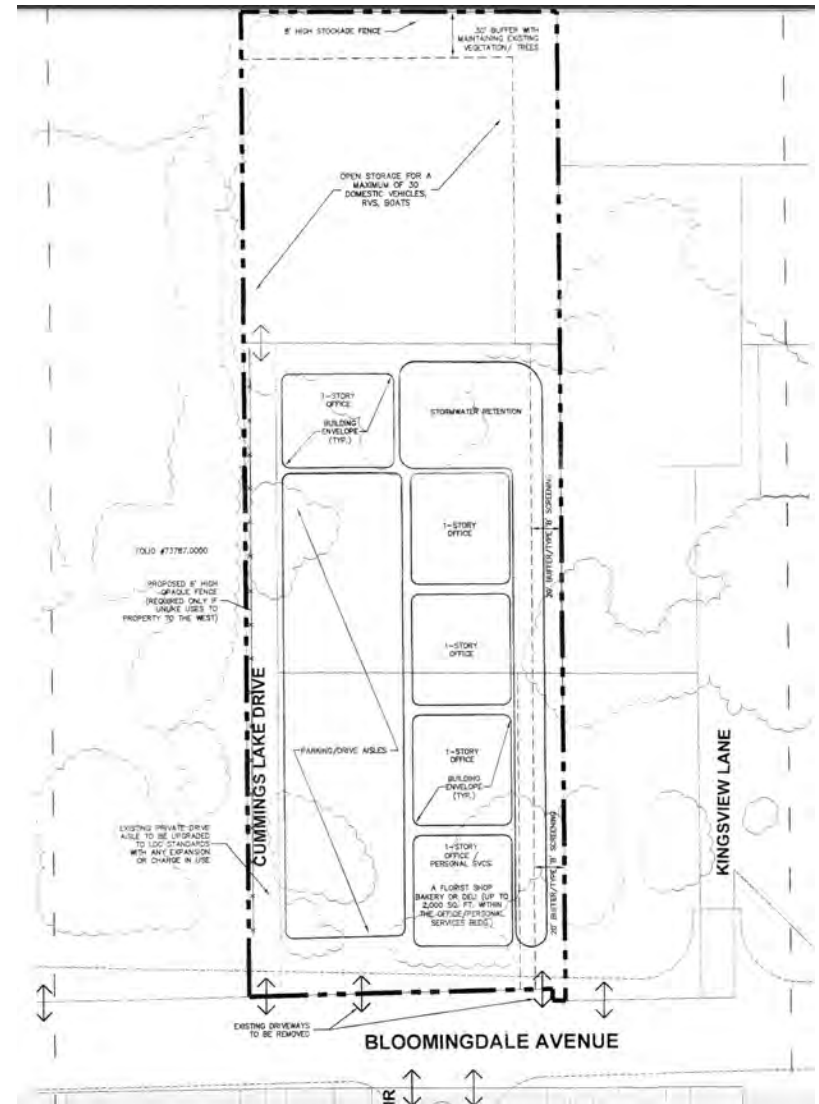
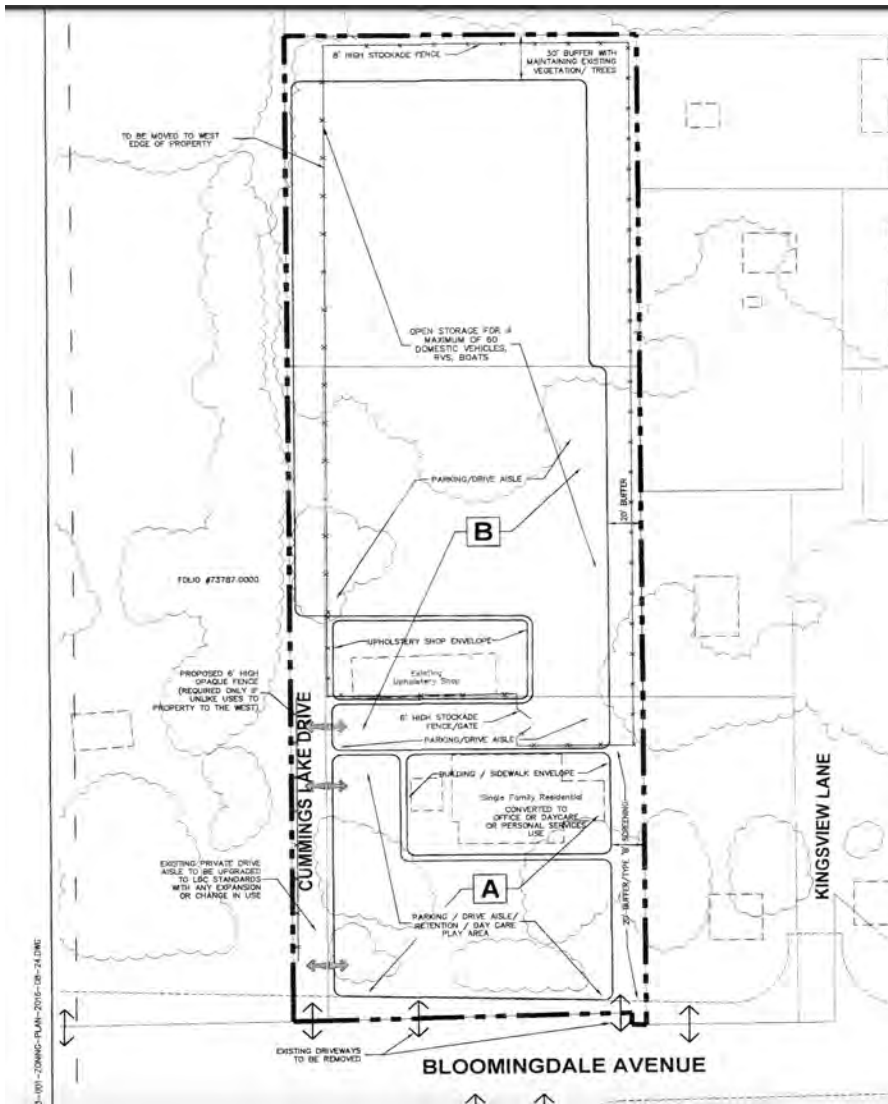
Employees Hours for the upholstery shop:	M-F: 6AM-6PM, Sat: 9AM-6PM Sun: 9AM-6PM
Customer Hours for the upholstery shop:	M-F: 7AM-6 PM, Sat: 9AM-6PM
Outdoor upholstery repairs on RV's/Boats/Domestic Vehicles:	M-F: 8AM-6 PM, Sat: 9AM-6PM
Outdoor Storage for RV's/Boats/Domestic Vehicles:	All Week: 6AM-9PM
Office, Daycare, or Personal Services uses:	M-F: 7AM-7 PM, Sat: 9AM-6PM

FINAL CONDITIONS OF APPROVAL

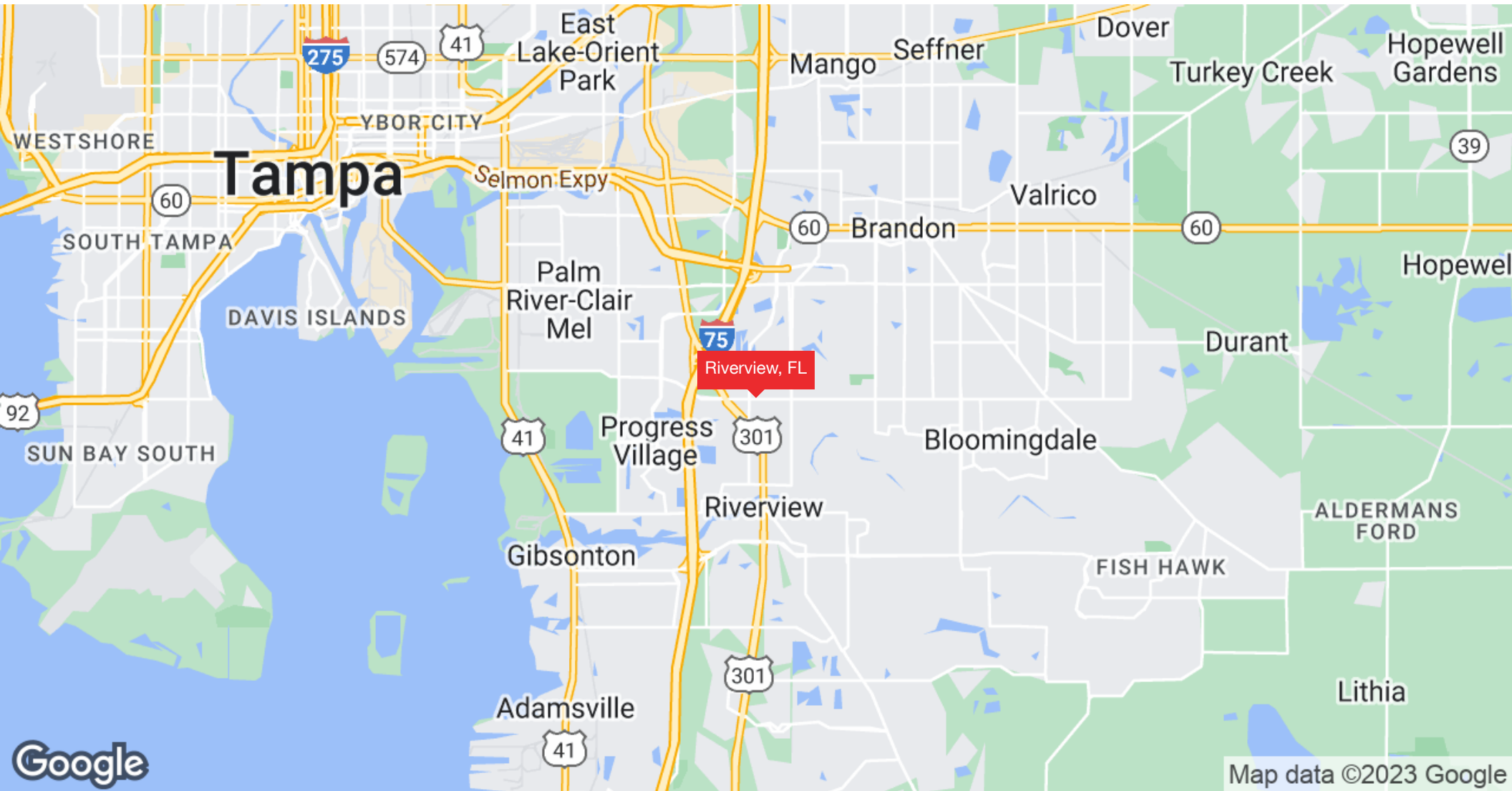
PETITION NUMBER: RZ-PD 16-0755 BR
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- 1.3 Phase 2B shall be permitted for the open storage of a maximum of 30 boats, RV's and domestic vehicles and a maximum of 18,000 square feet of Business, Professional Office uses (BPO), including 5,000 square feet of Personal Services uses. Within the 5,000 square foot of Personal Services, up to 2,000 square foot is approved for a florist shop, a bakery, and/or a deli. No building shall be greater than 5,000 square feet. The site shall be developed with the BPO development standards, except for a maximum FAR of 0.23. The hours of operation for the open storage use shall be 6AM - 9PM all week.
2. Outdoor lighting shall be per the requirements of the Hillsborough County Land Development Code (LDC) and any outdoor lighting, other than security lighting, shall be subject to the permitted hours of operation.
3. Required buffering and screening shall include the following:
 - Phase 1: A 20 foot buffer with screening consisting of a six foot high stockade fence along the eastern PD boundary of Parcel B. A 30 foot wide buffer with screening consisting of an eight foot high stockade fence and existing vegetation along the northern and eastern PD boundaries of folio 73803 0000 (open storage area).
 - Phase 2A: A 20 foot buffer with screening consisting of a six foot high stockade fence along the eastern PD boundary of Parcel B. A 20 foot buffer with Type B screening along the eastern boundary of Parcel A. A 30 foot wide buffer with screening consisting of an eight foot high stockade fence and existing vegetation along the northern and eastern PD boundaries of folio 73803.0000 (open storage area).
 - Phase 2B: A 20 foot buffer with Type B screening along the eastern PD boundary of Parcels A and B. A 30 foot wide buffer with screening consisting of an eight foot high stockade fence and existing vegetation along the northern and eastern PD boundaries of folio 73803.0000 (open storage area).
4. The Developer shall comply with all rules and regulations as found in the Hillsborough County Land Development Code and all other ordinances and standards in effect at the time of any new development.
5. If the notes and/or graphic on the site plan are in conflict with specific zoning conditions and/or the Land Development Code (LDC) regulations, the more restrictive regulation shall apply, unless specifically conditioned otherwise. References to development standards of the LDC in the above stated conditions shall be interpreted as the regulations in effect at the time of preliminary site plan/plat approval.

Existing Zoning Options



Regional Map



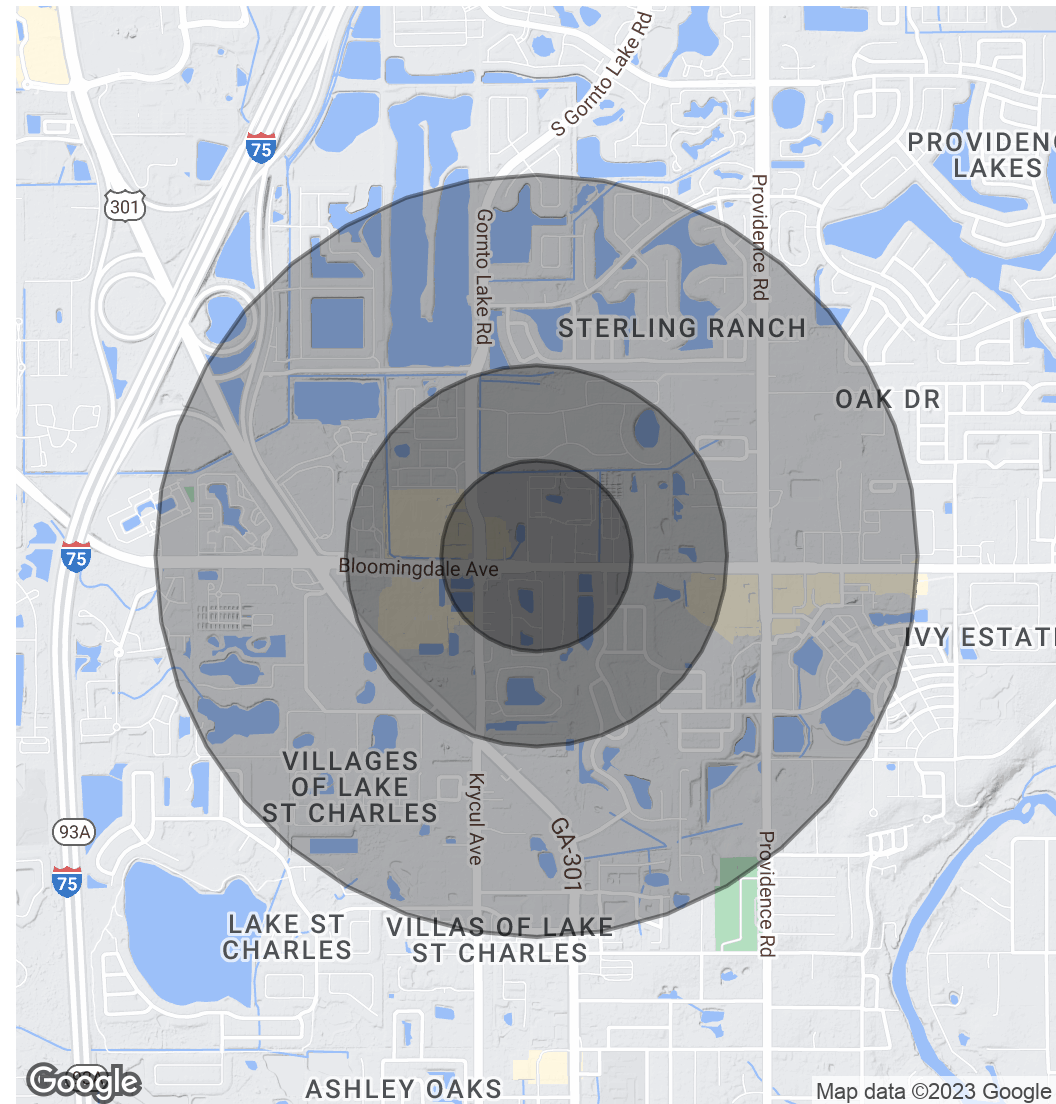
Location Map



Demographics Map & Report

	0.25 MILES	0.5 MILES	1 MILE
POPULATION			
Total Population	1,056	4,408	17,126
Average Age	36.5	35.5	34.5
Average Age (Male)	33.3	32.6	33.4
Average Age (Female)	40.2	39.2	36.0
HOUSEHOLDS & INCOME			
Total Households	439	1,918	7,623
# of Persons per HH	2.4	2.3	2.2
Average HH Income	\$64,635	\$63,892	\$60,602
Average House Value	\$176,142	\$169,356	\$160,005

* Demographic data derived from 2020 ACS - US Census



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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Eshenbaugh Land Company, LLC in compliance with all applicable fair housing and equal opportunity laws.

Eshenbaugh Land Company is a licensed real estate brokerage firm in Florida and William A. Eshenbaugh is the broker of record.