

# Bloomingtondale 1.9 Acres for Sale

11615 & 11629 Bloomingtondale Ave., Riverview, FL 33578

## EXECUTIVE SUMMARY



### Summary:

Price:	\$989,995
Future Land Use:	Residential -4 (.25 FAR)
Zoning:	RSC-2/Res-SF Conv/2-units/acre
Total Land Size:	1.9 Acres
Visibility:	39,500 Daily Traffic Counts
Municipality:	Unincorporated Hillsborough County
FEMA Flood Zone:	X
Market:	Riverview
Utilities	County Water & Septic on site
Total Taxes:	\$1,930
Current Use:	SFR Residential
Buildings	1,045 & 1,800 SF
Folio #s:	074128-0000 & 074134-0000

### Overview:

This is a 1.9 acre of developable residential land located directly on Bloomindale Ave. The site is a short drive to I-75 and within a short drive to many supporting retailers. This offering is made up of two parcels with two older homes. There are utilities in the area. The site is located in Unincorporated Hillsborough County and has a future land use of Residential-4/(.25 FAR). This location is ideal for a developer looking for a small residential development in the greater Bloomingtondale/Riverview area. There are currently two access points on Bloomingtondale Avenue.

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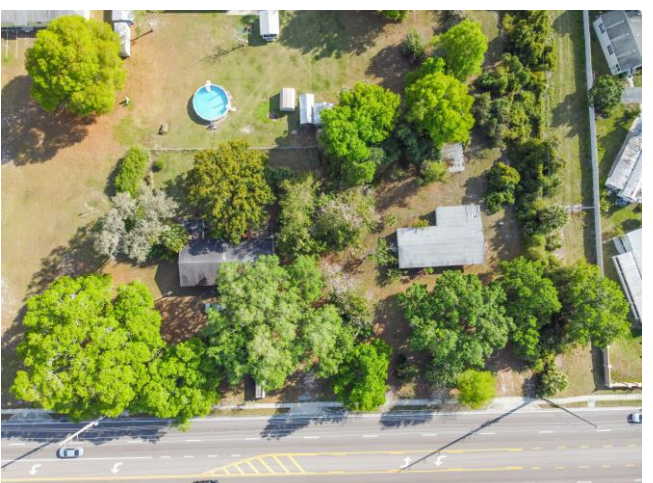


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AERIAL PHOTOS



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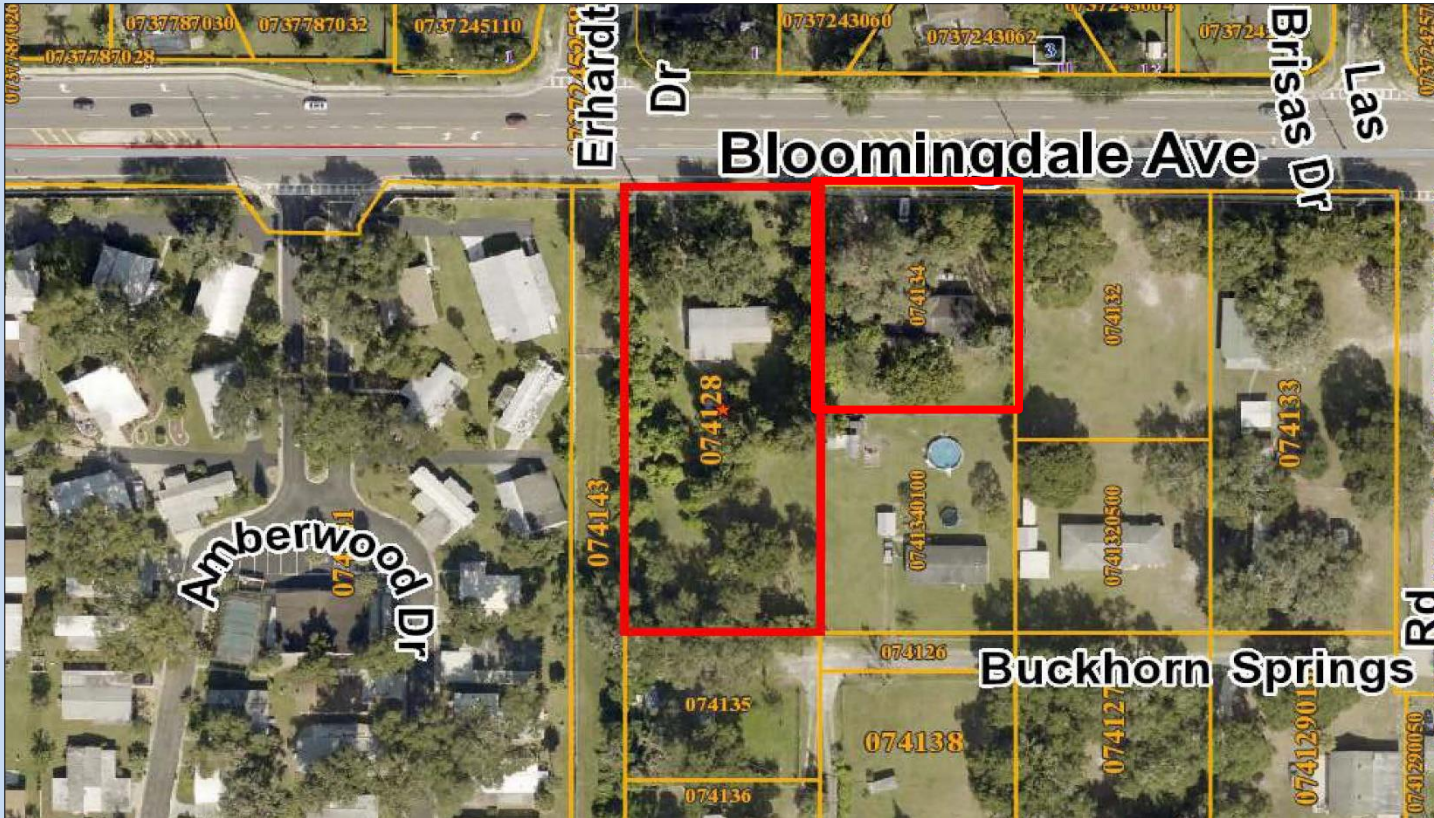
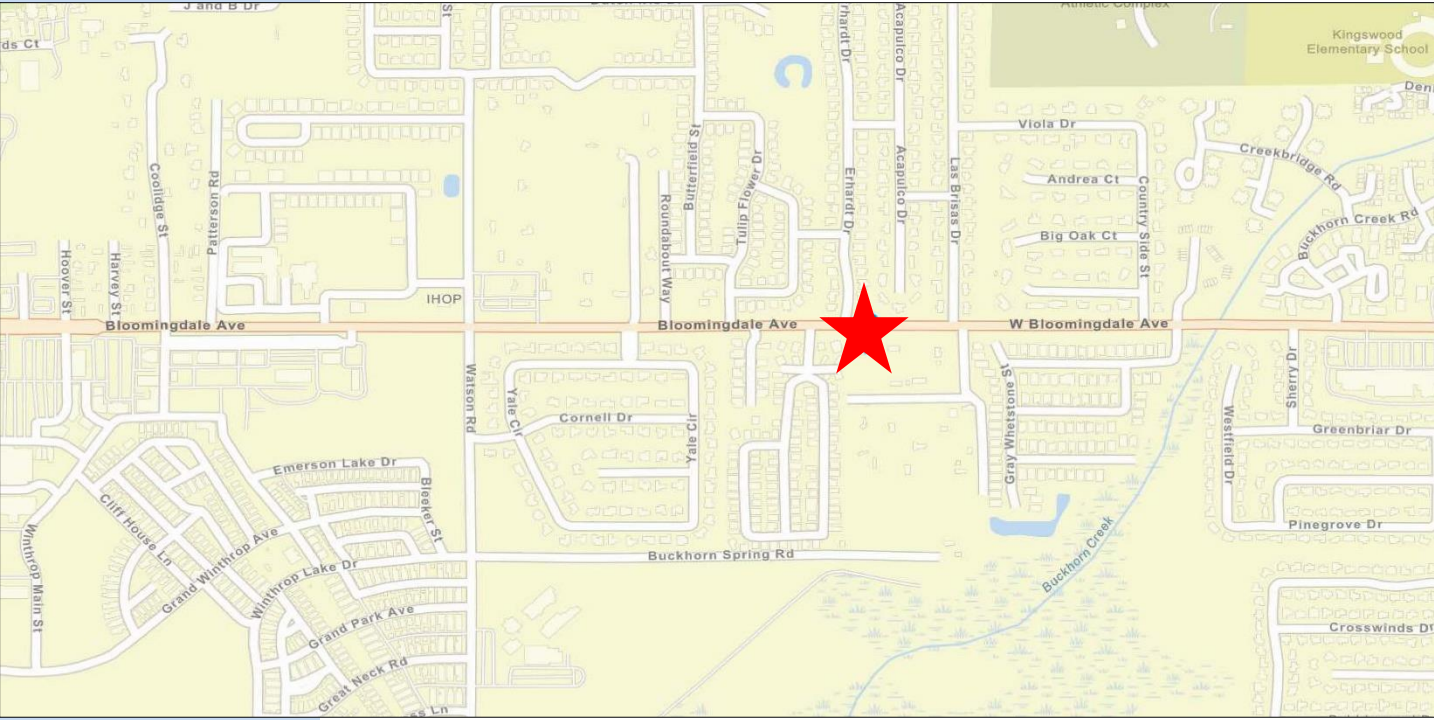
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LOCATION AND AERIAL MAPS



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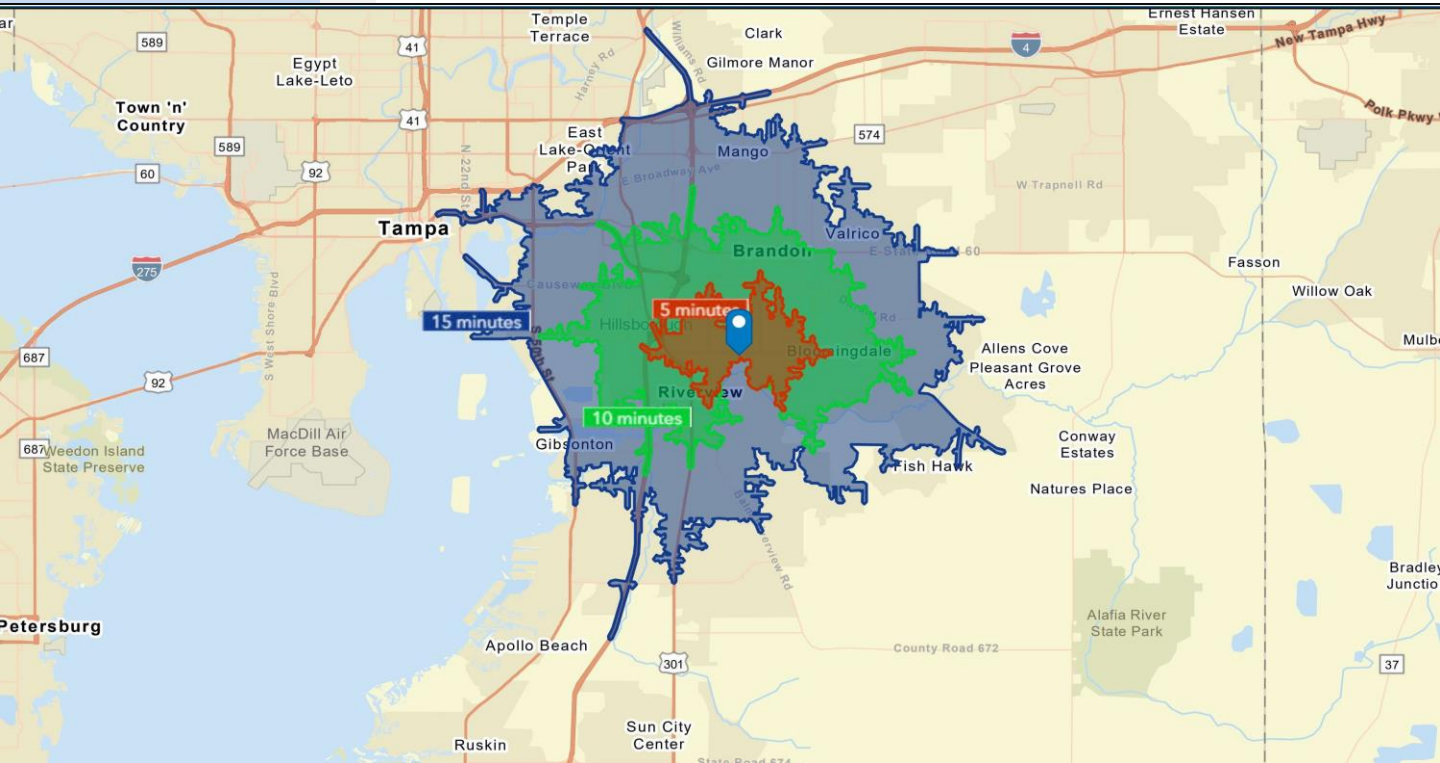
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DRIVE TIME AND DEMOGRAPHICS



## 2020 Census Redistricting Data (Public Law 94-171)

11615 Bloomington Ave, Riverview, Florida, 33578  
Drive time of 5 minutes

### KEY FACTS

**33,518**  
Total Population

**14,272**  
Housing Units

**3,675.7**  
Population Density

**2.47**  
Average Household Size

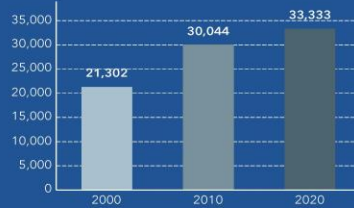
**79.6**  
Diversity Index

The U.S. Census Bureau provides the 50 states, the District of Columbia, and Puerto Rico with population counts to use in their redrawing of congressional and state legislative district boundaries – a process known as “redistricting.”

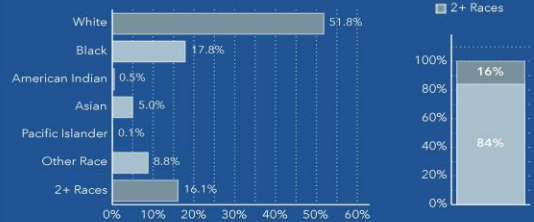
#### 2010-2020 ANNUAL GROWTH RATE



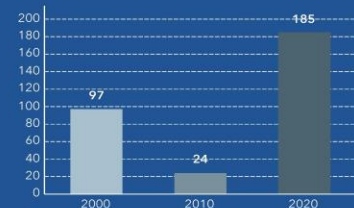
#### HOUSEHOLD POPULATION



#### TOTAL POPULATION BY RACE



#### GROUP QUARTERS



POPULATION BY AGE AND RACE	Less Than 18 Years	18 Years and Older
Total	7,151	26,367
1 Race	5,615	22,511
White	2,916	14,448
Black	1,578	4,401
American Indian/Alaska Native	31	126
Asian	374	1,298
Pacific Islander	3	17
Some Other Race	713	2,220
2 or More Races	1,536	3,856

Source: U.S. Census Bureau, 2020 Redistricting Data (PL 94-171). U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

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