



Fischbach
LAND COMPANY

**SEFFNER
TOWNHOME
OR MULTIFAMILY
DEVELOPMENT
SITE**

Property Overview

Excellent opportunity for an infill townhome or 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 1 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.



FischbachLandCompany.com/SefferTownhome

Property Details

Property Highlights



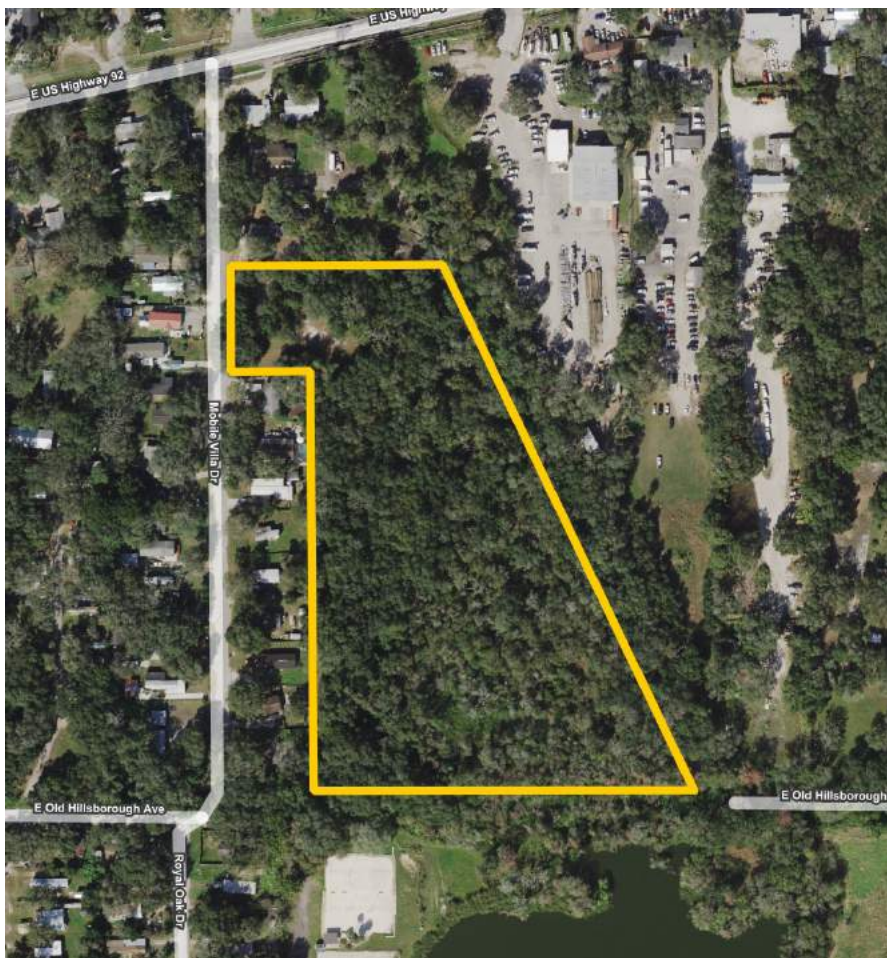
Zoned for
9 units per acre



20 minutes to TPA International
Airport and 12 minutes to
downtown



Under 1 mile from I-4 on
ramp and under 2 miles
from I-75 on ramp



Property Address	5425 Mobile Villa Drive, Seffner, FL 33584	County	Hillsborough
Property Type	Residential Development	Folio/Parcel ID	063066-0000
Size	10.34± Acres	STR	33-28-20
Zoning	RMC-9	Utilities:	6-inch water main on Mobile Villa Drive 12-inch water main on US 92 4-inch force main on US 92
Future Land Use	R-9	Road Frontage	195± feet on Mobile Villa Drive
Price	\$1,400,000		

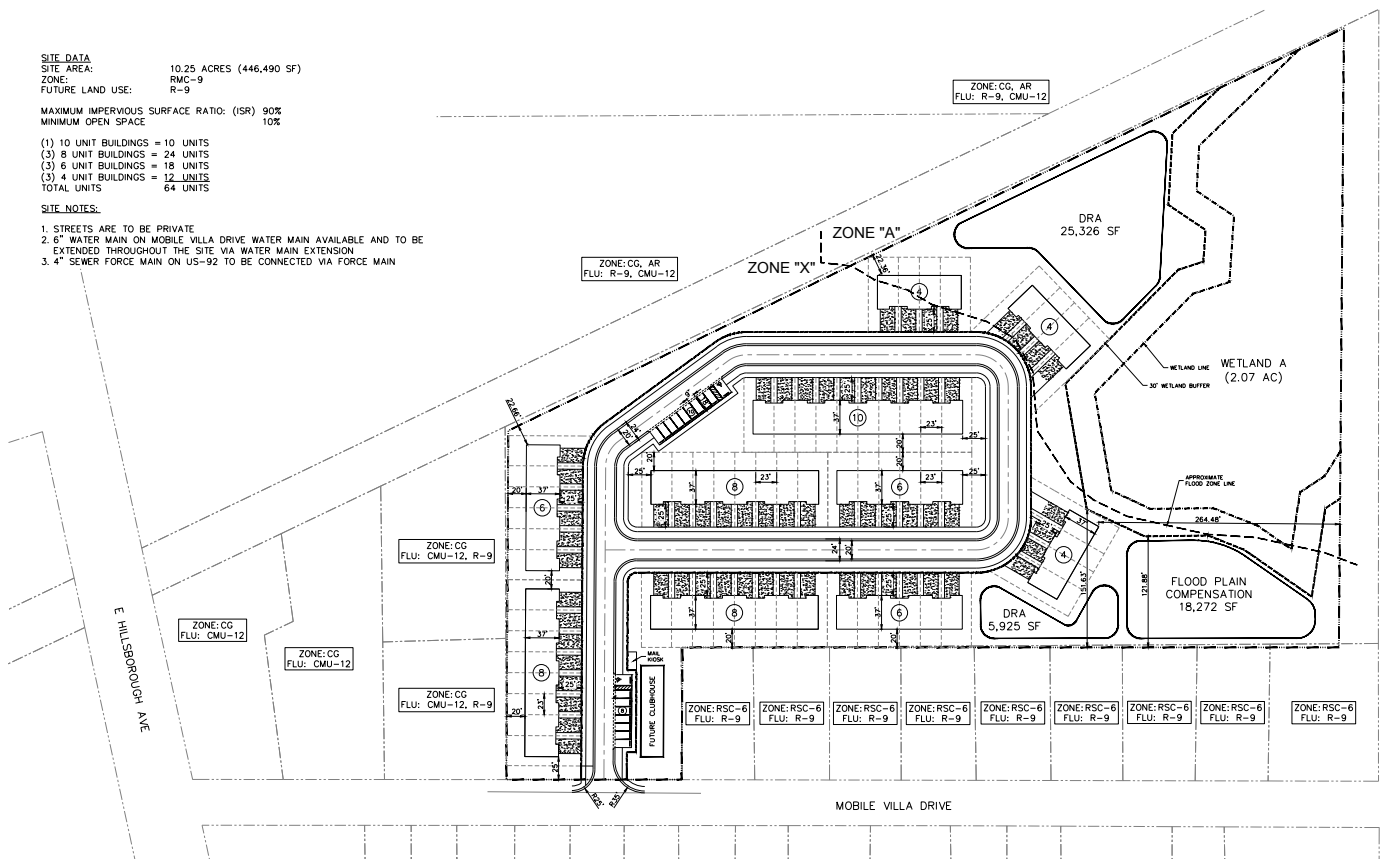
Preliminary Site Plan

64 Units

SITE DATA
 SITE AREA: 10.25 ACRES (446,490 SF)
 ZONE: RMC-9
 FUTURE LAND USE: R-9
 MAXIMUM IMPERVIOUS SURFACE RATIO: (ISR) 90%
 MINIMUM OPEN SPACE: 10%

(1) 10 UNIT BUILDINGS = 10 UNITS
 (3) 8 UNIT BUILDINGS = 24 UNITS
 (3) 6 UNIT BUILDINGS = 18 UNITS
 (3) 4 UNIT BUILDINGS = 12 UNITS
 TOTAL UNITS = 64 UNITS

SITE NOTES:
 1. STREETS ARE TO BE PRIVATE
 2. 6" WATER MAIN ON MOBILE VILLA DRIVE, WATER MAIN AVAILABLE AND TO BE EXTENDED THROUGHOUT THE SITE VIA WATER MAIN EXTENSION
 3. 4" SEWER FORCE MAIN ON US-92 TO BE CONNECTED VIA FORCE MAIN



Due Diligence Links



Preliminary Site Plan 64 Units



EPC SURVEY



Utilities



Phase I Environmental Site Assessment

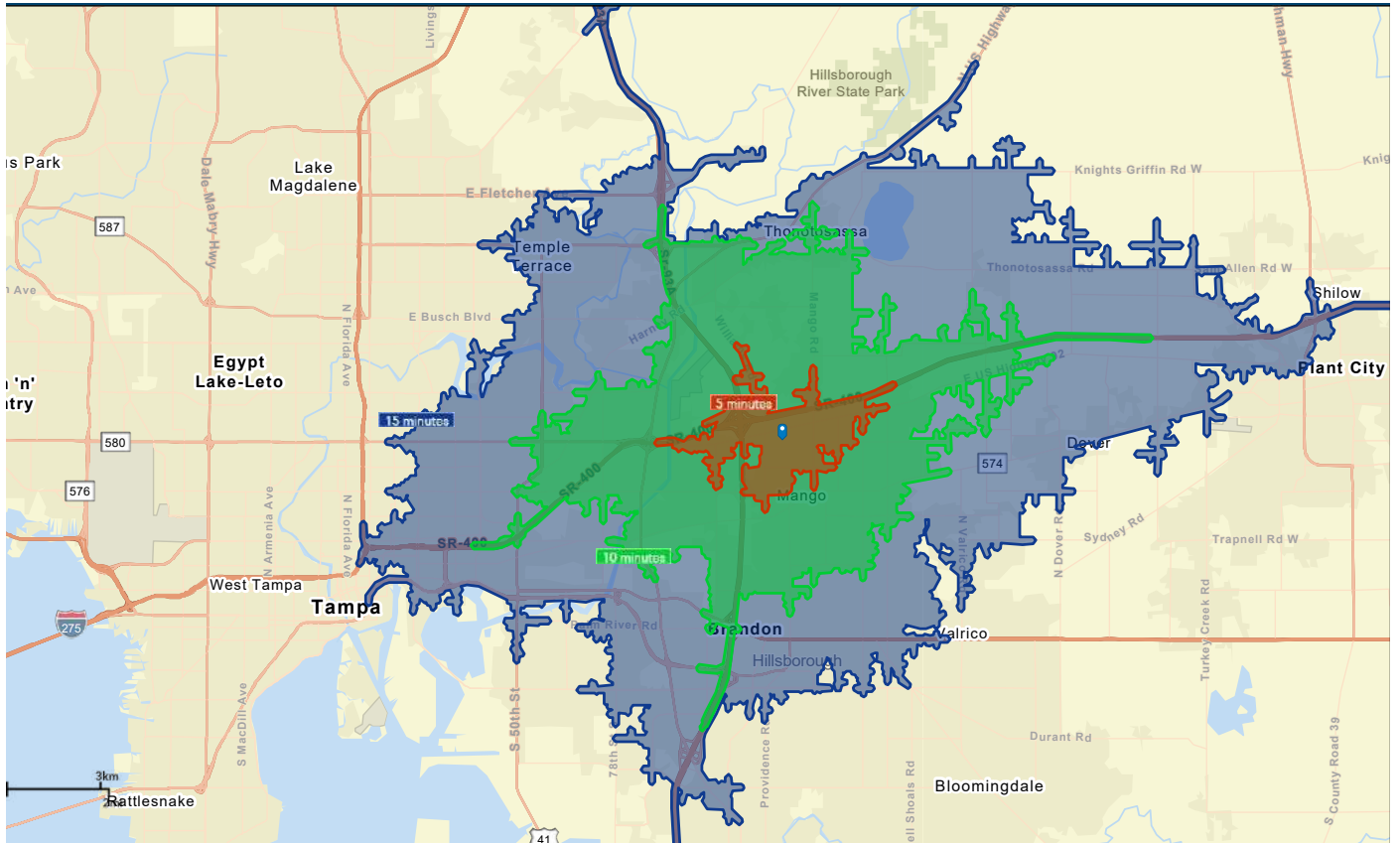


Preliminary Geo Tech Report



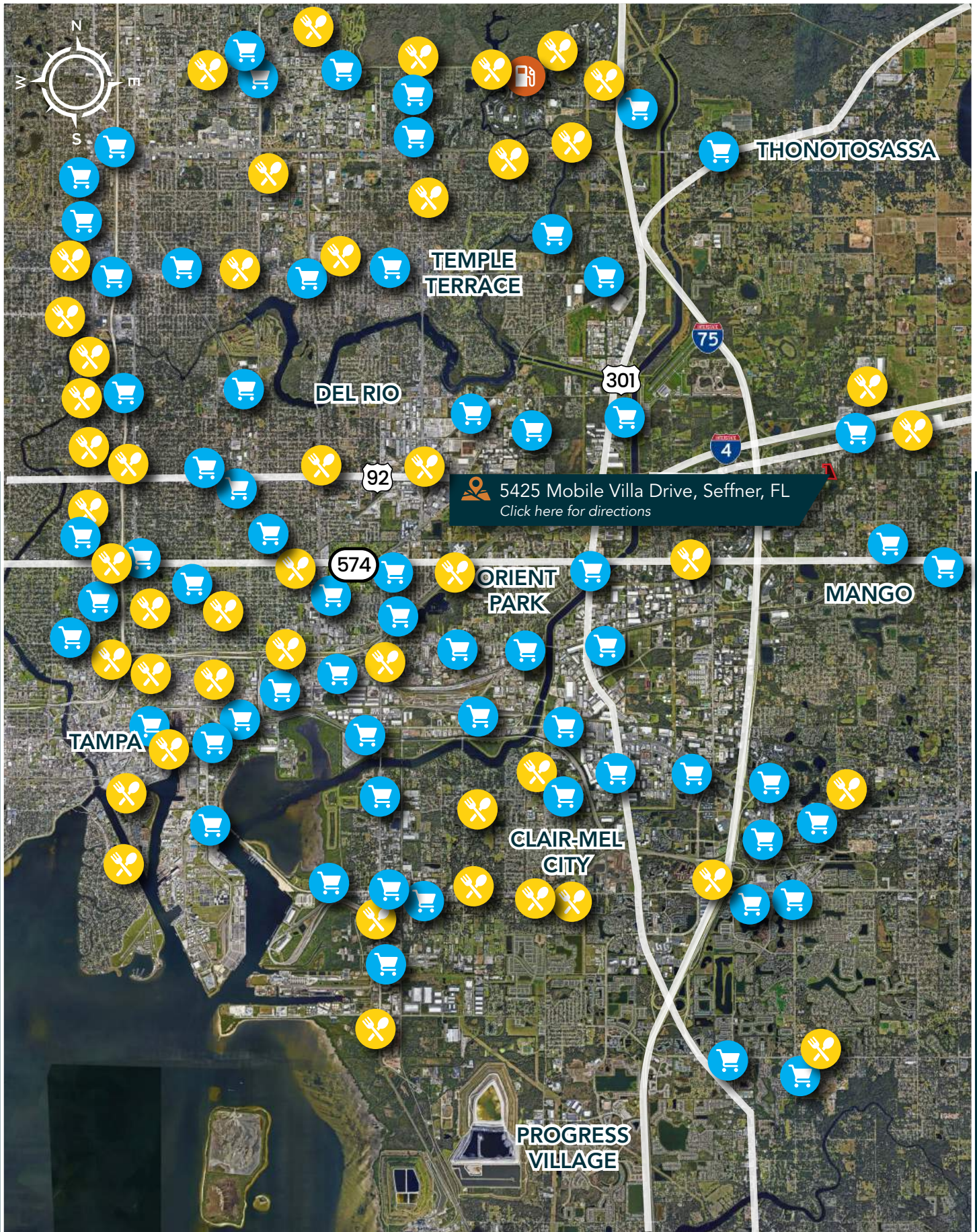
Natural Resources Report

Demographics



	5 Minutes	10 Minutes	15 Minutes
2010 Population	8,859	51,603	211,738
2020 Population	10,658	59,986	239,973
2022 Population	11,619	62,482	245,371
2027 Population	12,854	65,671	254,229
2010 - 2020 Annual Rate	1.87%	1.52%	1.26%
2020 - 2022 Annual Rate	3.91%	1.83%	0.99%
2022 - 2027 Annual Rate	2.04%	1.00%	0.71%
2022 Male Population	48.7%	48.8%	48.9%
2022 Female Population	51.3%	51.2%	51.1%
2022 Median Age	35.6	36.9	35.4

Detailed Map



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