



PROPERTY FOR SALE

1.82 ACRES ON US 301 RIVERVIEW FOR DEVELOPMENT

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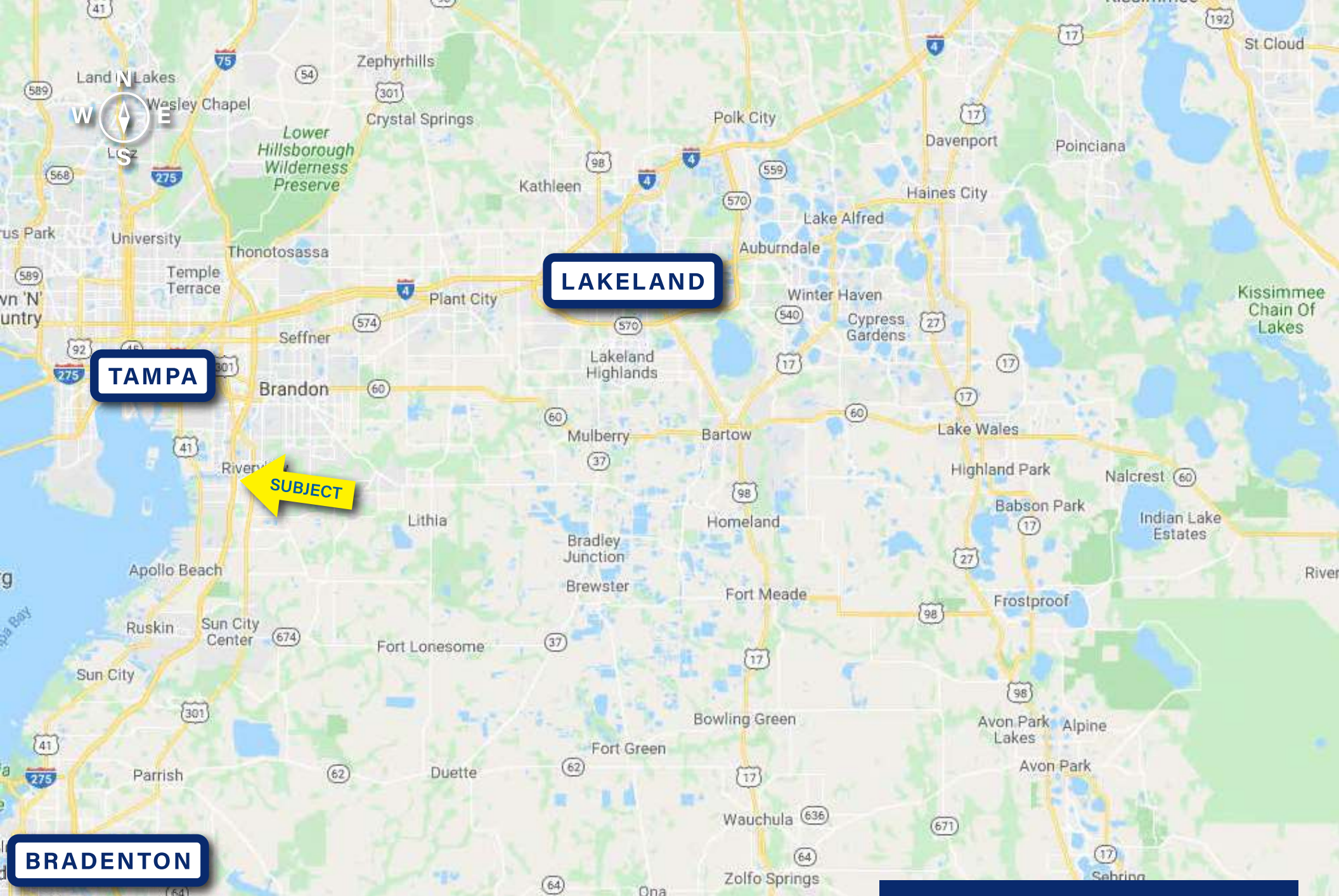
EXECUTIVE SUMMARY

1.82 ACRES ON US 301 FOR DEVELOPMENT RIVERVIEW, FL

This property consists of approximately 1.82 usable acres of vacant commercial land located in a busy section of booming Riverview, FL. Both current and future land zoning give the property a variety of possible uses. There are a plethora of national retail users in the surrounding area including: Lowe's, CVS, Walgreens, 7-Eleven, Wawa, etc.

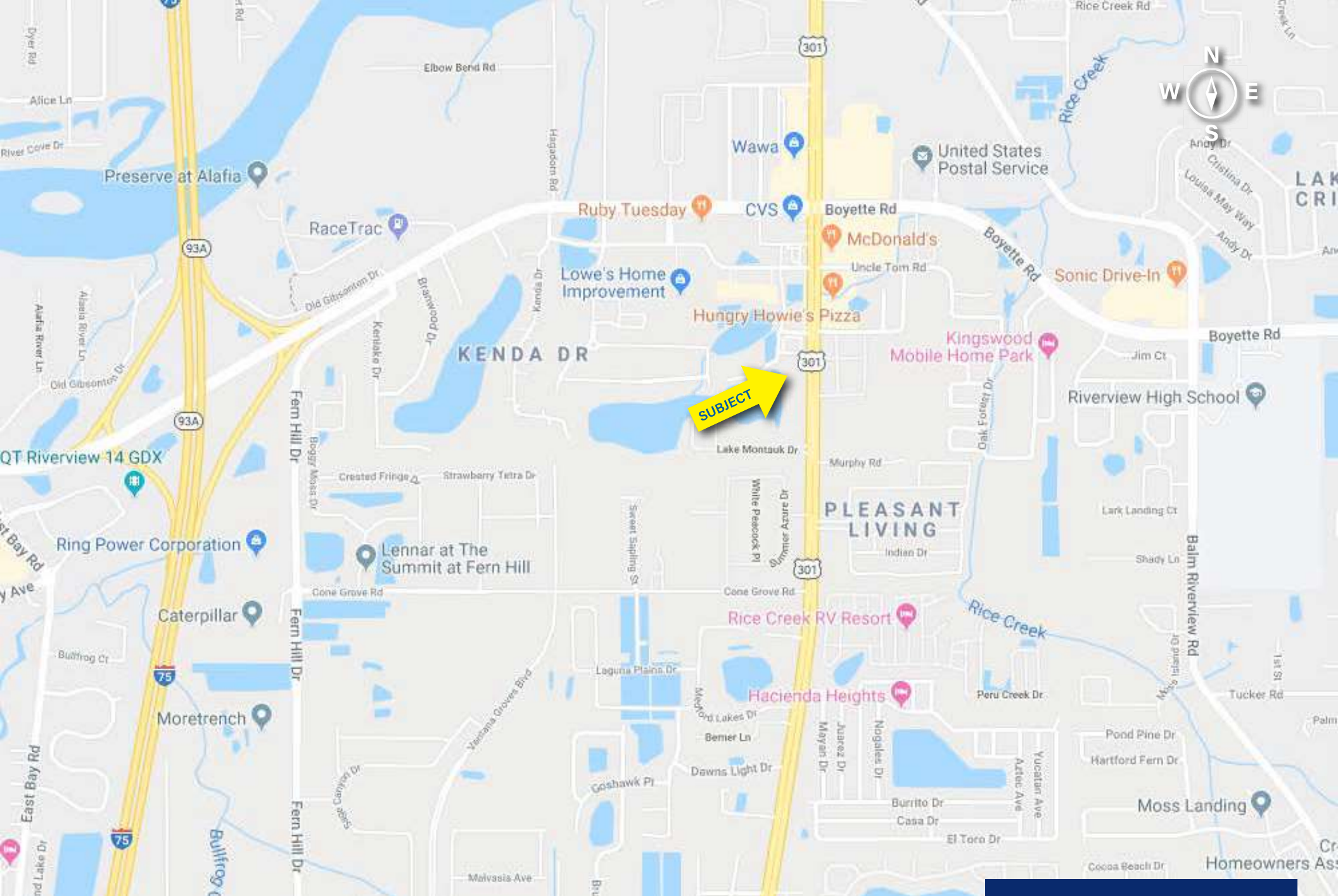
The property is located in an economically solvent area with a median household income higher when compared to the state. Located nearby schools, medical, shopping, dining, entertainment, and other commercial amenities. The property is approximately 10 minutes from Brandon Mall, 20 minutes to Downtown Tampa, and 25 to the Tampa International Airport.

Site Address:	10203 S 301 Highway, Riverview, FL 33578
County:	Hillsborough
PIN (Property Identification Number):	U-20-30-20-76X-000000-00007.0 U-20-30-20-76X-000000-00008.0
Land Size:	Total 1.82 +/- acres
Property Use:	Vacant commercial
Utilities:	Available (County)
Zoning:	Planned Development (PD) Hillsborough County
Taxes:	\$8,220.99 [2019]
Traffic Count:	53,500 +/- cars/day via US Highway 301
Asking Price:	\$1,650,000



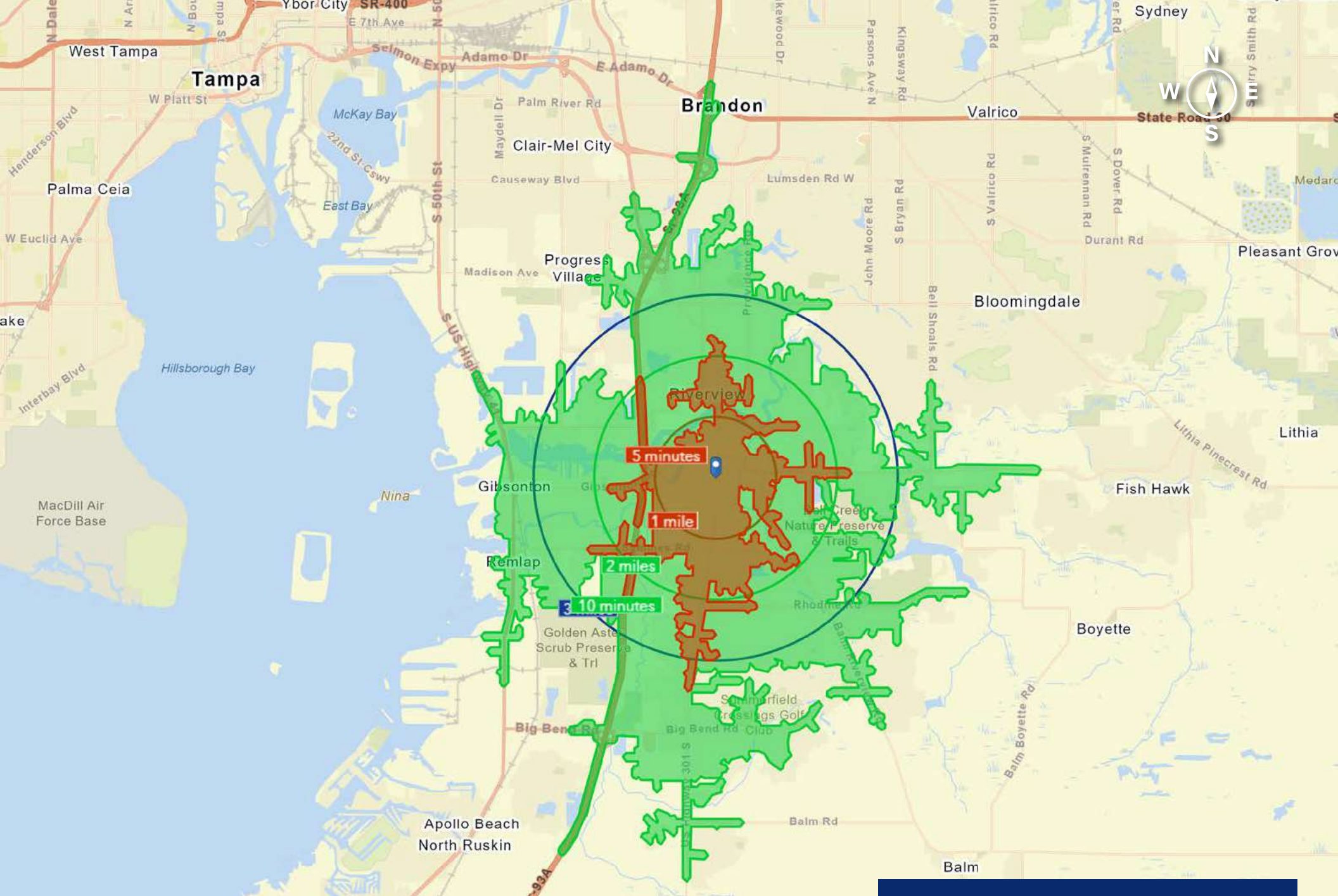
Located in the Tampa-St.Petersburg-Clearwater MSA, by the East section of the I-4 Corridor.

REGIONAL LOCATION



The property is located on US Highway 301 just east of I-75, directly on Riverview's main commercial corridor.

LOCATION MAP



1, 2, 3 mile radius
5, 10 minute drive time

DEMOGRAPHICS MAP

BENCHMARK DEMOGRAPHICS

	1 Mile	2 Miles	3 Miles	5 Mins	10 Mins	Hillsborough	MSA	FL	US
Population	7,667	30,440	69,231	16,468	97,686	1,454,648	3,160,627	21,239,528	332,417,793
Households	3,031	10,690	24,182	5,909	34,463	553,152	1,283,312	8,299,404	125,168,557
Families	2,071	7,742	17,696	4,225	24,680	352,489	791,803	5,366,533	82,295,074
Average Household Size	2.53	2.85	2.86	2.79	2.83	2.59	2.42	2.51	2.59
Owner Occupied Housing Units	2,218	8,228	18,715	4,582	25,221	326,389	830,532	5,375,035	79,459,278
Renter Occupied Housing Units	814	2,462	5,468	1,327	9,242	226,763	452,780	2,924,369	45,709,279
Median Age	38.1	37.5	36.6	36.3	35.2	37.3	43.0	42.5	38.5
Income									
Median Household Income	\$50,252	\$60,067	\$63,670	\$57,200	\$65,416	\$56,744	\$53,970	\$54,238	\$60,548
Average Household Income	\$62,401	\$77,034	\$80,235	\$72,555	\$80,803	\$82,088	\$77,199	\$78,335	\$87,398
Per Capita Income	\$22,365	\$27,090	\$28,195	\$25,040	\$28,497	\$31,286	\$31,415	\$30,703	\$33,028
Trends: 2015 - 2020 Annual Growth Rate									
Population	3.36%	2.77%	2.69%	3.02%	2.64%	1.68%	1.33%	1.37%	0.77%
Households	3.04%	2.57%	2.50%	2.81%	2.46%	1.60%	1.21%	1.31%	0.75%
Families	3.08%	2.55%	2.49%	2.78%	2.46%	1.53%	1.16%	1.26%	0.68%
Owner HHs	3.28%	2.92%	2.85%	3.06%	2.86%	1.90%	1.46%	1.60%	0.92%
Median Household Income	1.83%	2.79%	3.25%	2.38%	3.09%	2.66%	2.40%	2.37%	2.70%

The subject property has strong population destiny within a 2 mile radius with over 30,000 people.

The Median Household Income within a 10 minute drive time is 15.3% higher when compared to Hillsborough County.

BENCHMARK DEMOGRAPHICS

1 Mile 2 Miles 3 Miles 5 Mins 10 Mins Hillsborough MSA FL US

Households by Income

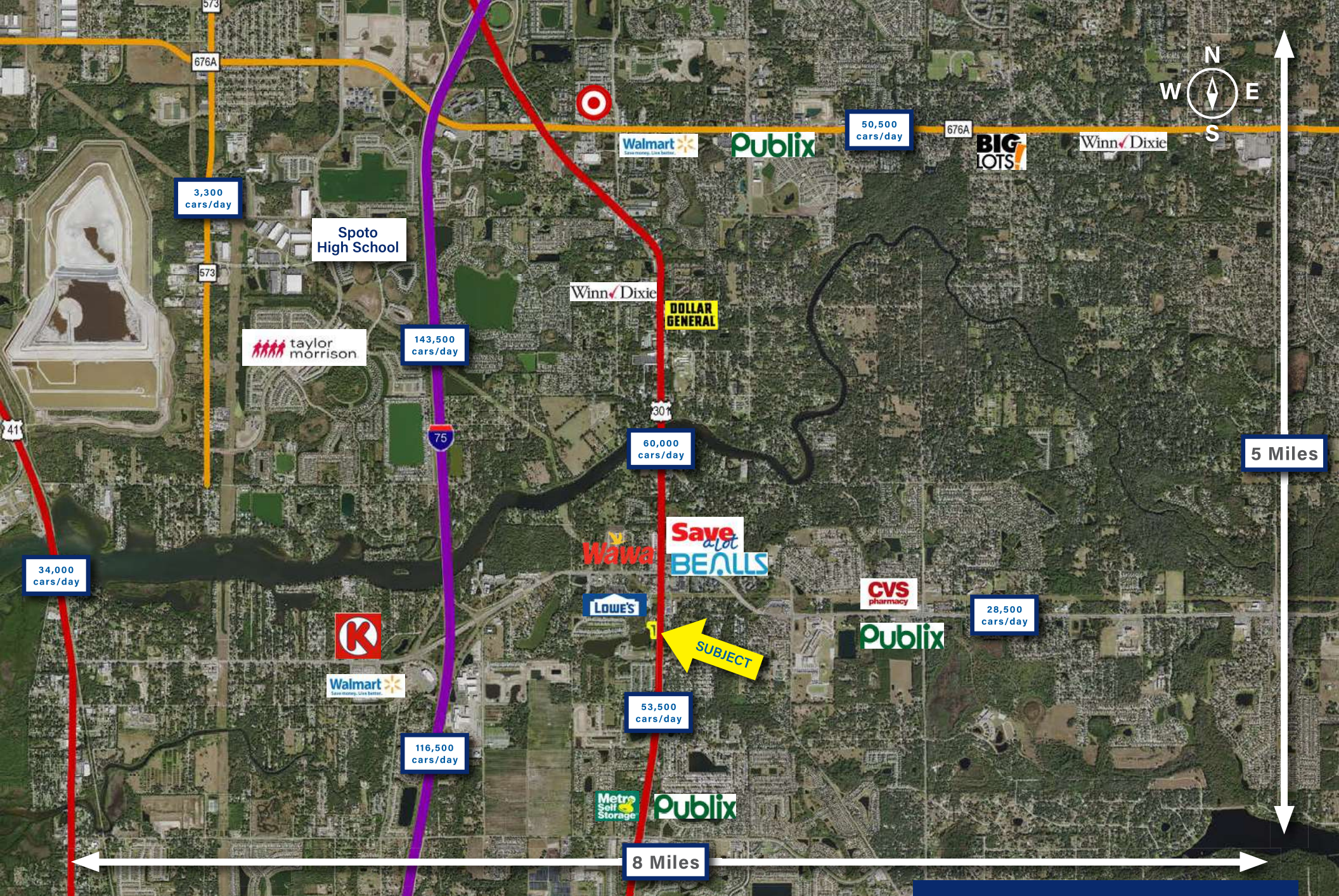
<\$15,000	12.70%	8.80%	8.50%	9.60%	7.80%	11.50%	11.00%	11.10%	10.70%
\$15,000 - \$24,999	10.30%	7.30%	6.80%	7.40%	6.50%	9.00%	10.50%	10.10%	9.00%
\$25,000 - \$34,999	10.10%	9.20%	8.10%	9.20%	7.80%	9.20%	10.20%	10.10%	8.90%
\$35,000 - \$49,999	16.60%	13.70%	13.20%	15.10%	13.30%	13.90%	14.30%	14.40%	12.40%
\$50,000 - \$74,999	22.30%	21.70%	20.70%	22.40%	20.90%	18.00%	18.40%	18.50%	17.50%
\$75,000 - \$99,999	12.00%	15.50%	16.90%	15.40%	17.30%	12.30%	12.40%	12.30%	12.60%
\$100,000 - \$149,999	12.30%	15.50%	16.00%	14.60%	16.80%	13.60%	12.80%	12.80%	15.10%
\$150,000 - \$199,999	1.60%	4.40%	5.50%	2.90%	5.80%	6.00%	5.10%	5.00%	6.50%
\$200,000+	2.20%	4.00%	4.20%	3.40%	3.90%	6.50%	5.40%	5.70%	7.30%

Population by Age

0 - 4	6.80%	6.90%	7.10%	7.30%	7.30%	6.00%	5.20%	5.20%	6.00%
5 - 9	7.00%	7.10%	7.30%	7.50%	7.40%	6.10%	5.30%	5.40%	6.10%
10 - 14	6.80%	7.00%	7.20%	7.30%	7.20%	6.20%	5.50%	5.60%	6.30%
15 - 19	5.70%	5.90%	6.10%	6.10%	6.20%	6.30%	5.50%	5.60%	6.30%
20 - 24	5.70%	5.50%	5.70%	5.80%	6.10%	7.20%	6.00%	6.10%	6.70%
25 - 34	13.60%	14.00%	14.30%	14.10%	15.40%	15.00%	13.00%	13.30%	14.00%
35 - 44	13.60%	14.30%	14.80%	14.80%	15.10%	13.00%	11.90%	11.70%	12.60%
45 - 54	12.40%	13.70%	13.80%	13.00%	13.50%	12.80%	12.80%	12.50%	12.50%
55 - 64	12.40%	12.40%	11.90%	11.10%	11.20%	12.40%	14.00%	13.70%	13.10%
65 - 74	9.60%	8.30%	7.70%	7.80%	7.00%	8.90%	11.60%	11.70%	9.70%
75 - 84	4.80%	3.80%	3.20%	3.90%	2.80%	4.40%	6.40%	6.50%	4.70%
85+	1.60%	1.20%	0.90%	1.30%	0.80%	1.80%	2.90%	2.80%	2.00%

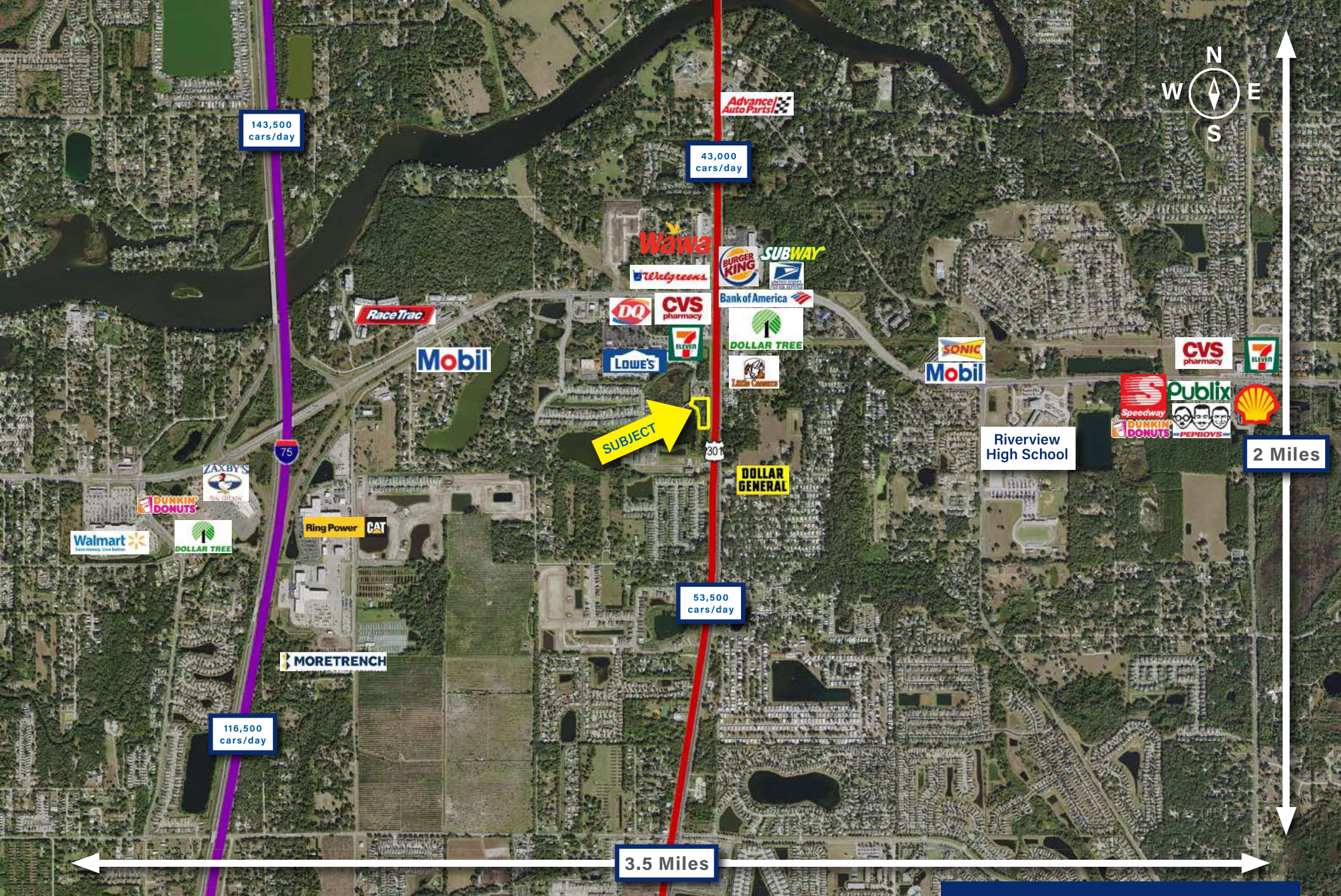
Race and Ethnicity

White Alone	75.80%	71.30%	68.30%	70.20%	66.80%	68.30%	75.70%	72.70%	69.60%
Black Alone	12.10%	14.80%	17.40%	15.60%	17.80%	17.10%	12.70%	16.50%	12.90%
American Indian Alone	0.60%	0.50%	0.50%	0.50%	0.40%	0.40%	0.40%	0.40%	1.00%
Asian Alone	2.30%	3.40%	3.50%	3.20%	3.70%	4.30%	3.60%	2.90%	5.80%
Pacific Islander Alone	0.40%	0.20%	0.10%	0.20%	0.10%	0.10%	0.10%	0.10%	0.20%
Some Other Race Alone	5.00%	5.60%	5.80%	5.80%	6.50%	6.00%	4.30%	4.50%	7.00%
Two or More Races	3.80%	4.20%	4.50%	4.50%	4.70%	3.80%	3.30%	3.10%	3.50%
Hispanic Origin (Any Race)	24.20%	24.50%	25.10%	26.60%	27.10%	30.00%	20.60%	26.60%	18.60%



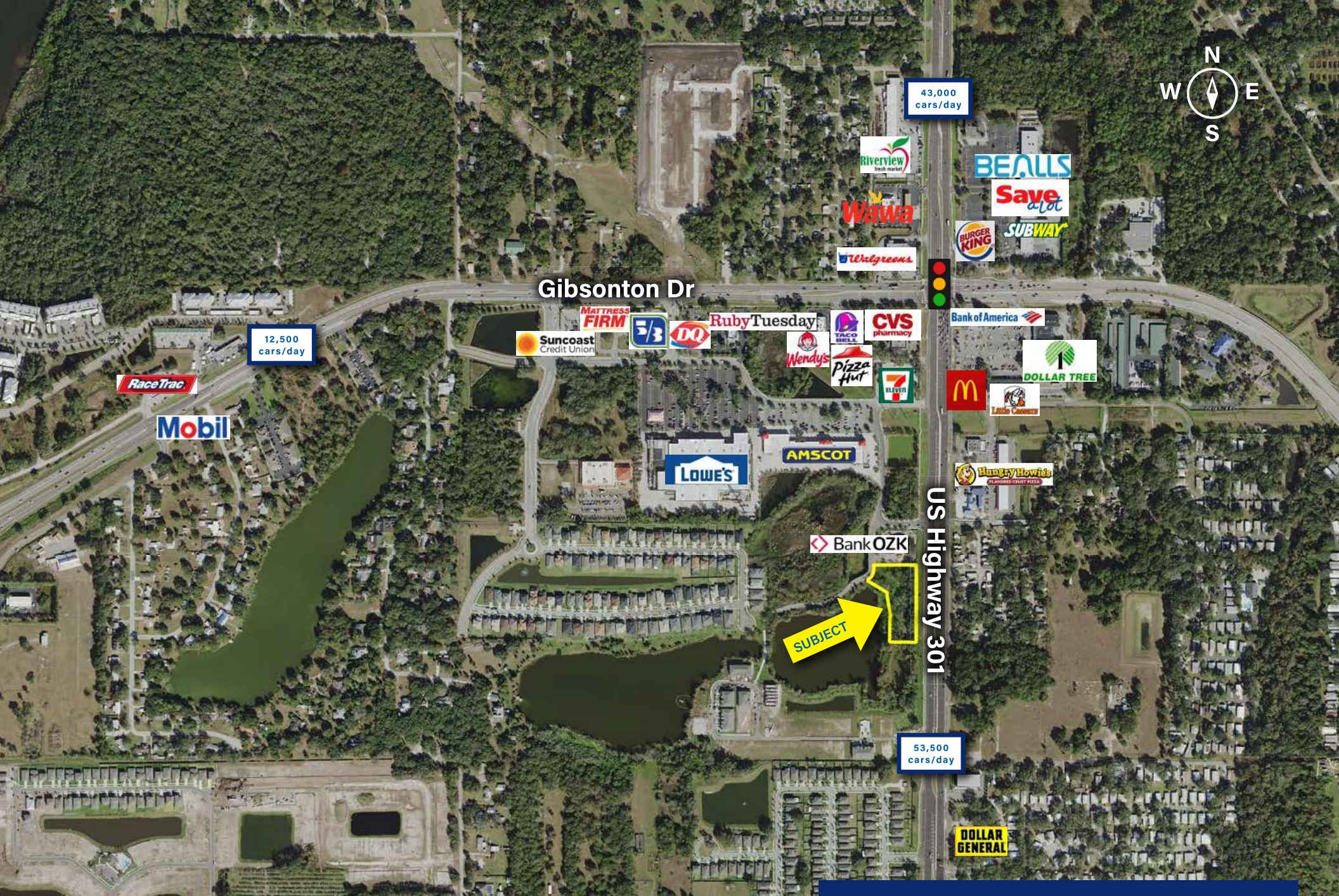
The subject property's market area is composed of the booming section of Riverview, FL, surrounded by multiple big box retailers.

MARKET AREA MAP



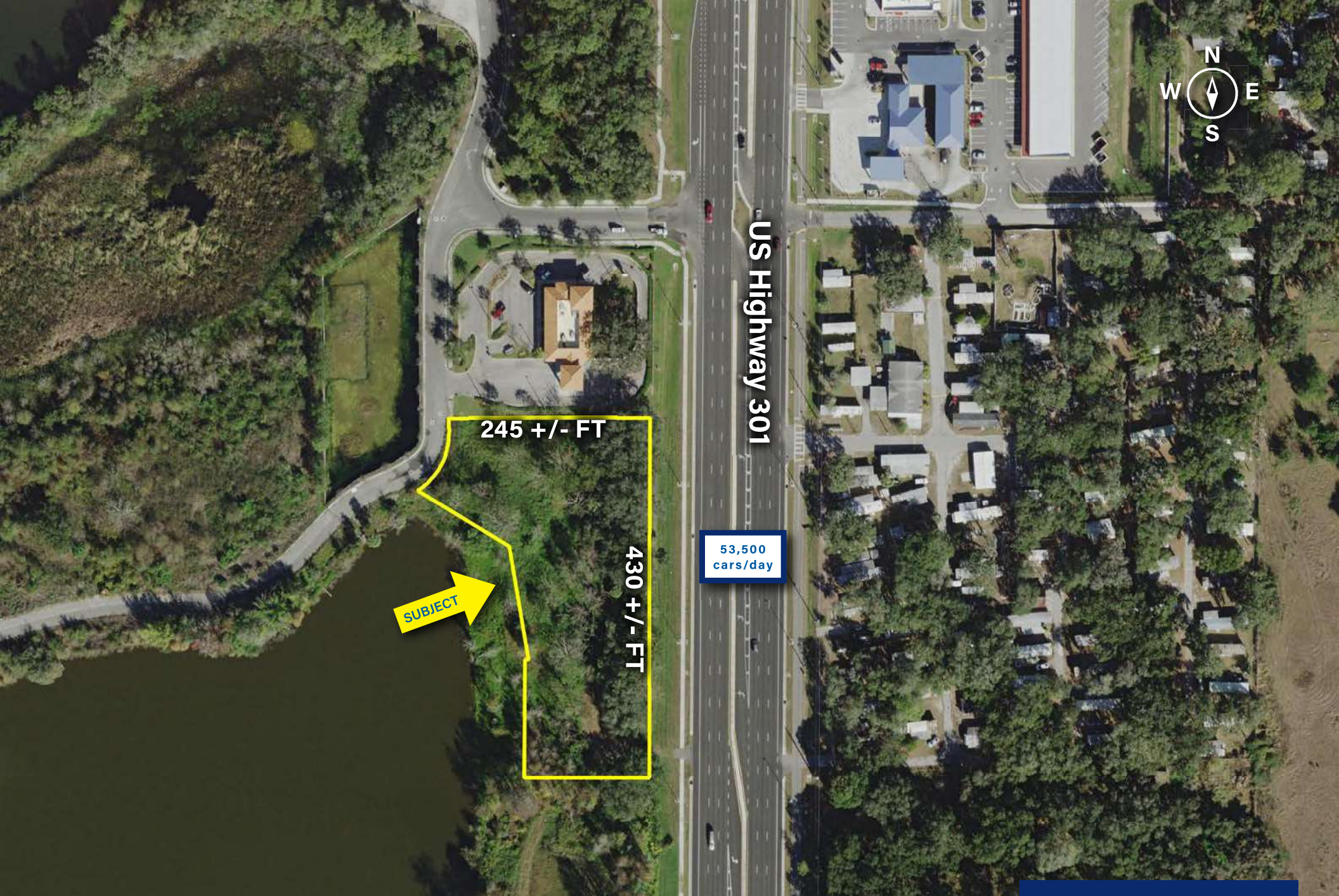
The trade area benefits from great commercial activity and high traffic counts on US Highway 301 and I-75.

TRADE AREA MAP



The subject property's neighborhood area is composed of several national retailers and residential users.

NEIGHBORHOOD AERIAL



The subject property has approximately 430 feet of frontage on US Highway 301 that has a traffic count of 53,500 cars/day.

SITE AERIAL



Aerial facing W



Aerial facing N



Aerial facing E



Aerial facing S

ZONING



Planned Development (PD)

Hillsborough County, FL

The purpose of the PD district is to provide areas that encourage creative, innovative, and/or mixed use development.

- ✓ PD
- CI
- MH
- RSC-9
- AR
- CG



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