



**Fischbach**  
LAND COMPANY

**RIVERVIEW  
INFILL  
TOWNHOME  
SITE**

# Property Overview

Excellent opportunity for an infill townhome site in Riverview, FL, just a mile north of the Big Bend Road/I-75 on ramp and minutes from the amenity rich Big Bend Road and Highway 301 intersection. This 8.081± acres sits between two national homebuilder projects, adjoining recently completed townhomes and single family products. The property has an 8-inch water main and 6-inch force main in front of the site and is currently zoned AR with a future land use of SMU-6, allowing for 6 units per acre. This is a rare opportunity to build much needed rooftops in an area of explosive growth and convenient proximity to I-75 and Highway 301, amenities, dining, schools, and hospitals.



[FischbachLandCompany.com/RiverviewInfillTownhomeSite](https://FischbachLandCompany.com/RiverviewInfillTownhomeSite)

# Property Highlights



Abundant Growth Area



SMU-6 Land Use



Utilities at Property



|                         |   |                        |  |
|-------------------------|---|------------------------|--|
| <b>Property Address</b> | 12730 Bullfrog Creek Road,<br>Gibsonton, FL 33534 | <b>County</b>          | Hillsborough                                       |
| <b>Property Type</b>    | Development Land                                  | <b>Folio/Parcel ID</b> | 077479-1005  |
| <b>Size</b>             | 8.081± Acres                                      | <b>STR</b>             | 17-31-20   |
| <b>Zoning</b>           | AR  | <b>Utilities</b>       | 6-inch Force Main and 8-inch<br>Water Main at Site |
| <b>Future Land Use</b>  | SMU-6   | <b>Road Frontage</b>   | 277.19' on Bullfrog<br>Creek Road                  |
| <b>Price</b>            | \$850,000   | <b>Property Taxes</b>  | \$3,594.03 (2023)                                  |







# Conceptual Site Plan



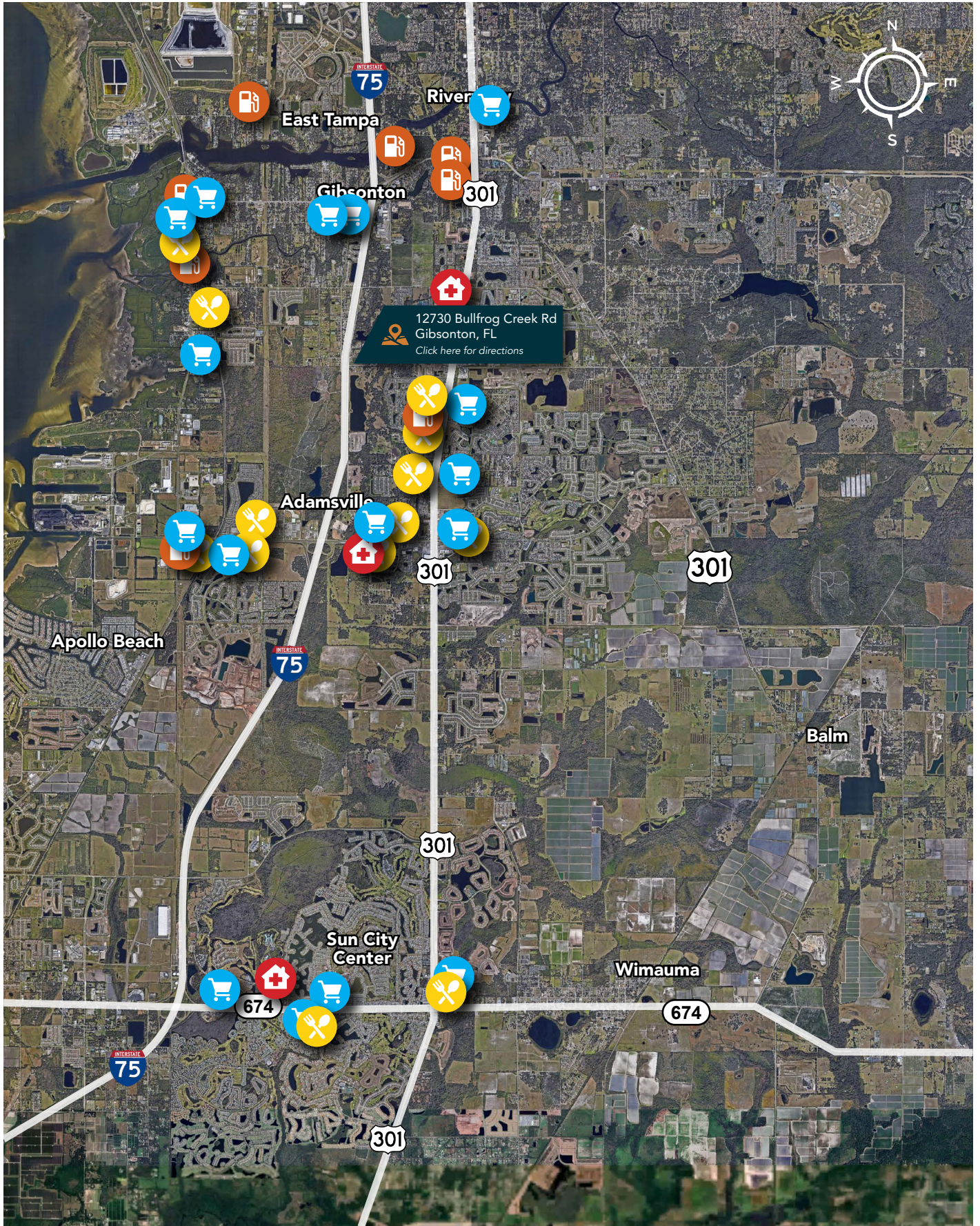
# Market Map



# Demographics

| 3 MILES  | 5 MILES  | 10 MILES   |
|--|--|--|
| 82,530<br>Population   | \$167,869<br>Population  | \$449,724<br>Population  |
| <br>27,053<br>Households                | <br>57,530<br>Households                | <br>165,067<br>Households               |
| <br>\$95,117<br>Median Household Income | <br>\$94,180<br>Median Household Income | <br>\$84,543<br>Median Household Income |





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