

5.3 Acre Industrial Property for Sale

8020 S. 78th St., Riverview, FL 33578

EXECUTIVE SUMMARY



Summary:

Asking Price:	Undisclosed
Land Size:	5.3 Acres MOL
Buildings:	9,276 SF Block/Metal Bldg. 2,568 SF Metal Bldg. 11,844 SF Total Building
Zoning:	M/Manufacturing
Future Land Use:	Community Mixed Use-12 (.50 FAR)
Potential Uses:	Comm., Industrial, IOS, Res.
Current Use:	Used Auto Parts
Folio Number:	049130.0000
Market:	Riverview
Taxes:	\$19,122
Utilities	Water – Hillsborough County 4" Force main adjacent to property, Currently Septic
Traffic Counts:	7,600 AADT

Overview:

This is an opportunity to purchase a parcel with a total of 5.3 acres (subject to survey) located on S 78th Street by Falkenburg Rd in Riverview. The is zoned Manufacturing with a Future Land Use of Community Mixed Use-12 (.50 FAR). Hillsborough County supplies water to the site. The property is currently on a septic system but there is a 4" force main adjacent to the property according to Hillsborough County. The property is fenced and partially paved with concrete.

This is the site is currently being used as a used auto parts business. The property is bounded to the east by the Parkway Center Community Development District, a housing subdivision of several hundred units. Mosiac Fertilizer is located just to the west. There is a small residential subdivision located just to the north of the property. South Falkenburg Road and the Alafia River are located just to the south of the property providing good access and recreation.

Potential uses include commercial, light industrial, storage, retail and by taking advantage of the future land use of Community Mixed Use and surrounding residential, possibly residential.

- * Auto parts business is also potentially for sale separately
- * Seller may consider financing

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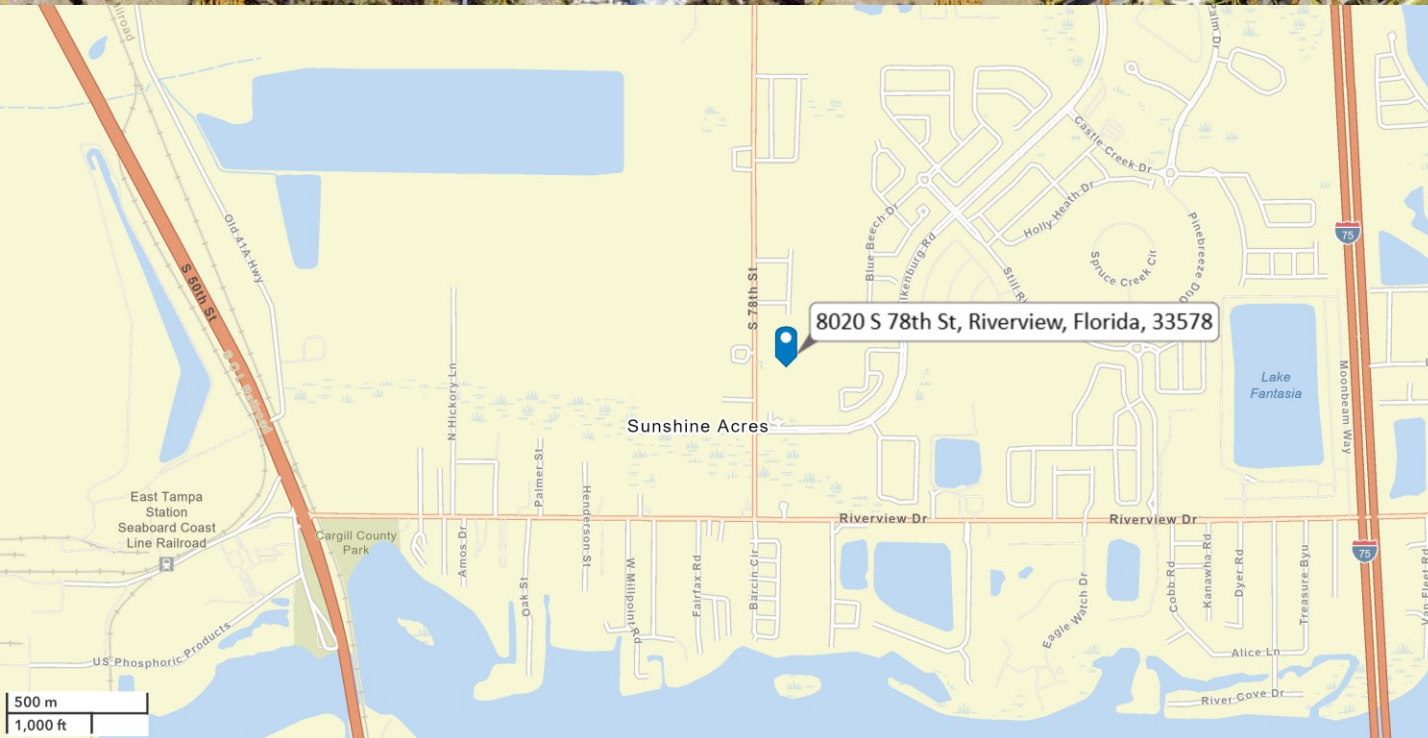
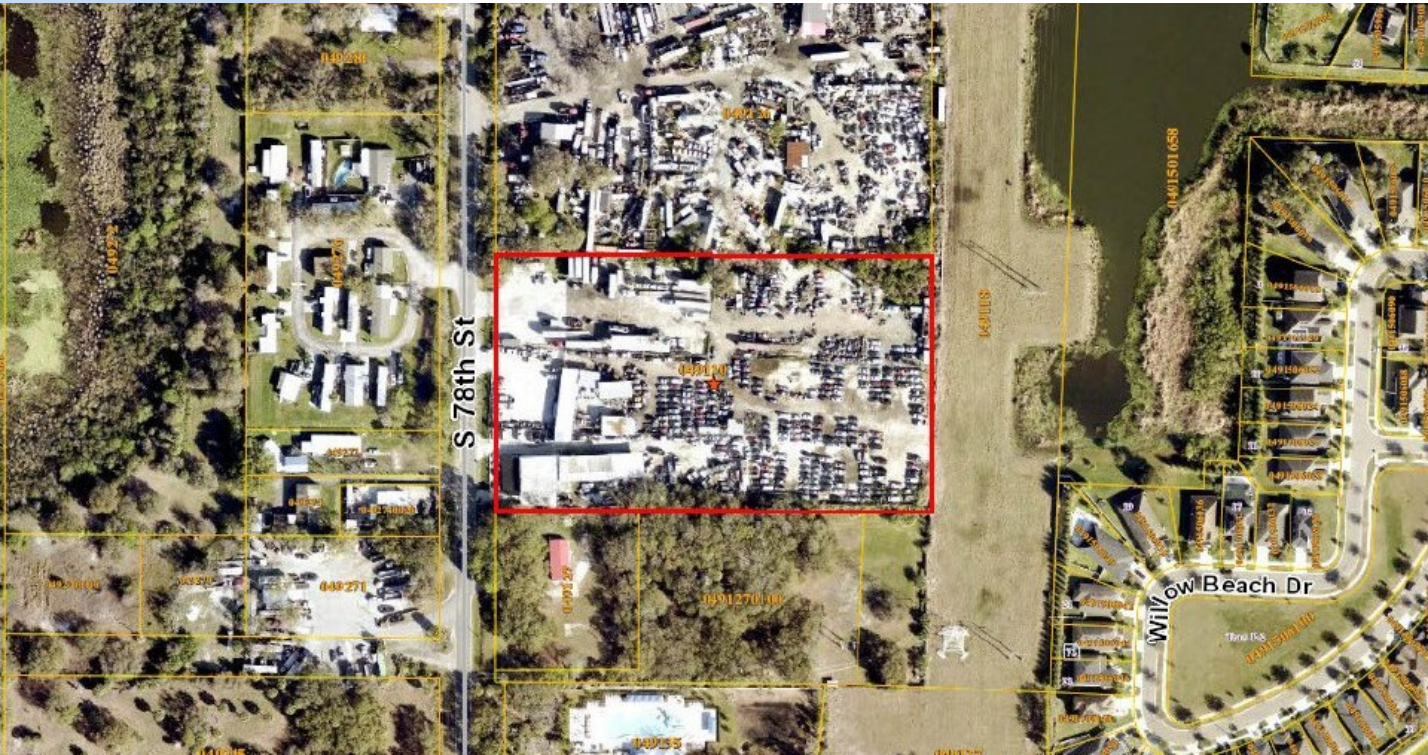
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AERIAL AND AREA MAP



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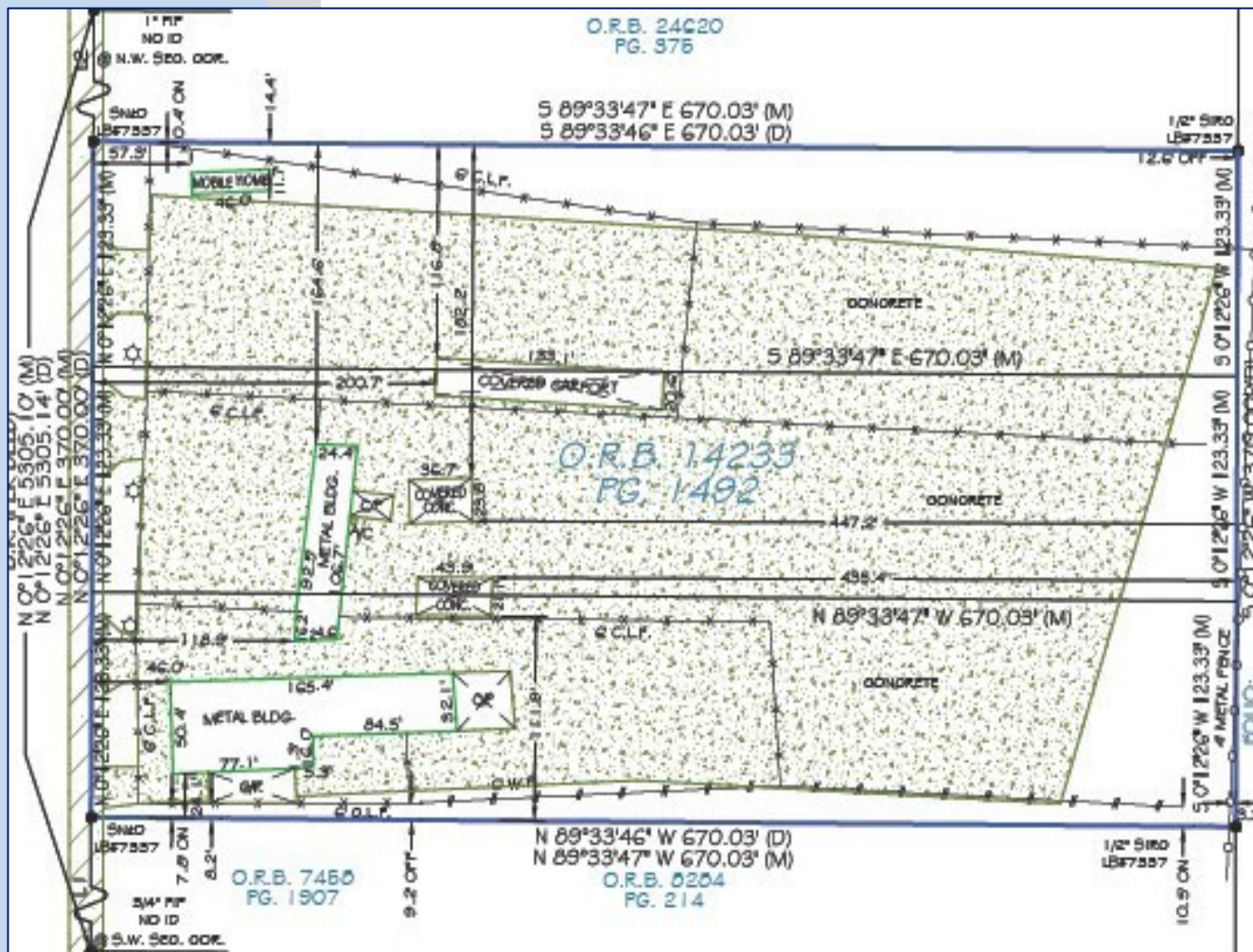
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SURVEY (SUBJECT TO VERIFICATION)



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FUTURE LAND USE MAP



JURISDICTION	FUTURE	CLUSTERING / OPEN SPACE	EXISTING	DEVELOPABLE	ACREAGE	SQFT
HILLSBOROUGH COUNTY	COMMUNITY MIXED USE-12 (.50 FAR)		Heavy Commercial	null	5.33	232,007.32
TOTAL					5.33	232,007.32

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FLOOD ZONE (SUBJECT TO VERIFICATION)



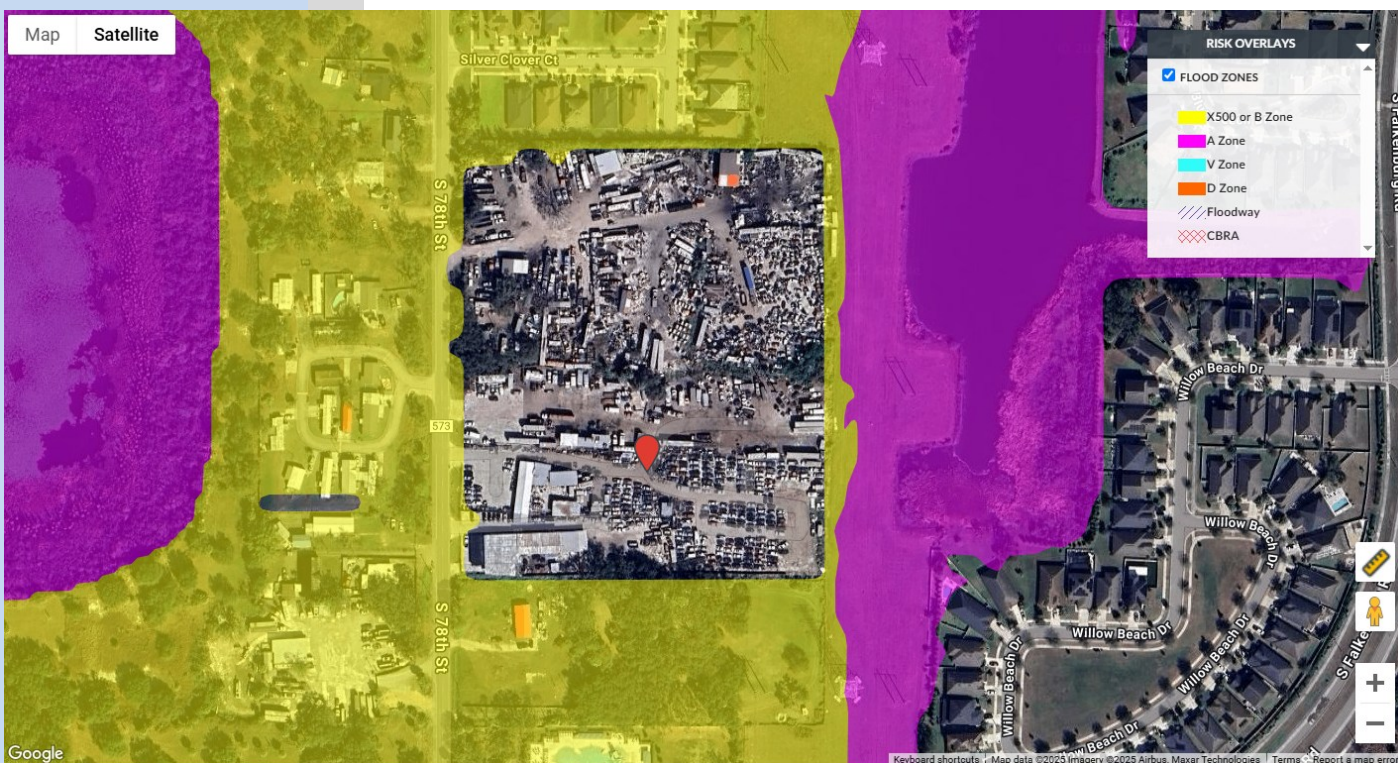
8020 S 78TH ST RIVERVIEW, FL 33578-8819

LOCATION ACCURACY: Excellent

Flood Zone Determination Report

Flood Zone Determination: **OUT**

COMMUNITY	120112	PANEL	0501J
PANEL DATE	October 07, 2021	MAP NUMBER	12057C0501J



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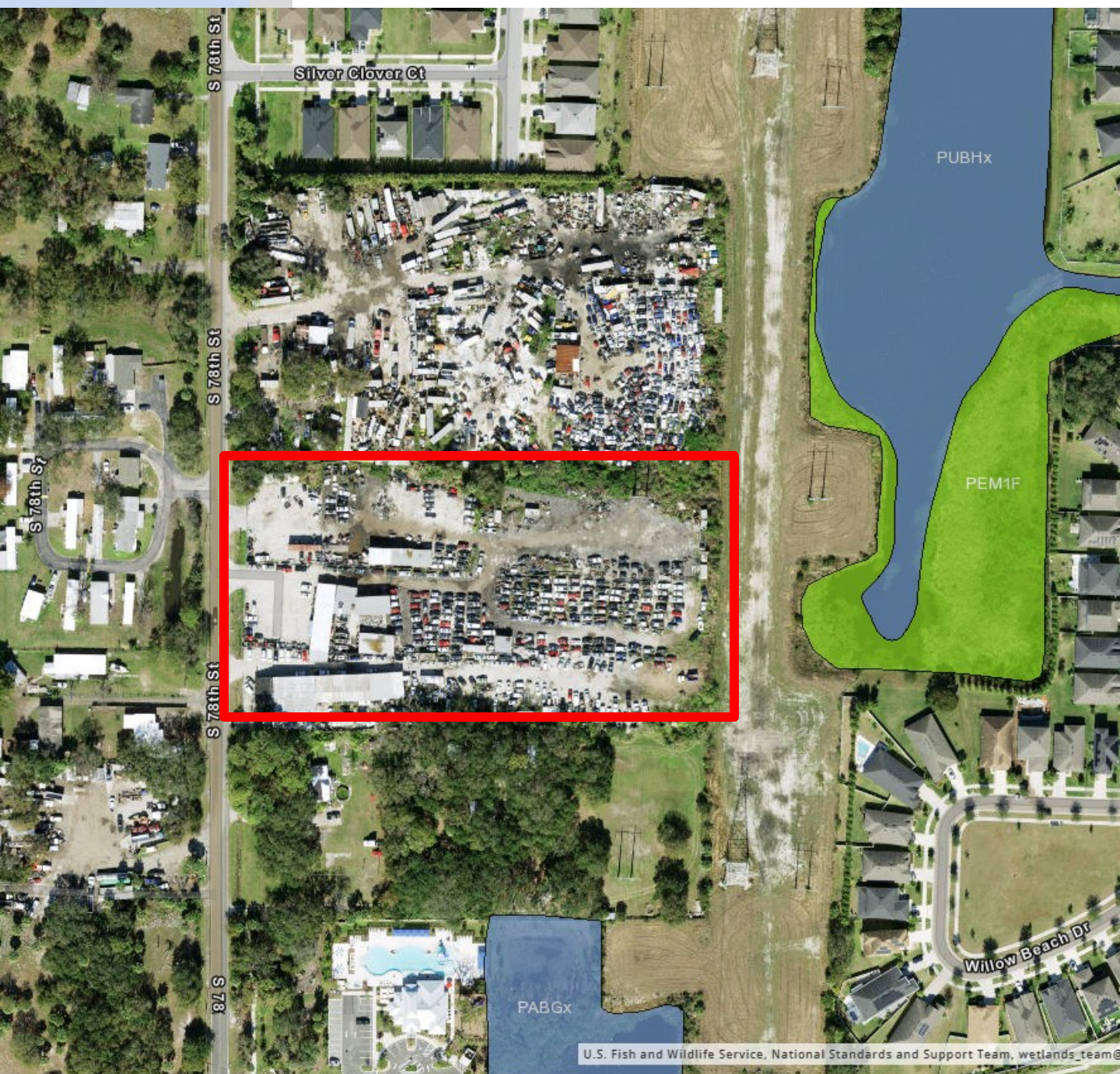
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5.3 Acre Industrial Land for Sale

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WETLANDS MAPPER (SUBJECT TO VERIFICATION)



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