

Bloomindale 1.9 Acres for Sale

11615 & 11629 Bloomindale Ave., Riverview, FL 33578

EXECUTIVE SUMMARY



Summary:

Price:	\$699,900
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 1.9 acres 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 Bloomindale/Riverview area. There are currently two access points on Bloomindale Avenue.

Bill Besselieu, CCIM
Mobile/Direct: 813-263-5854
besselieu@gmail.com

Greg Andretta, SIOR
813-263-4833
greg@andrettaproperties.com

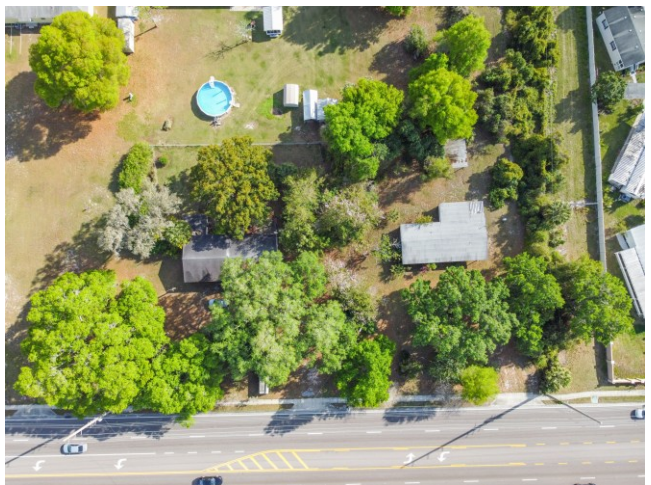
Andretta Properties
Licensed Real Estate Broker
550 N. Reo St. #300 Tampa, FL 33609
Office: 813-889-0889
www.andrettaproperties.com



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AERIAL PHOTOS



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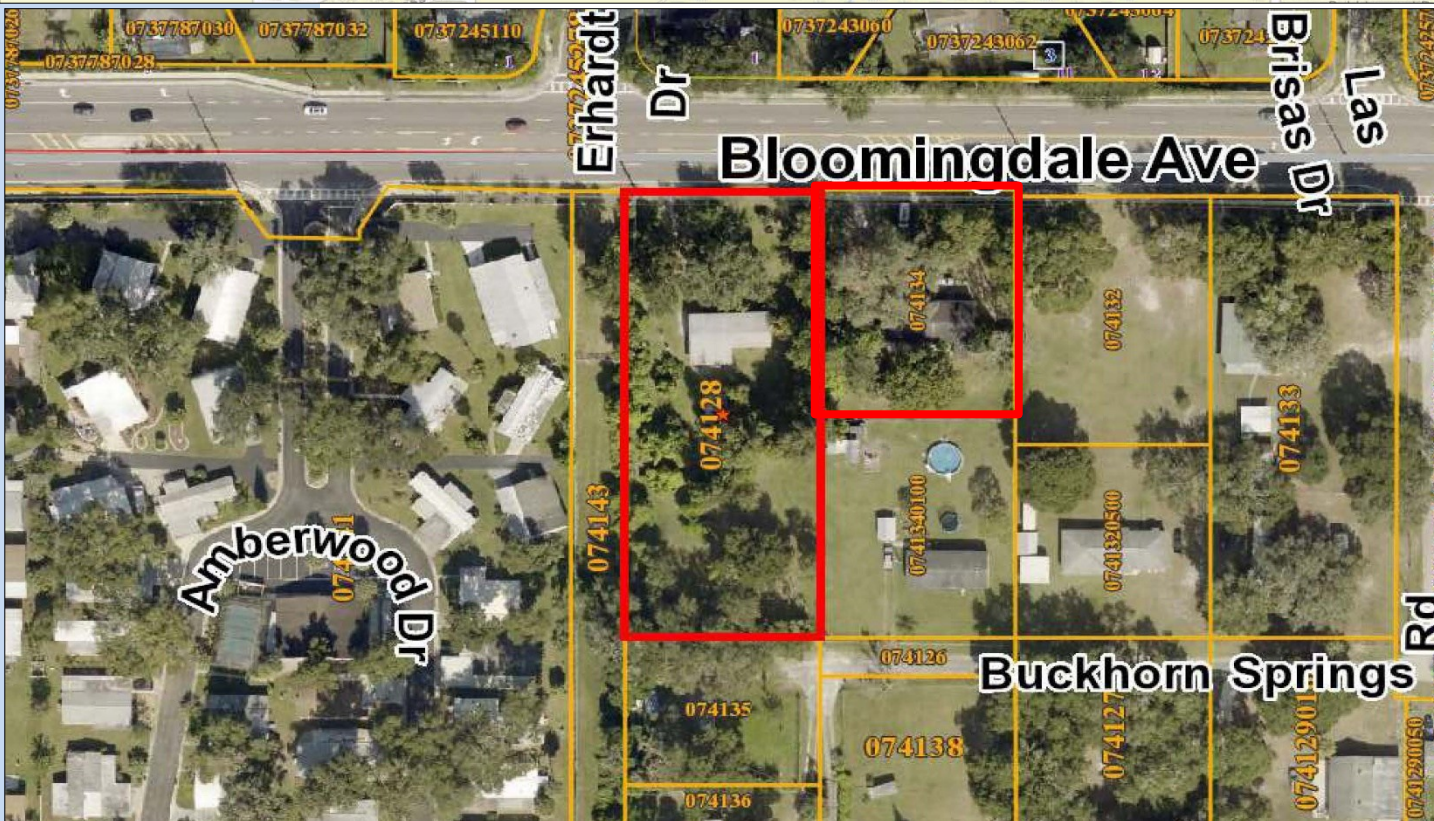
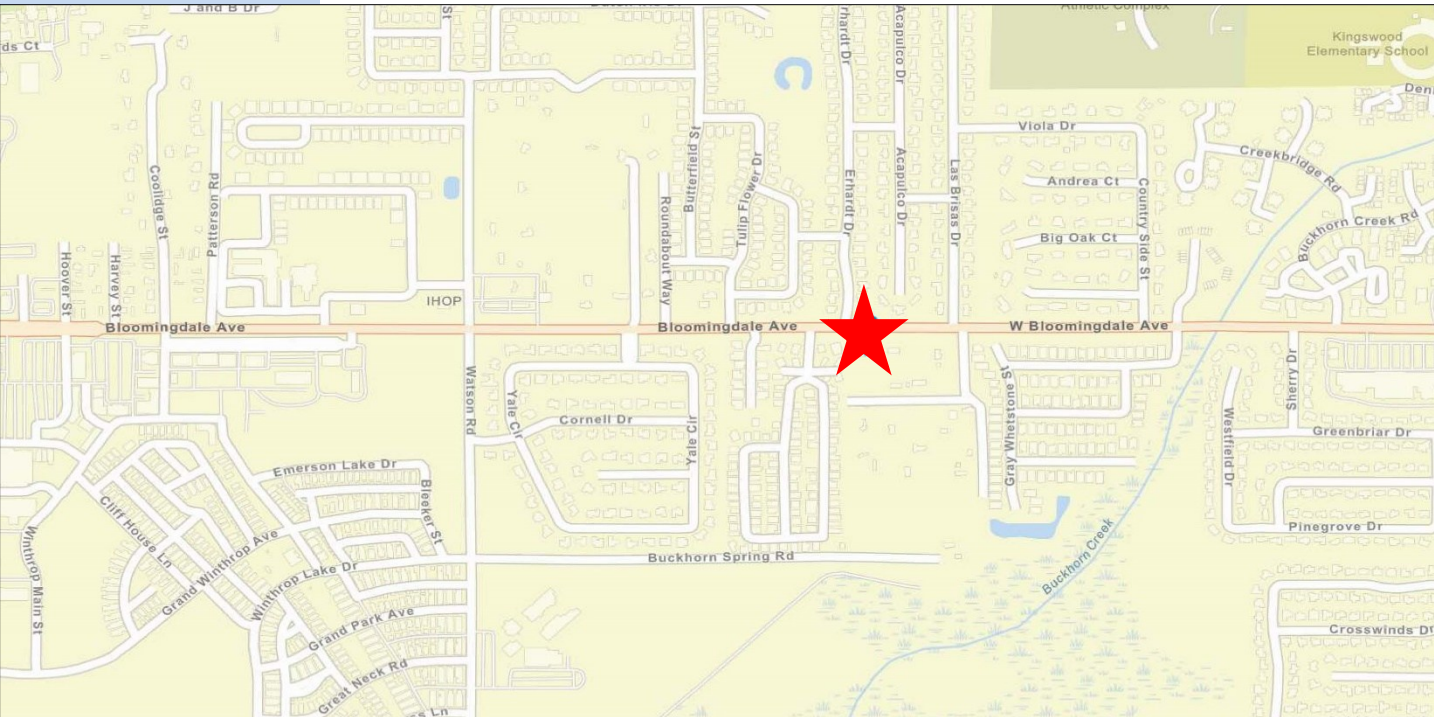
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LOCATION AND AERIAL MAPS



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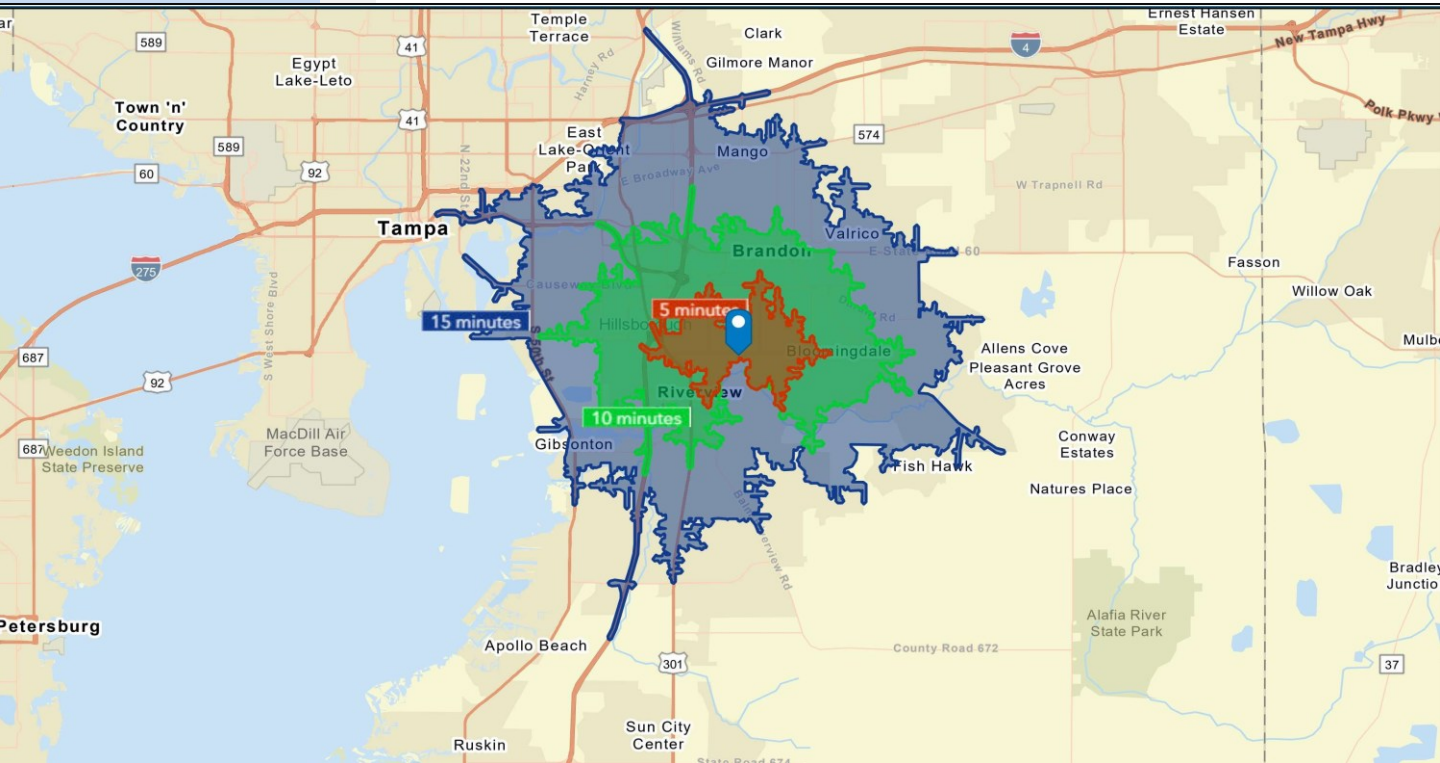
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Bloomington 1.9 Acres for Sale

11615 & 11629 Bloomington Ave., Riverview, FL 33578

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



1.09%
Population

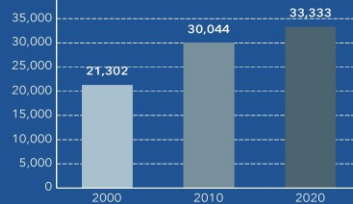


22.66%
Group Quarters

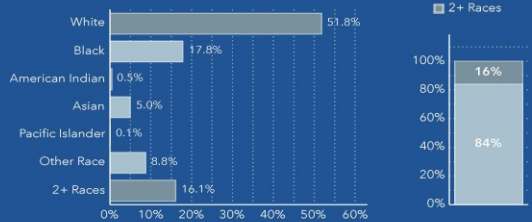


0.80%
Households

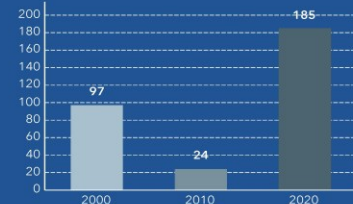
HOUSEHOLD POPULATION



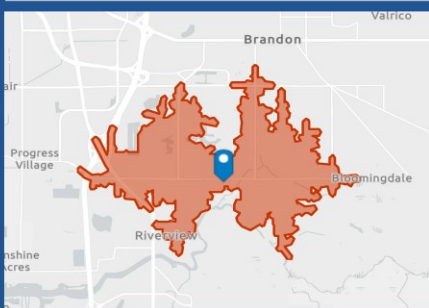
TOTAL POPULATION BY RACE



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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