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Great Opportunity for an Investor or an Owner/User

27.5 ACRES PRIME FOR DEVELOPMENT IN S. HILLSBOROUGH COUNTY **\$1,850,000**

Land For Sale

live
work
& play

IN THE HEART OF RIVERVIEW



This information is from sources deemed to be reliable. We are not responsible for misstatements of facts, errors or omissions, prior sale, change of price and/or terms or withdrawal from the market without notice. Buyer shall verify all information with their own representatives as well as state and local agencies.

CALL TODAY! 813-935-9600 | TINA MARIE ELOIAN, CCIM | TINA@FLORIDACOMMERCIALGROUP.COM

LISTING DETAILS

FINANCIAL & TERMS

Status: Active

Offering Price: \$1,100,000/

Price per acre: about \$40,000

Purchase Options: Cash, Hard Money, SBA, Conventional

Financing Available: TBD, Contact Broker

Expenses: Available upon request

(Property Taxes, Insurance, Utilities, Lawn/ Maintenance, etc...)

LOCATION

Street Address: 0 Balm Riverview Road

City: Riverview

Zip Code: 33579

County: Hillsborough

Traffic Count/ Cross Streets: 5,800 VTD (2023 AADT) Balm Riverview Road/
Elnora Drive

Market: Tampa-St. Petersburg-Clearwater

Sub- Market: Riverview

THE PROPERTY

Folio Number: 077432-0620 and 077431-0000

Zoning: AS-1 and AR (Agricultural Single Family 1 unit/ acre and Agricultural
Rural 1 unit per 5 acres)

Property Use: Raw land

Site Improvements SF: N/A

Lot Size: 4.46 AC and 23.11 AC

Lot Dimensions: TBD

Front Footage: 820' (approx.)

TAXES

Tax Year: 2024

Tax total: \$55.68 and \$1,800.25

LEGAL DESCRIPTION

1.) NW 1/4 OF SE 1/4 LYING W OF BALM RIVERVIEW ROAD LESS S 600 FT
THEREOF

2.) N 3/4 OF E 3/4 OF NE 1/4 OF SW 1/4

UTILITIES

Electricity: TBD

Water: TBD

Waste: Hillsborough County

Communications: Frontier Communications/ Verizon/ Spectrum

THE COMMUNITY

Community/ Subdivision Name: Panther Trace Sub Area

Flood Zone Area: A

Flood Zone Panel: 12057C0508H

THE LISTING

Driving Directions: From Interstate- 75: Take Exit 246/ Apollo Beach/ Big Bend Road heading Eastbound. Head East 4.3 miles. At Balm Riverview Road, turn left. Head north for 9/10ths of a mile. The property is on your left.

0 Balm Riverview Road, Riverview, FL 33579

POPULATION	1 Mile	3 Miles	5 Miles
Total population	7,007	46,484	107,727
Average age	36.7	36.2	36.9
Average age (Male)	34.8	35.3	36
Average age (Female)	36.7	36.8	37.6
HOUSEHOLDS & INCOME	1 Mile	3 Miles	5 Miles
Total households	2,579	16,153	38,095
# of persons per HH	2.7	2.9	2.8
Average HH income	\$82,260	\$89,257	\$92,303
Average home value	\$198,307	\$230,754	\$245,701



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PROPERTY INFORMATION

AVAILABLE: Vacant Land Prime For Development

27.5 Acres Prime for Development in Riverview **\$1,100,000**

Folio #.....077431-0000

Folio #.....077432-0620

Zoning.....AR

Total Land Area.....27.57 Acres

Property Use9900 VACANT ACREAGE

Taxes 2024.....\$1,855.93

Welcome to an outstanding opportunity in Riverview, Florida! This expansive 27-acre parcel of land is situated in the midst of established residential communities, making it an ideal location for residential development. Nestled within the vibrant Riverview area, this prime piece of real estate offers developers and builders the perfect canvas to create a thriving residential community. Surrounded by existing residential neighborhoods, this property is strategically positioned to meet the increasing demand for housing in this highly desirable and growing community.

Riverview, Florida, is a dynamic and sought-after suburban destination located in Hillsborough County, just south of Tampa. With its strong economic foundation and proximity to major highways, Riverview has become a popular choice for both residents and businesses. The region's steady growth and strategic location make it an ideal place for residential development investment. This 27-acre parcel presents an exceptional opportunity to contribute to the expansion of the Riverview community while capitalizing on the robust real estate market. Don't miss the chance to be a part of the exciting residential development landscape in Riverview, Florida, surrounded by established residential communities.

Large Acreage Prime for Residential Development Available Today!



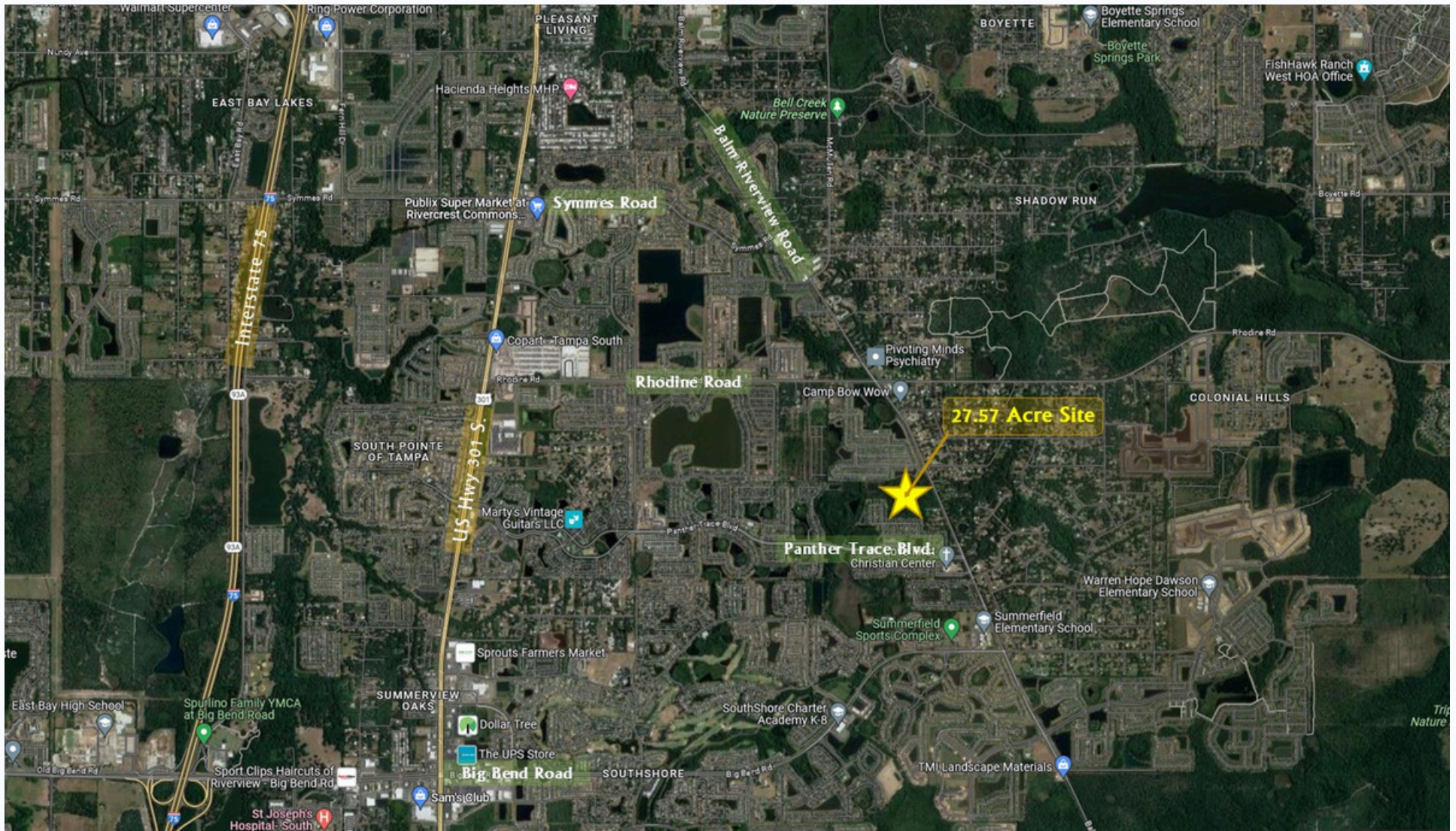
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27.5 Acres Prime for Development in Riverview

\$1,100,000



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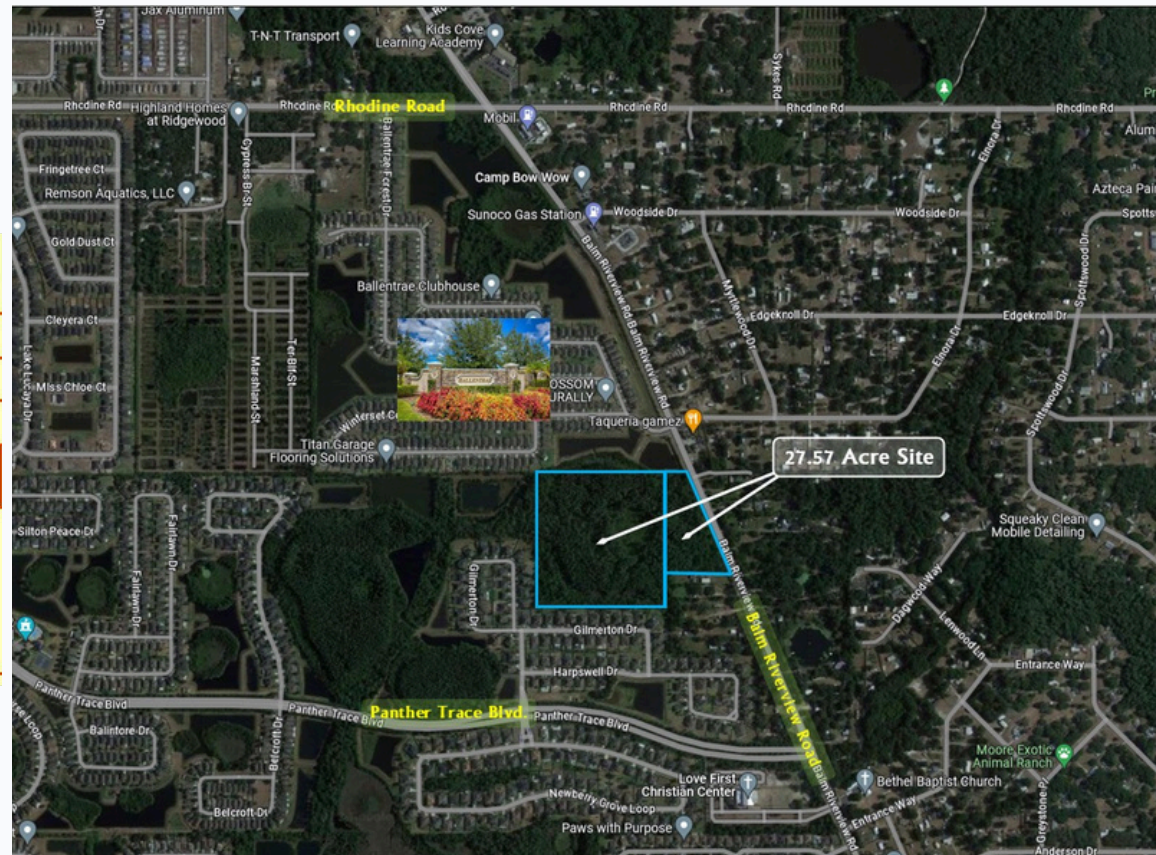
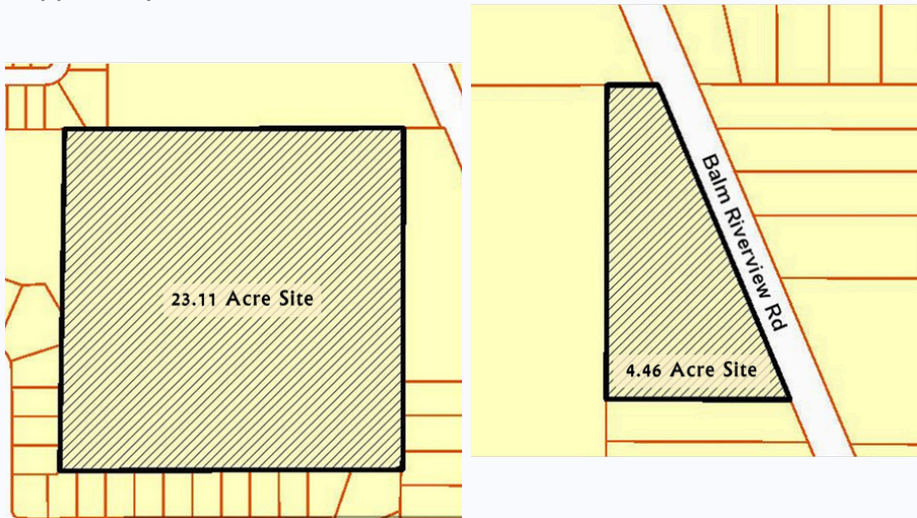
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27.5 Acres Prime for Development in Riverview

\$1,100,000

Nestled in the heart of Riverview, Florida, this 27-acre parcel of land offers an unparalleled opportunity for residential development. Surrounded by thriving residential communities, it enjoys the best of both worlds—proximity to established neighborhoods and the promise of growth. Riverview, located in Hillsborough County just south of Tampa, is a dynamic and sought-after suburban haven. Its strong economic foundation, coupled with easy access to major highways, has made it a prime choice for both residents and businesses. The property's strategic location within Riverview positions it as an ideal canvas for crafting a vibrant residential community, perfectly aligned with the area's ongoing expansion. Embrace the potential and become a part of the flourishing residential development landscape in Riverview, Florida, where community meets opportunity.

Rare Development Opportunity!



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27.5 Acres Prime for Development in Riverview

\$1,100,000

INVESTMENT HIGHLIGHTS

- 27.57-acre site
- 280' fronting Balm Riverview Road
- Development/ New Construction Opportunity
- GREAT LOCATION- Directly on Balm Riverview Road between Rhodine Road and Big Bend Road
- This land offers a huge growth opportunity for the Boyette, Big Bend, South Shore and Riverview Communities
- Highest and best use: single family residence, SFR community, recreation or schools. Also suitable for agriculture, golf and country clubs, manufactured home communities and daycare facilities
- Permitted AS-1 uses include: recreational, golf and country clubs, schools, at home daycare, SFR: manufactured/ mobile home, modular home, residential community, SFR conventional or agriculture
- Permitted AR uses include: agriculture, residential community, modular home, SFR conventional, SFR: manufactured/ mobile home, at home daycare, library, schools (K-12), recreational, golf and country clubs
- Utilities are near the site and or along the main road
- Within a 3-mile radius of this site, approximately 46,484 people with an average age of 36.2 and the HH income is over \$89,257 reside.
- Minutes from Apollo Beach, Gibsonton, Fish Hawk, Lithia, and Ruskin. Sun City, Riverview, Brandon, Downtown Tampa, Interstate 75 and US Hwy 301 S. are also just a short commute away
- The area is exploding with new commercial and residential growth and is surrounded by countless developments
- Convenient to highways and major thoroughfares
- 32 minutes (approx.) to Tampa International Airport
- 13 minutes to the Interstate 75
- 5 minutes to the US Hwy 301 S.

Great Location | Surrounded by Residential Development



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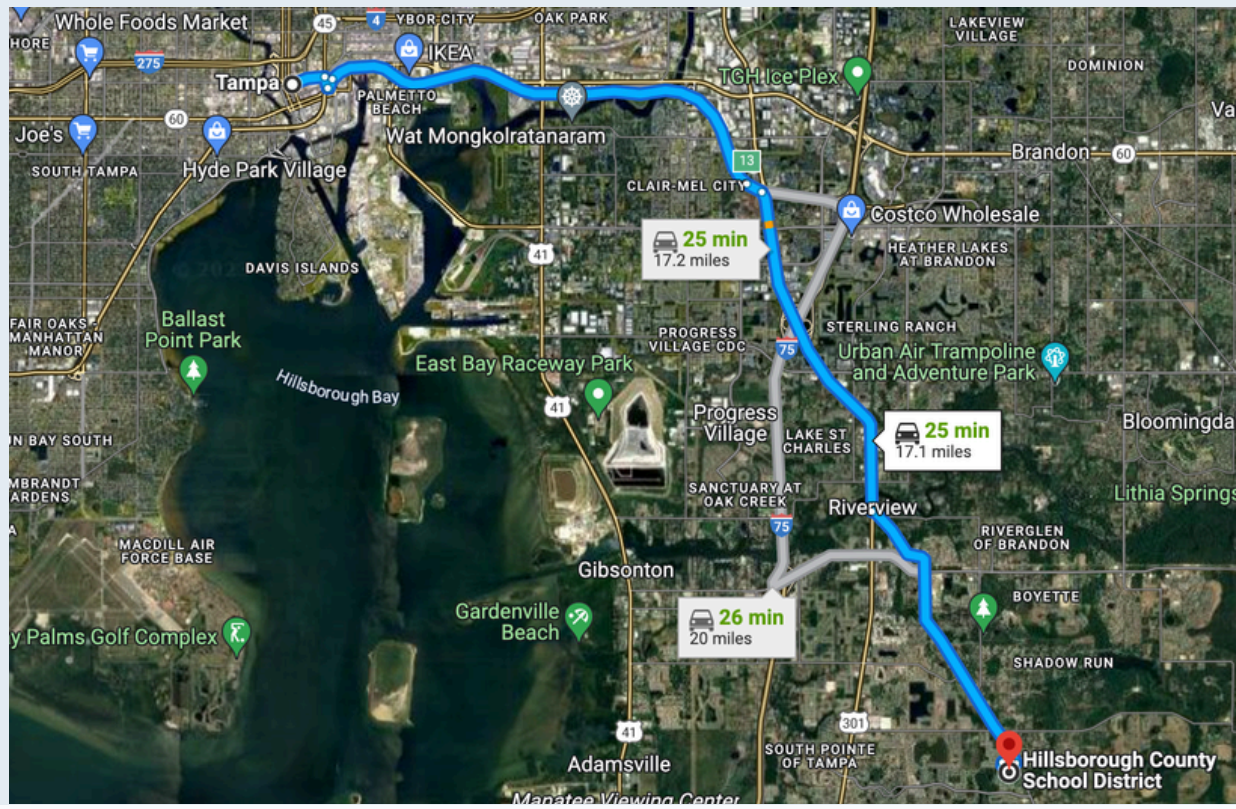
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Directions

- From Tampa
- Head east on E Cass St toward N Marion St 2 min (0.5 mi)
 - Take FL-618 Toll Express/Selmon Expy and US-301 S to Balm Riverview Rd in Riverview 17 min (12.2 mi)
 - Turn left onto Balm Riverview Rd



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When you're looking to engage in any commercial real estate transaction – including buying, selling, leasing, financing, or even developing real estate – using a CCIM for your transaction is the best investment you'll make. Backed by **knowledge, stability, and resources**, Florida Commercial Group is uniquely equipped to assist you in all your real estate needs.

Our boutique brokerage is recognized in the Tampa Bay area as an **authority on all types of properties** with a **commitment to excellence and exceptional service**. With over 20 years of experience in residential and commercial real estate brokerage, leasing, property management, development, and investment services our team of specialists offers you a full suite of comprehensive services.

How Can We Help?

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- PROPERTY MANAGEMENT FOR OWNERS & FINANCIAL INSTITUTIONS
- VALUATION & ADVISORY SERVICES
- COMMERCIAL & RESIDENTIAL

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