

An aerial photograph of a residential neighborhood. A large parcel of land is outlined in yellow. The parcel is irregularly shaped, roughly triangular with a jagged top edge. It is surrounded by dense green trees and some residential buildings. To the right of the parcel, there is a paved area with several buildings and parked vehicles, possibly a commercial or industrial site. A road runs along the bottom right edge of the parcel. The overall scene is a mix of residential and commercial development.

**Fischbach**  
LAND COMPANY

**SEFFNER INFILL  
OPPORTUNITY**

**1.66± ACRES**

# Property Overview

Exceptional infill development opportunity in the established Seffner market, positioned along County Road 579 in a prime location. This 1.66± acre site offers a unique combination of residential density and neighborhood-scale commercial potential. Conveniently located just minutes from both I-75 and I-4, the property provides excellent regional connectivity to Tampa, Brandon, Plant City, Lakeland, and the greater Tampa Bay area.

Currently zoned RDC-12 (Residential Duplex Conventional) allowing for residential density of 12 units per acre with a future land use of RES-9, allowing for neighborhood commercial, office, mixed-use, and multi-purpose developments.

With strong demographics, excellent accessibility, and flexible development potential, this property is well-suited for residential development, professional office, or future mixed-use redevelopment.



[www.FischbachLandComany.com/SeffnerInfillOpportunity](http://www.FischbachLandComany.com/SeffnerInfillOpportunity)

## Property Highlights



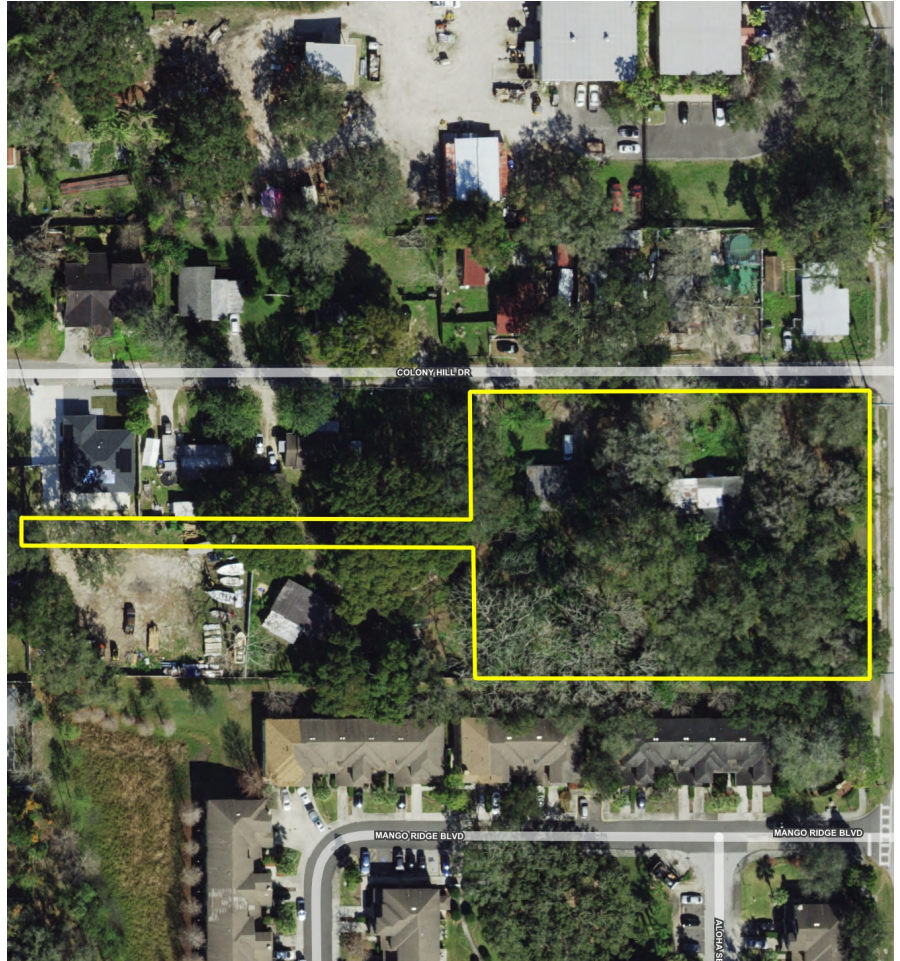
Minutes from I-4 and I-75



Zoned RDC-12



Strong Growth Corridor



<b>Price</b>	\$675,000	<b>County</b>	Hillsborough
<b>Property Address</b>	5310 CR 579, Seffner, FL 33584	<b>Folio/Parcel ID</b>	064691-0000, 064694-0000, 064697-0000, 064698-0000
<b>Size</b>	1.66± Acres	<b>STR</b>	04-29-20
<b>Zoning</b>	RDC-12	<b>Utilities</b>	12-inch Water main and 4-inch Force Main
<b>Future Land Use</b>	RES-9	<b>Road Frontage</b>	215± feet on CR 579 & 300± feet on Colony Hill Drive



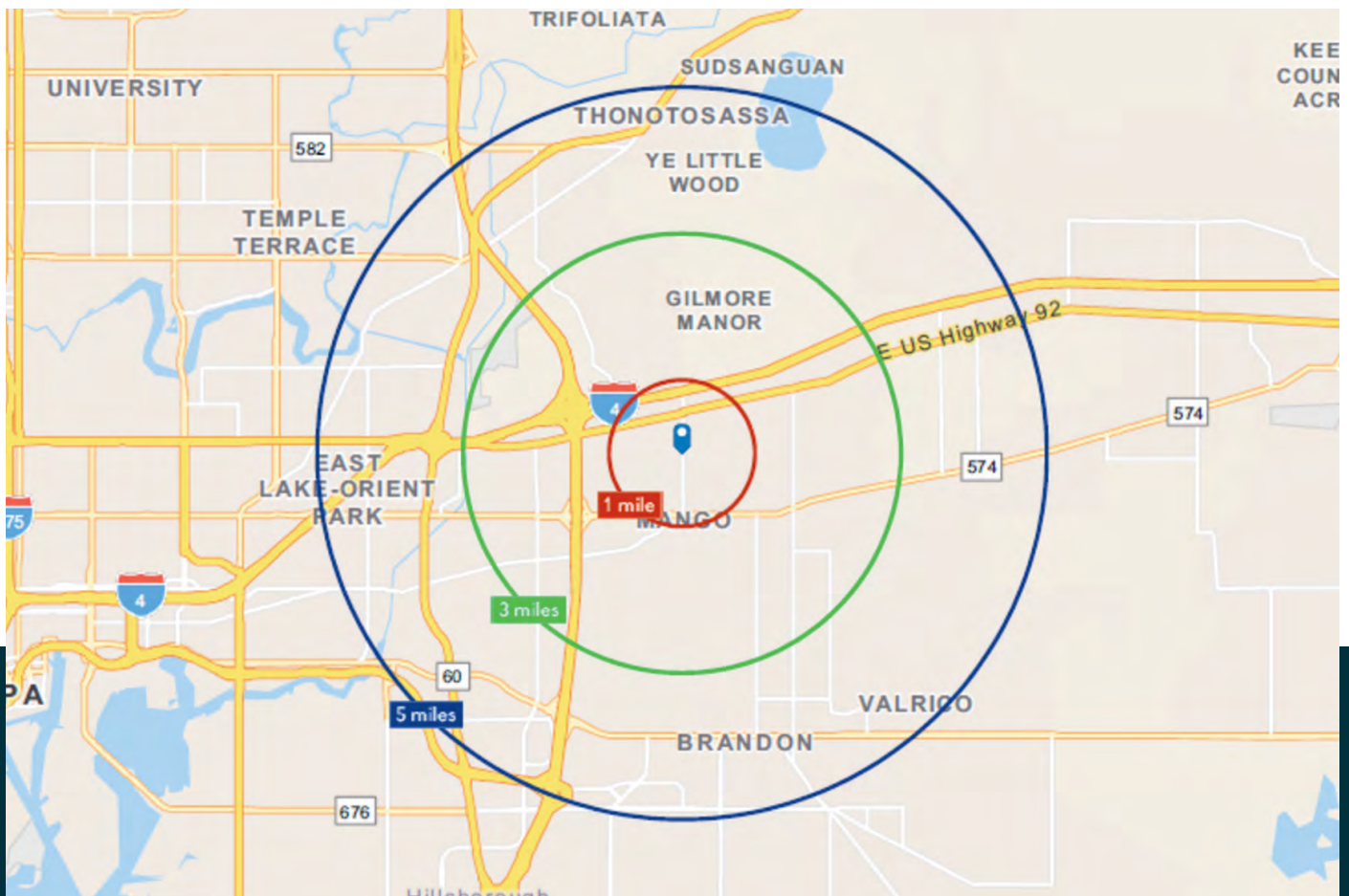
**ALTERNATIVE  
KONCEPTS AUTO**

**BRIGHTVIEW  
LANDSCAPES**

**LAUREL BAY  
43 Townhomes**

**MANGO RIDGE  
34 Townhomes**

# Demographics and Traffic Count



## 1 MILE



11,450  
Population



303  
Total Businesses



\$62,672  
Avg Household Income

## 3 MILES



56,704  
Population



1,549  
Total Businesses



\$98,906  
Avg Household Income

## 5 MILES



137,742  
Population



6,461  
Total Businesses



\$93,762  
Avg Household Income

# Market Map



# **Fischbach** **LAND COMPANY**

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