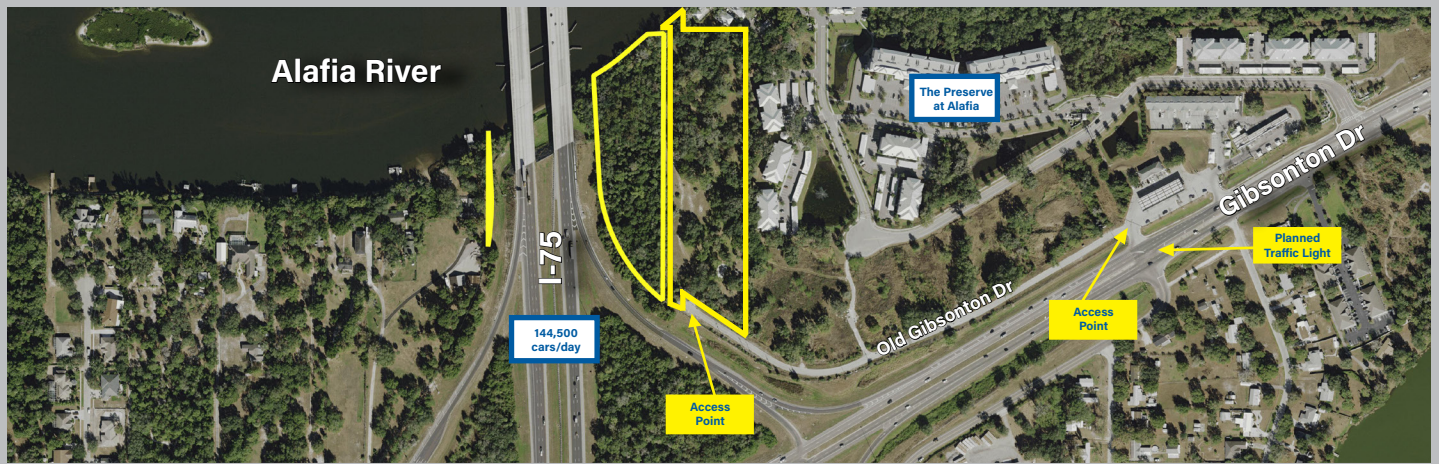


# COMMERCIAL PROPERTY FOR SALE

## RIVERFRONT DEVELOPMENT SITE AT I-75 INTERCHANGE NE CORNER OF I-75 AND GIBSON DR., RIVERVIEW, FL 33578



- This site is approved for a Planned Development (PD); the **"Alafia Hotel and Marina"**
- FLU: Maximum of 12 dwelling units per gross acre for alternate use consideration
- 3.78 +/- acres to 10.25 +/- acres approved for potential development
- Sale Price: \$1,220,779 - \$3,299,316
- Vacant Commercial Land
- Traffic count of 144,500 cars a day on I-75
- 3.2 +/- miles from Tampa Bay
- Located in the Tampa-St.Peteburg-Clearwater MSA, between Brandon and Bradenton



The surrounding area benefits from traffic produced by I-75 and US Highway 301 with a traffic count of 144,500 cars a day.



The subject property has full access via Gibson Dr. and has a traffic signal planned for the intersection.

Call today!

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