11615 &11629 Bloomingdale Ave., Riverview, FL 33578



**EXECUTIVE SUMMARY** 



#### Summary:

Zoning:

FEMA Flood Zone:

Price: \$989,995

Residential -4 (.25 FAR) Future Land Use:

Total Land Size: 1.9 Acres

RSC-2/Res-SF Conv/2-units/acre

39,500 Daily Traffic Counts Visibility:

Municipality: Unincorporated Hillsborough County

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 Bloomingdale/Riverview area. There are currently two access points on Bloomingdale Avenue.





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**AERIAL PHOTOS** 













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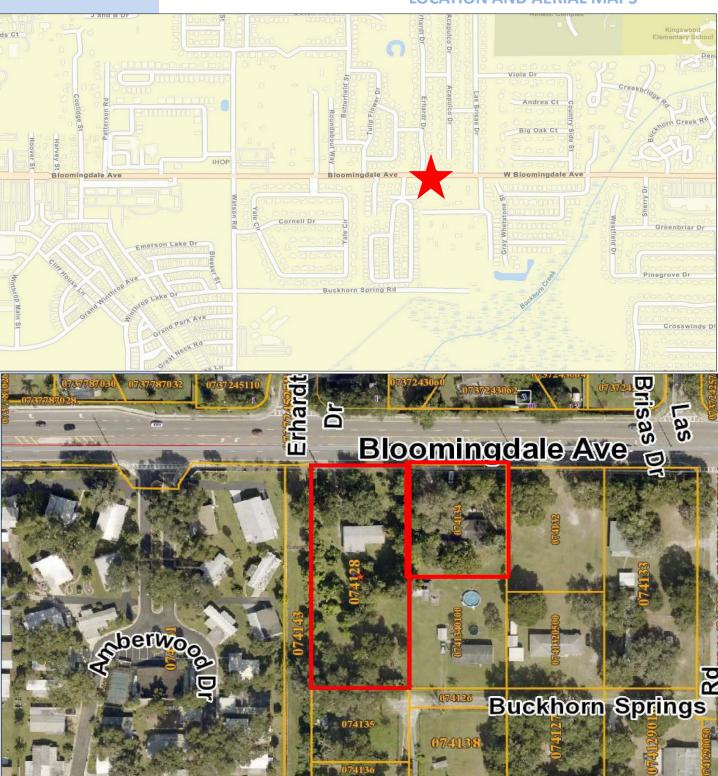
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**LOCATION AND AERIAL MAPS** 



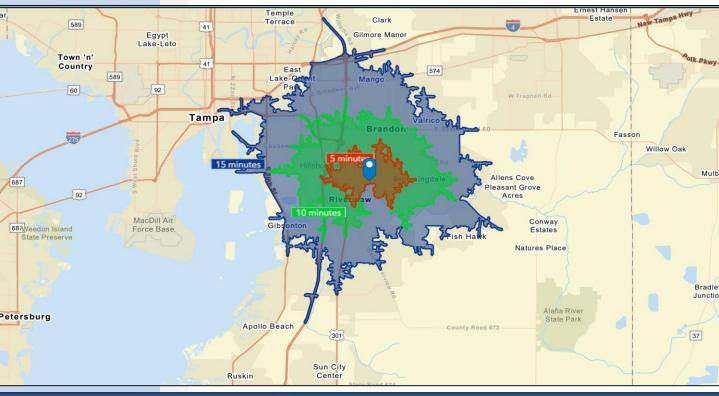
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**DRIVE TIME AND DEMOGRAPHICS** 



## 2020 Census Redistricting Data (Public Law 94-171)

14,272

**Housing Units** 

33,333

HOUSEHOLD POPULATION

**GROUP QUARTERS** 

11615 Bloomingdale Ave, Riverview, Florida, 33578

180 160 140

33,518

**Total Population** 

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%

22.66%

0.80%



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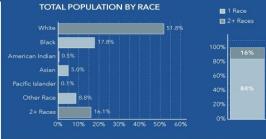
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## **KEY FACTS**

3,675.7 Population Density

2.47 Average Household Size

79.6 Diversity Index



POPULATION BY AGE AND RACE	Less Than 18 Years	18 Years and Older
	7,151	26,367
1 Race	5,615	22,511
	2,916	14,448
Black	1,578	4,401
American Indian/Alaska Native	31	126
Asian	374	1,298
	3	
Some Other Race	713	2,220
	1,536	3,856

### Andretta Properties

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