

LIVE LOCAL ACT ELIGIBLE –
POTENTIAL 120 UNITS.
UP TO 4 STORIES



PRIME INFILL DEVELOPMENT RIVERVIEW FL

10521-10525 County Road 672 | Riverview, FL 33569

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TABLE OF CONTENTS

PROPERTY SUMMARY	3
PROPERTY DESCRIPTION	4
COMPLETE HIGHLIGHTS	5
REGIONAL MAP	6
AERIAL MAP	7
DEMOGRAPHICS MAP & REPORT	8
ADVISOR BIO 1	9

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PROPERTY DESCRIPTION

FOR SALE

2± Acre Development Site | High-Growth Retail Corridor
10521-10525 County Road 672 | Riverview, FL

Positioned just off a signalized hard corner at US-301 and Balm Road, this 2± acre parcel offers a rare infill development opportunity in the heart of Riverview's most explosive commercial corridor. Located adjacent to Publix and the brand-new 15.5-acre Ferber Co. retail project, the site is surrounded by national brands and fast-growing residential communities, making it ideal for Business Professional which includes medical-office use as well as Live Local Act eligible – potential 120 units, up to 4 stories.

Surrounding National Tenants Include:

Starbucks • Dutch Bros • McDonald's • Chick-fil-A • CVS Pharmacy • Dunkin' Donuts • Burger King • Domino's • Discount Tire • Tidal Wave Car Wash • Take 5 Oil Change • Publix • Hartland Dental • Great Clips • Waves Crab House • Self-Storage and more.

PROPERTY HIGHLIGHTS

- 2± acres of flat, usable land
- Adjacent to Publix and new 15.5-acre Ferber Co. development
- Just off signalized hard corner at US-301 & Balm Rd
- Prime for modification of PD for a higher-intensity roughly 21,780 SF.
- Surrounded by national brands with strong daily traffic
- The site is also eligible for the Live Local program, which could allow for approximately 120 units, with a maximum height of 4 stories.

OFFERING SUMMARY

Sale Price:	\$1,460,000
Lot Size:	90,096 SF +/- (2.069+-AC)

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	4,296	24,659	54,034
Total Population	13,011	72,787	155,964
Average HH Income	\$125,537	\$120,638	\$113,096



ZONING OVERVIEW & REDEVELOPMENT POTENTIAL

FOR SALE

2± Acre Development Site | High-Growth Retail Corridor
10521-10525 County Road 672 | Riverview, FL

Positioned just off a signalized hard corner at US-301 and Balm Road, this 2± acre parcel offers a rare infill development opportunity for Business Professional Use in the heart of Riverview's most explosive commercial corridor. Located adjacent to Publix and the brand-new 15.5-acre Ferber Co. retail project, the site is surrounded by national brands and fast-growing residential communities, making it ideal for Business Professional Use or medical-office use.

The property is currently zoned Planned Development (PD) under entitlements granted in 2006. The approved plan reads the following for the development of up to 10,000 square feet of professional office space, along with either a 5,000-square-foot church or a 2,500-square-foot daycare. Development under this zoning must adhere to "BPO" (Business, Professional Office) standards, which permit a variety of uses including general offices, medical offices, schools, libraries, and funeral homes. With a modification to the PD it is possible to increase the intensity to roughly 21,780 SF

The site is also eligible for the Live Local program, which could allow for approximately 120 units, with a maximum height matching the tallest structures within a 1-mile radius. Nearby, the new apartments at Shady Preserve rise to four stories.

Surrounding National Tenants Include:

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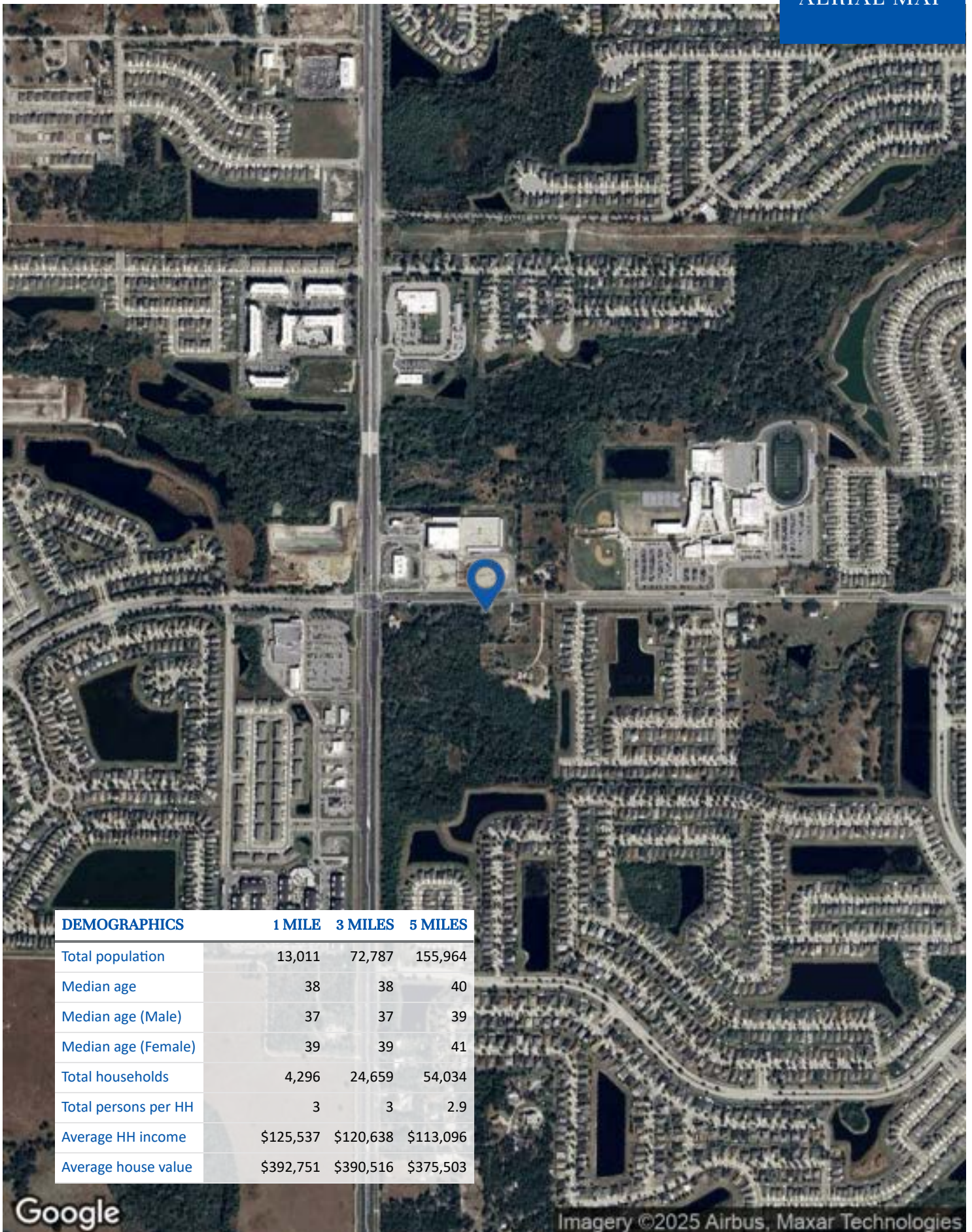


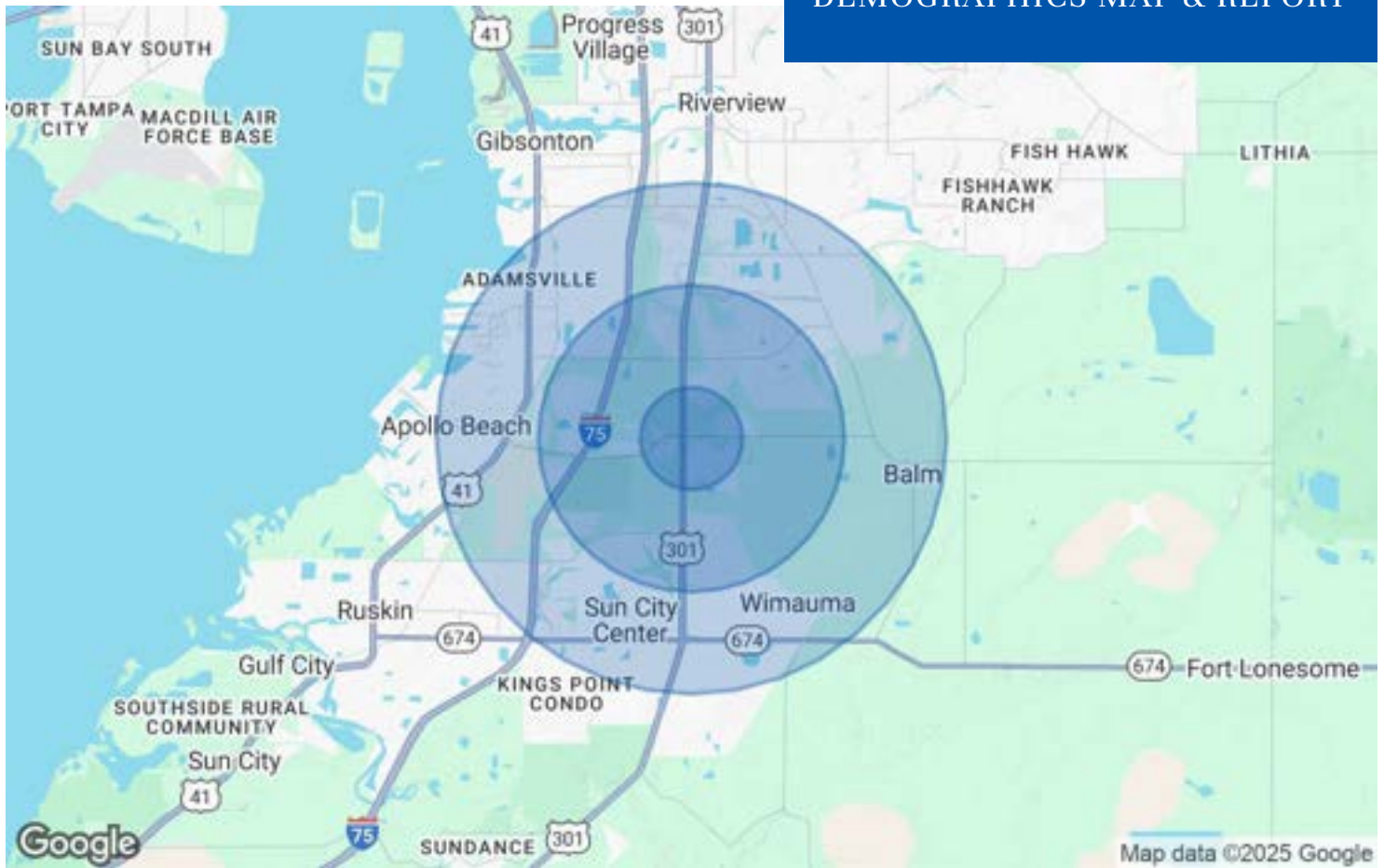
LOCATION INFORMATION

Building Name	Prime Infill Development by Publix, Chick-Fil-a, McDonalds, Dutch Bros, Dunkin Donuts and many more
Street Address	10521-10525 County Road 672
City, State, Zip	Riverview, FL 33569
County	Hillsborough
Market	Riverview
Cross-Streets	HWY 672 and US 301.









POPULATION	1 MILE	3 MILES	5 MILES
Total Population	13,011	72,787	155,964
Average Age	38	38	40
Average Age (Male)	37	37	39
Average Age (Female)	39	39	41
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,296	24,659	54,034
# of Persons per HH	3	3	2.9
Average HH Income	\$125,537	\$120,638	\$113,096
Average House Value	\$392,751	\$390,516	\$375,503

Demographics data derived from AlphaMap



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PROFESSIONAL BACKGROUND

ABOUT THE ADVISOR

Austin Pennington

President & Broker, Gulf Atlantic Real Estate

Austin Pennington is the Founder and Principal Broker of Gulf Atlantic Real Estate, a Florida-based commercial brokerage firm specializing in the sale of high-performing and high-potential assets across the Southeast. With over 15 years of experience in real estate, insurance, and finance, Austin brings a strategic, data-driven approach to every transaction.

His advisory focus spans a wide range of property types—including development land, multifamily, industrial, retail, office, storage, and hospitality assets. Gulf Atlantic is particularly known for maximizing value in complex or transitional deals, including off-market portfolios and value-add opportunities.

Austin leads every assignment with a singular commitment: to overdeliver. Whether working with private owners, developers, or institutional investors, his mission is to exceed expectations through unmatched market knowledge, precision execution, and high-touch service.

His extensive network of buyers, operators, lenders, and local decision-makers—combined with hands-on experience navigating zoning, entitlements, and capital markets—positions him as a key asset for clients seeking top-tier results in Florida’s dynamic commercial landscape.

MEMBERSHIPS

Professional Affiliations

National Association of Realtors (NAR)

NAIOP – Commercial Real Estate Development Association

CCIM Institute – Florida Chapter

Urban Land Institute (ULI)

Real Estate Investment Council (REIC)

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