

## **FOR SALE**

### **0.83 ACRE SITE**

### **15603 HUTCHISON ROAD – NW CARROLLWOOD HILLSBOROUGH COUNTY, FLORIDA**

- Infill site in the heart of northwest Carrollwood
- Zoned for Residential, School, Child Care, Church Uses
  - Possible Office Uses with Rezoning

**Location:** The site is located on the east side of Hutchison Road at the northeast corner of the lighted Rawls Road intersection. The location offers great visibility and easy access from the region.

**Size:** Approximately 0.83 gross acres based on county records.

**Price:** \$ 499,000

**Frontage:** The site has approximately 294 feet of frontage on Hutchison Road, an existing two lane major north/south thoroughfare for the area. Hutchison Road connects to the Veterans Expressway about 1/3 mile to the north and to Ehrlich Road about 1/2 mile to the south. The site also has 105 feet of frontage on two lane Rawls Road, a local east/west collector road.

**Tax Info:** Hillsborough County Folio #16129.0000. 2022 taxes \$1,197.

**Zoning:** The site is currently zoned “RSC-4”, allowing residential, school, day care, church and child care uses. The site is designated “R - 4” (Residential – 4) in the comprehensive land use plan, possibly allowing other uses such as office use based on the site location and with a rezoning of the site.

**Access:** The site has two current driveways, one near the center of the frontage on Hutchison Road, and one near the center of the Rawls Road frontage. The entire site is fenced with two gates.

**Property**

**Characteristics:** The property is a relatively level site with mostly cleared grassy areas. There are four large oak trees located on the site, three in the northern portion of the site and one near the southeast corner. Soils appear to be sandy soils. All of the property falls within Zone “X”, outside the 100 year flood plain.

**Utilities:** Public sewer and water service would be through Hillsborough County. Water – There are existing 6” and 20” water lines located along the western side of Hutchison Road across from the site. Sewer – An existing 4” sewer force main line is located along the southwest right of way of the Rawls Road and Hutchison Road intersection, with county pumping stations nearby on Rawls Road to the west of the intersection. Onsite sewer pumping stations are typically required for force main connections.

**Area Activity:** The site is located in an established infill area of the northwest Carrollwood market of Hillsborough County. Existing residential single family subdivisions are common in this area, along with a variety of existing office and low intensity businesses. Over 101,000 people live within a three mile radius of the site, with over 40,100 households, according to 2010-2021 demographic estimates. FDOT 2020 traffic studies on Hutchison Road south of Rawls Road showed 14,000 average daily traffic counts.

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(Note: All information presented is from sources deemed reliable, but cannot be guaranteed by the Broker. All information, price and property availability is subject to change or correction without notice.)