



SOUTH SHORE
KELLER WILLIAMS

\$699,999

8.06 Acres

12730 Bullfrog Creek Road

Gibsonton (Riverview), FL 33534 · Hillsborough County

8.06

ACRES

SMU-6

FUTURE LAND USE

277'

ROAD FRONTAGE

1 Mile

TO I-75

PROPERTY OVERVIEW

A rare mixed-use development opportunity in one of Hillsborough County's fastest-growing corridors. Located just one mile north of the Big Bend Road/I-75 interchange, this 8.06-acre parcel offers exceptional access, utilities at the site, and a highly flexible future land use designation — ideal for developers, investors, and owner-users alike. Bullfrog Creek runs through the property, creating a natural division of approximately 3 and 5 acres, adding both character and versatility to the site.

KEY FEATURES

Zoning: AR / Future SMU-6

Allows neighborhood commercial, storage, light industrial & more

Utilities on Site

8" water main & 6" force main at the road — ready to build

3,100 SF Structure on Site

4 bed / 3.5 bath mobile home — being sold as-is, value is in the land

Creek & Pond

Bullfrog Creek runs through + man-made stocked pond on property

Prime Location

1 mile to I-75, minutes to Hwy 301 & Big Bend Rd intersection

AdventHealth Riverview — Open & Expanding

Now open nearby & already adding 68 beds due to high demand

Ideal For

Townhome Developers

Self-Storage Projects

Light Industrial

Mixed-Use Development

Land Banking

Agricultural / Hobby Farm

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