

An aerial photograph showing a residential development with several buildings and a central pond. A large, irregularly shaped wooded area is outlined in a thick yellow line, indicating a site for a townhome development. In the background, a multi-lane highway runs horizontally across the frame. The sky is clear and blue.

**Fischbach**  
**LAND COMPANY**

**RIVERVIEW  
INFILL  
TOWNHOME  
SITE**



# Property Overview

Excellent opportunity for an infill townhome site in Riverview, FL, just a mile north of the Big Bend Road/I-75 on ramp and minutes from the amenity rich Big Bend Road and Highway 301 intersection. This 8.081± acres sits between two national homebuilder projects, adjoining recently completed townhomes and single family products. The property has an 8-inch water main and 6-inch force main in front of the site and is currently zoned AR with a future land use of SMU-6, allowing for 6 units per acre. This is a rare opportunity to build much needed rooftops in an area of explosive growth and convenient proximity to I-75 and Highway 301, amenities, dining, schools, and hospitals.



[FischbachLandCompany.com/RiverviewInfillTownhomeSite](https://www.FischbachLandCompany.com/RiverviewInfillTownhomeSite)

## Property Highlights



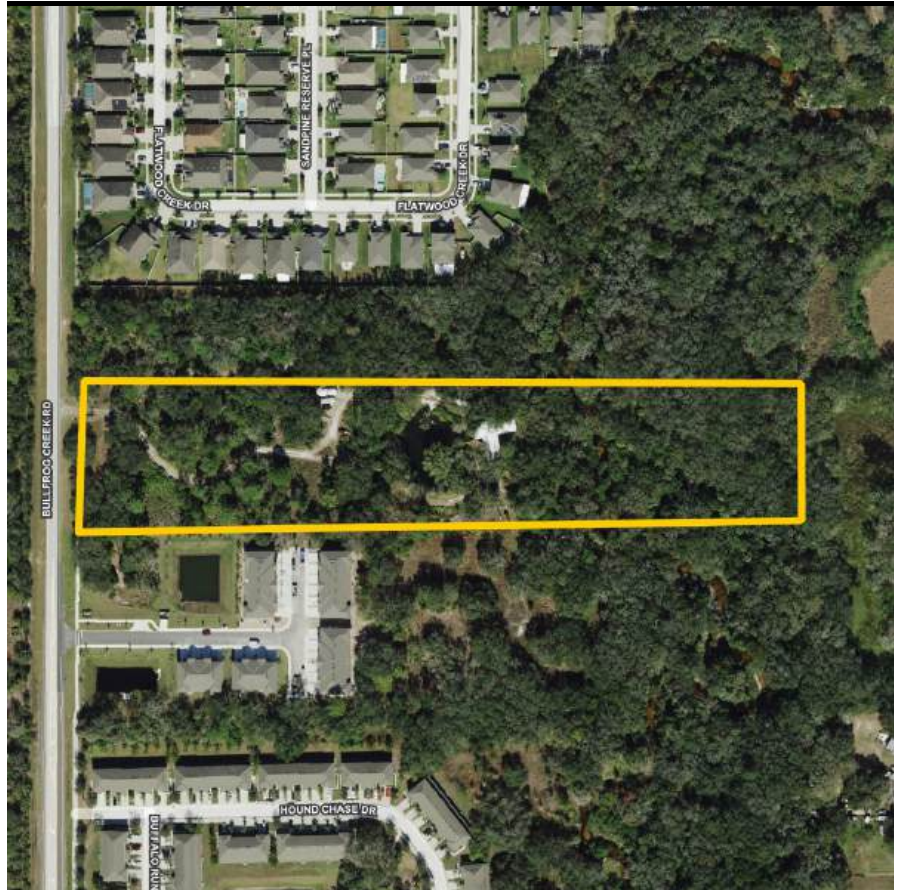
Abundant Growth Area



SMU-6 Land Use



Utilities at Property



<b>Property Address</b>	12730 Bullfrog Creek Road, Gibsonton, FL 33534	<b>County</b>	Hillsborough
<b>Property Type</b>	Development Land	<b>Folio/Parcel ID</b>	077479-1005
<b>Size</b>	8.081± Acres	<b>STR</b>	17-31-20
<b>Zoning</b>	AR	<b>Utilities</b>	6-inch Force Main and 8-inch Water Main at Site
<b>Future Land Use</b>	SMU-6	<b>Road Frontage</b>	277.19' on Bullfrog Creek Road
<b>Price</b>	\$850,000	<b>Property Taxes</b>	\$3,594.03 (2023)



# Conceptual Site Plan








# Market Map



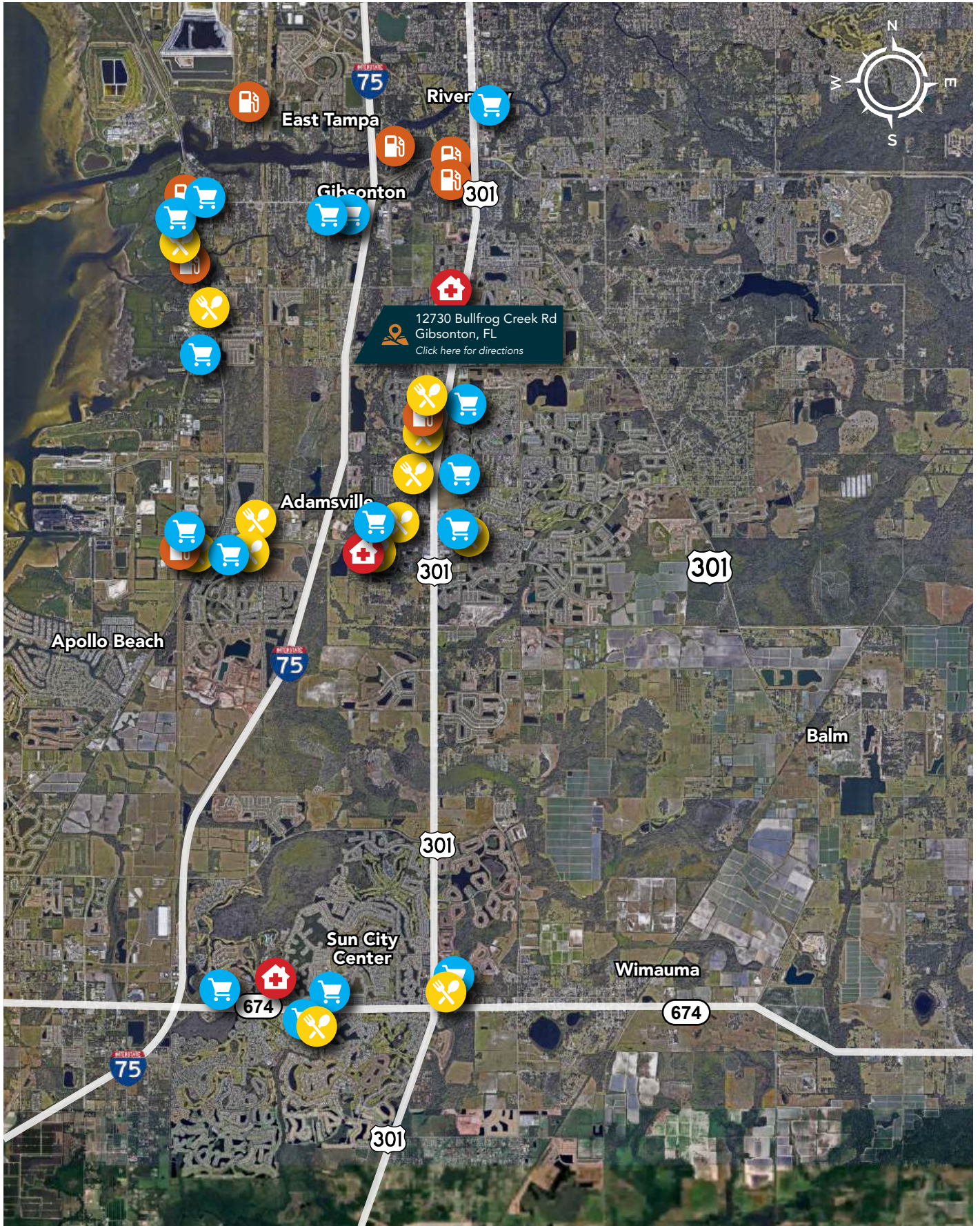


# Demographics

3 MILES	5 MILES	10 MILES
82,530 Population	\$167,869 Population	\$449,724 Population
 27,053 Households	 57,530 Households	 165,067 Households
 \$95,117 Median Household Income	 \$94,180 Median Household Income	 \$84,543 Median Household Income









# **Fischbach** **LAND COMPANY**

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