

FOR SALE

Premier Waterfront
Land

~300' River Frontage

Canal Access

7013 & 7015 RIVERVIEW DR
RIVERVIEW, FL 33578

Presented By:

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PROPERTY SUMMARY

Prime 9.85-acre waterfront development site located at 7013 & 7015 Riverview Drive in Riverview, FL — one of the Tampa Bay region's fastest-growing corridors. The property features approximately 300 feet of direct Alafia River frontage along the southern boundary plus canal frontage along the western edge, offering a rare combination of scale and water access for a residential infill project.

The site was previously entitled for a 45-unit single-family planned development (RZ 06-1721, approved February 2007) on a larger combined parcel. The owner subsequently rezoned the property to Agriculture. The site is currently vacant and recently cleared, presenting a clean canvas for redevelopment.

HIGHLIGHTS

- 9.85 acres of recently cleared, vacant land in Riverview — one of Tampa Bay's top growth markets
- Approximately 300 feet of Alafia River frontage — rare water access for a residential development
- Canal frontage along the western property boundary adds additional waterfront premium
- Previously entitled for 45 single-family homes (RZ 06-1721, approved 2007) — strong entitlement precedent
- Power and water available at the street; sewer available at the corner of S 78th St and Riverview Dr
- Boundary survey and prior approved site plan with conditions available for buyer due diligence
- Ideal for homebuilders seeking a waterfront infill project with a compelling premium lot story



Conceptual Site Plan





Additional Photos



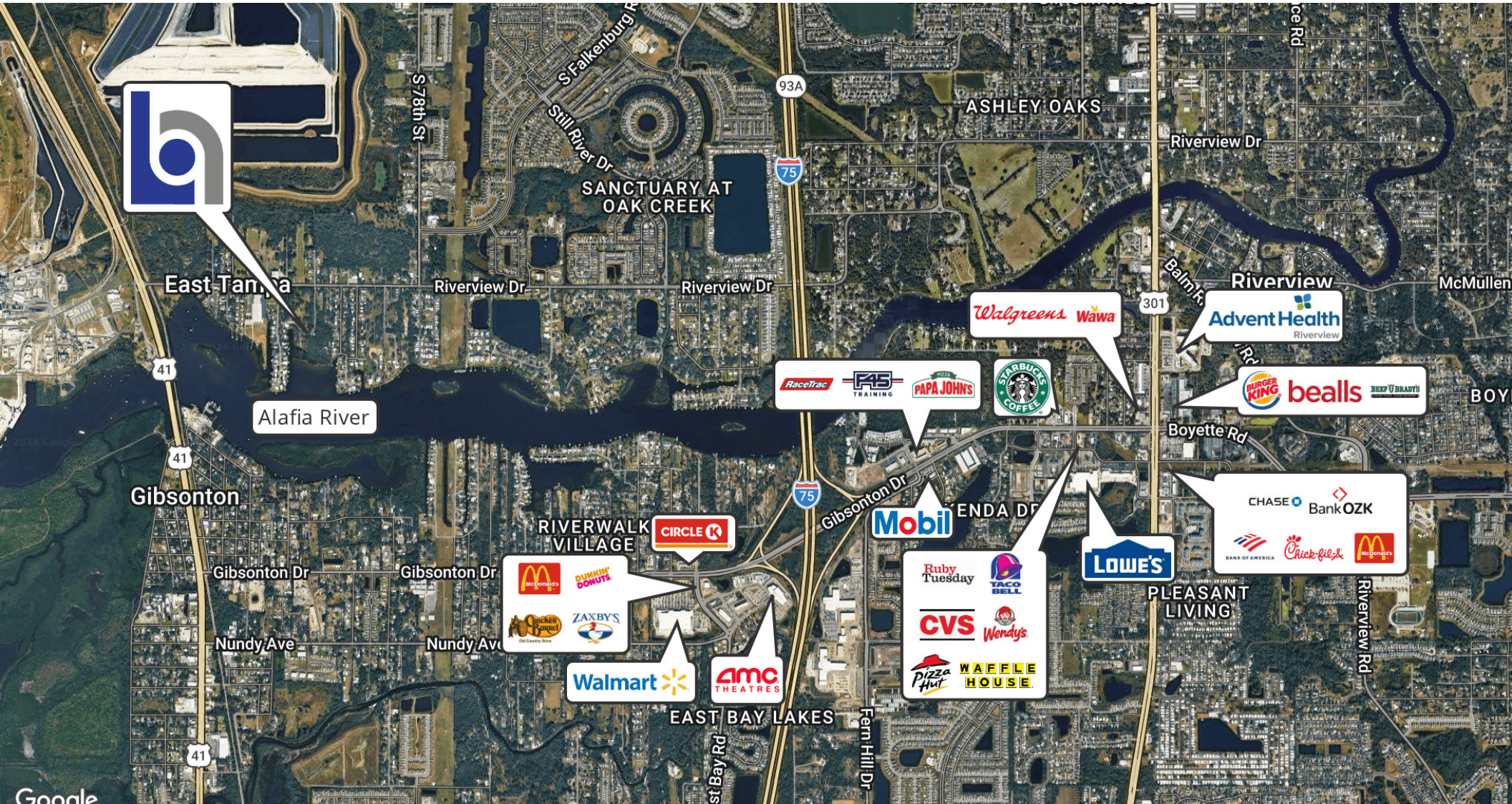


Additional Photos



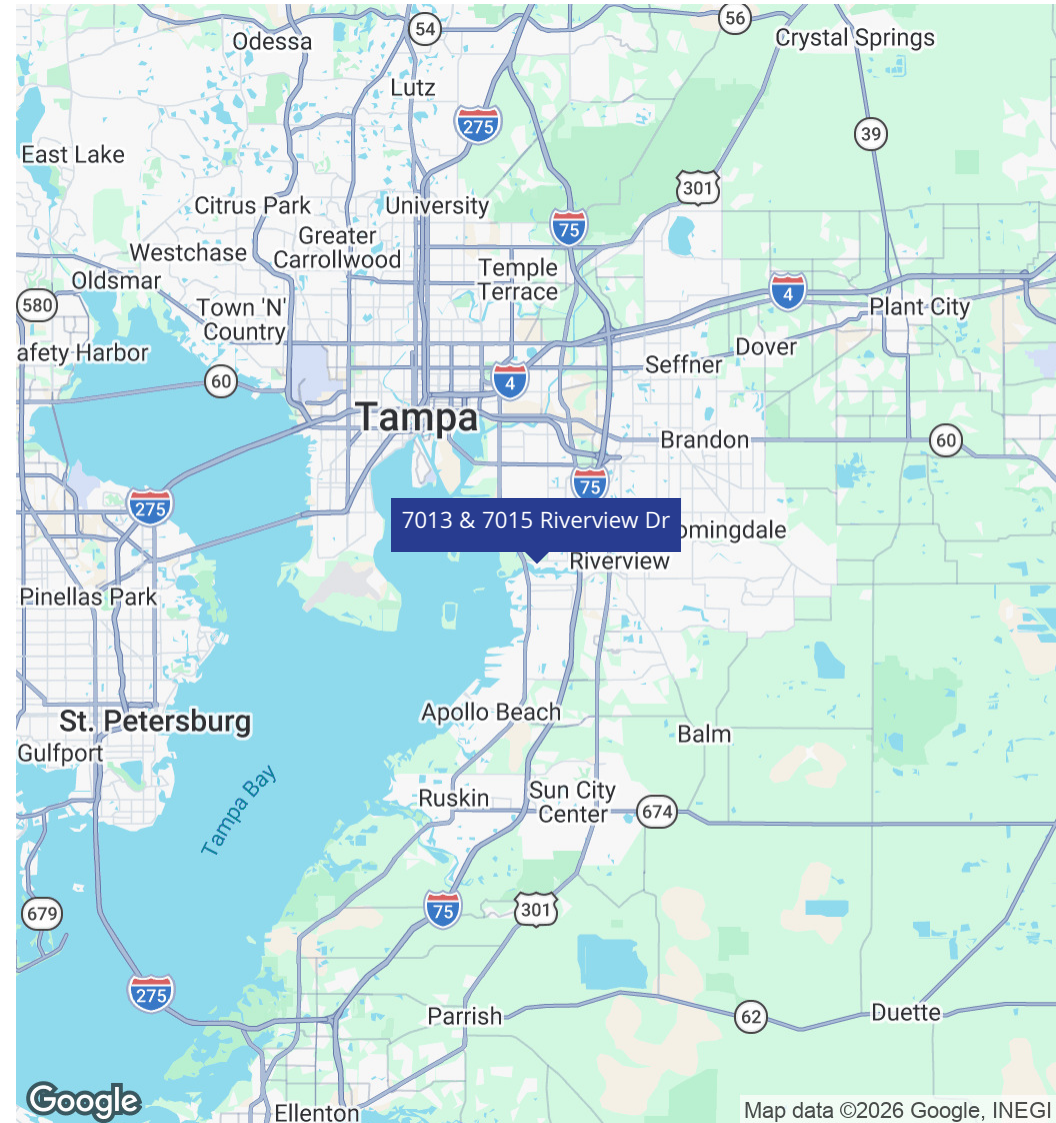
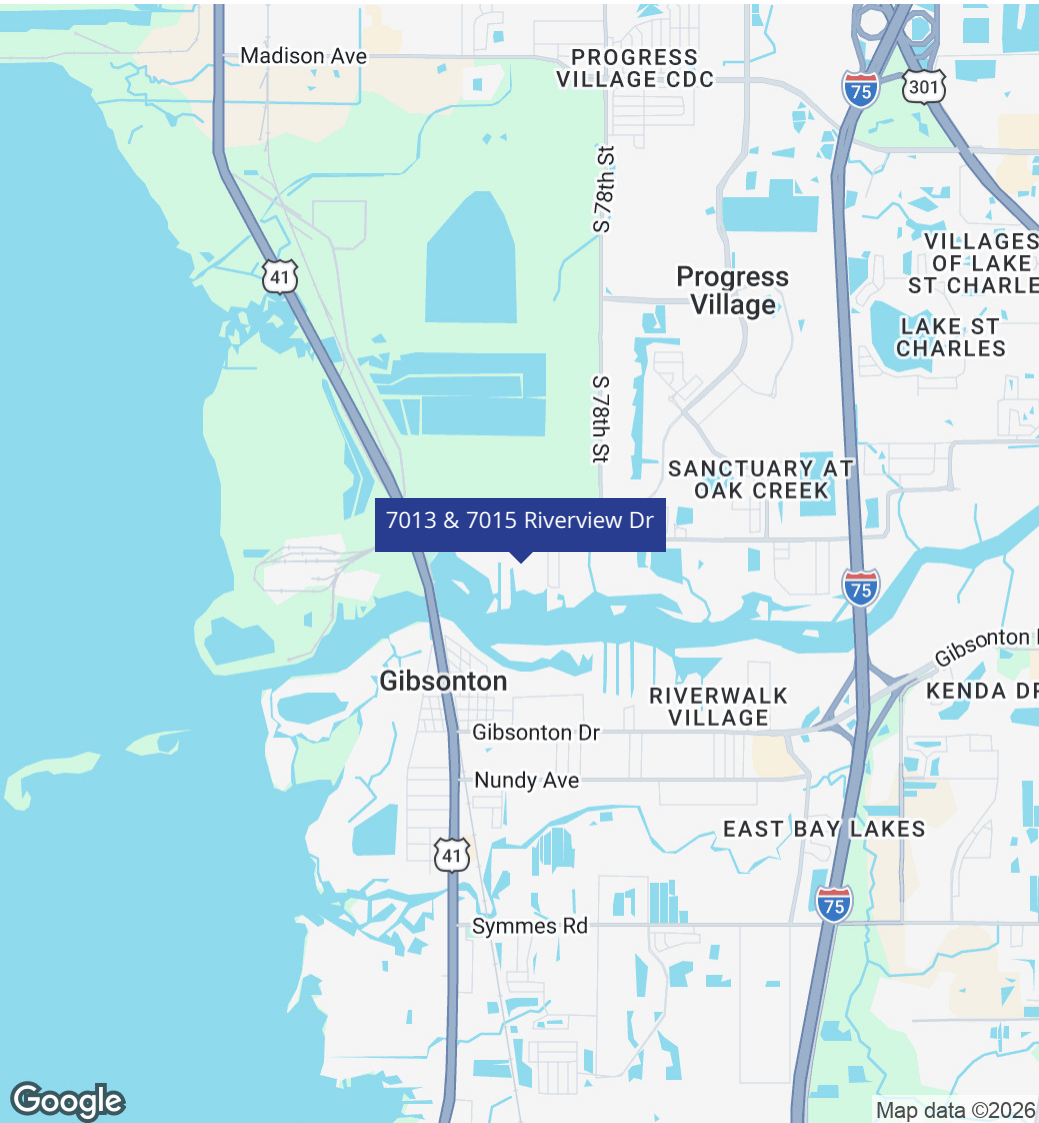


Retailer Map





Location Map







Demographics Map & Report

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,823	36,085	123,213
Average Age	35.7	35.0	36.5
Average Age (Male)	34.7	34.5	35.5
Average Age (Female)	37.8	34.6	37.0

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	983	13,338	47,462
# of Persons per HH	2.9	2.7	2.6
Average HH Income	\$108,388	\$94,141	\$92,074
Average House Value	\$459,286	\$323,240	\$309,433

RACE	1 MILE	3 MILES	5 MILES
Total Population - White	1,603	17,215	61,456
Total Population - Black	312	8,980	27,072
Total Population - Asian	33	956	3,984
Total Population - American Indian	4	37	204
Total Population - Other	277	2,529	8,390

2023 American Community Survey (ACS)

