

# TAMPA BAY DEVELOPMENT LAND

84.26 ACRES DEVELOPMENT LAND IN HILLSBOROUGH COUNTY

2606 North Valrico Road, Seffner, FL 33584

SALE BROCHURE • APRIL 07, 2026

**Kari L. Grimaldi/ Broker**

813.882.0884

kari@grimaldicommercialrealty.com

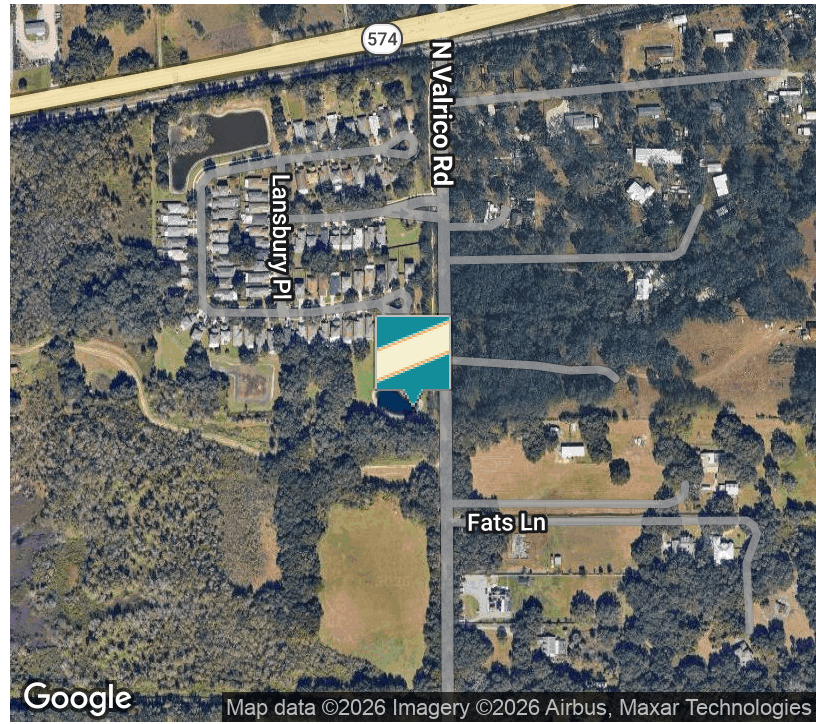
**Grimaldi Commercial Realty Corp.** • 115 W Bearss Ave • Tampa, FL 33613 • 813.882.0884  
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## EXECUTIVE SUMMARY



### OFFERING SUMMARY

Sale Price:	\$1,500,000
Lot Size:	84.26 Acres
Zoning:	PD
Market:	Tampa-St. Petersburg-Clearwater metropolitan
Submarket:	EAST TAMPA
Price / SF:	\$0.41
Buyer Transaction Fee	\$395

### PROPERTY OVERVIEW

88 SINGLE FAMILY HOMES CAN BE BUILT ON 15.94 with 68.32 acres of conservation land, strategically located within the Tampa Bay area, a region marked by robust growth, appealing demographics, and proximity to both urban amenities and natural beauty.

Proximity to major highways I-4 and I-75, which connect the area to both downtown Tampa (about a 15-minute drive) and Orlando (around 1 hour). The property is roughly a 25-minute drive to Tampa International Airport (TPA), providing convenient access for residents who travel frequently or need proximity to a major airport. With expanding retail, convenient amenities, well-connected infrastructure, and significant growth in adjacent communities, this Tampa Bay development land is positioned as a practical and attractive suburb for diverse buyer demographics.

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### PROPERTY DESCRIPTION

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88 SINGLE FAMILY HOMES CAN BE BUILT ON 15.94 with 68.32 acres of conservation land, strategically located within the Tampa Bay area, a region marked by robust growth, appealing demographics, and proximity to both urban amenities and natural beauty.

##### 1. Regional Accessibility and Commuting

- Proximity to Major Highways: Located near I-4 and I-75, which connect the area to both Downtown Tampa (about a 15-minute drive) and Orlando (around 1 hour). This makes the area ideal for commuters who work in Tampa but prefer suburban living.
- Airport Access: The property is roughly a 25-minute drive to Tampa International Airport (TPA), providing convenient access for residents who travel frequently or need proximity to a major airport.
- Public Transit and Future Development: While Hillsborough County is primarily car-dependent, there are ongoing discussions and plans for expanded public transit options, including light rail, which would likely increase long-term property value and attractiveness.

##### 2. Demographic Appeal

- Growing Population: The Tampa Bay area has seen significant population growth due to its economic opportunities, no state income tax, and lower cost of living compared to other metropolitan regions. Many young professionals, families, and retirees are relocating here, creating demand for diverse residential options.
- Schools and Education: The property is within Hillsborough County Public Schools, which has a wide variety of elementary, middle, and high schools, and is near both private and charter schools. Access to quality education is a major draw for families, and nearby options would enhance the appeal of a new residential development.
- Target Market Segments: Based on local trends, the area attracts families looking for affordable single-family homes, retirees interested in smaller homes or active adult communities, and young professionals seeking a balance between urban work and suburban lifestyle.

##### 3. Community Amenities and Lifestyle

- Shopping, Dining, and Recreation: Close to Westfield Shopping Center and numerous dining and retail establishments, the location offers residents ample shopping and dining options. Additionally, popular grocery stores, fitness centers, and entertainment options are within a 10-15 minute drive.
- Parks and Nature Access: This Development has Lake access/VIEWS (lake Hooker) and a proximity to several local parks, including Mango Park and Edward Medard Conservation Park, provides outdoor activities like hiking, fishing, and picnicking—key draws for families and those who enjoy outdoor living.
- Beaches and Waterfronts: Seffner is approximately 40 minutes from Gulf Coast beaches, adding a desirable lifestyle element for potential residents without direct waterfront prices.

##### 4. Zoning, Infrastructure, and Utility Considerations

- Zoning and Land Use: Understanding local zoning and any municipal development plans for Seffner will be crucial, as the area supports mixed residential and light commercial developments. A preliminary review of zoning and nearby residential developments can guide potential lot sizes and density options.
- Utilities and Infrastructure: Access to established utilities, including water, sewer, and electricity, is essential for residential projects. Seffner's infrastructure is well-developed, and the area can likely support mid-density residential projects with little additional investment needed.
- Permitting and Incentives: Hillsborough County occasionally offers incentives for developers investing in high-demand housing types, particularly affordable and workforce housing. Familiarity with local permit processes and any available incentives may also reduce

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reduce development costs.

#### 5. Competitive Landscape and Market Demand

- **Current Residential Trends:** There is a growing demand for mixed-use developments and single-family homes that cater to middle-income buyers. Master-planned communities are particularly popular, blending residential units with amenities like community pools, playgrounds, and shared green spaces.

- **Adjacent Residential Developments:** Seffner and the East Tampa area have seen multiple new communities being developed in recent years, particularly those catering to the mid-range and upper-mid-range price points. Studying comparable developments will help set competitive benchmarks for pricing and design.

The area surrounding 2606 N Valrico Road in Seffner, Florida, offers an expanding array of retail options and major development projects that add significant value for potential residents. Here's an in-depth look at the nearby retail hubs, major developments, and anticipated growth that a residential developer should find relevant:

#### 1. Nearby Retail Hubs

- **Westfield Mall:** Located about 15 minutes from Seffner, this is one of the major retail centers in the Tampa Bay area, featuring over 250 stores, including big names like Macy's, Dillard's, Apple, and a mix of luxury and mid-range brands. The mall also has a variety of dining options and a 20-screen AMC movie theater, which makes it a popular entertainment destination for families and residents of the surrounding areas.

- **Causeway Shopping Plaza:** This retail area is anchored by big-box retailers such as Target, Walmart, and Publix, along with several smaller chain stores, dining options, and service-oriented businesses. Located along Causeway Boulevard, this shopping center is about a 15-minute drive and is a convenient retail spot for daily needs.

- **Grocery and Essentials:** Within a short drive, residents can access multiple Publix and Aldi locations, as well as a recently opened Costco Wholesale, which draws shoppers from Seffner and surrounding areas for bulk goods and specialty items.

- **Dining and Specialty Retail:** The area is seeing a rise in diverse dining options, from family-owned restaurants to popular chains like Chick-fil-A, Panera Bread, and Bonefish Grill, with more options opening in nearby. This includes newer establishments catering to changing preferences, like organic markets, specialty coffee shops, and craft brewerie0073.

#### 2. Major Development Projects and Residential Communities

- **South Fork and Triple Creek:** Located approximately 20-25 minutes south in Riverview, these master-planned communities are seeing rapid expansion, with several phases of single-family homes, townhomes, and apartment complexes in development. These communities feature parks, community pools, trails, and other amenities designed to attract families, making them a competitive benchmark for residential developments in Seffner.

- **Encore at FishHawk Ranch:** FishHawk Ranch, a well-established, highly sought-after community, recently expanded to include Encore, a 55+ active adult neighborhood. Located in Lithia, about 25 minutes from Seffner, it appeals to the growing retiree demographic with clubhouse amenities, planned social activities, and proximity to nature trails.

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- **East Brandon Growth:** East Brandon has seen a spurt of both residential and mixed-use developments, including new neighborhoods with access to highly-rated schools. For example, developments like Park Creek and Waterset offer community parks, playgrounds, and clubhouses. This growth is pushing the demand for similar family-friendly and amenity-rich residential areas in nearby Seffner.

- **Riverview 14:** A large development project south of Brandon that includes plans for residential units, commercial retail space, and green spaces. While primarily impacting the Riverview area, the project demonstrates the broader trend of high-density, mixed-use developments within easy reach of Seffner.

#### 3. Planned Infrastructure Improvements and Transit Options

- **I-4 Express Lanes Project:** The addition of express lanes to I-4 is expected to improve commuting times between Seffner and downtown Tampa, enhancing the property's attractiveness for those working in Tampa but preferring a suburban residence.

- **Lithia Pinecrest Road Expansion:** This project aims to improve traffic flow between Brandon, Valrico, and Seffner, adding lanes and traffic improvements, expected to ease travel and add value to residential communities in Seffner and Valrico. Improved traffic flow could positively impact local businesses and make Seffner a more accessible residential option.

- **Hillsborough County's Planning for Future Rail:** Hillsborough County has been evaluating plans to expand public transit, which could eventually impact Seffner positively by making it more accessible for those who prefer public transit options. While not imminent, this long-term planning signals interest in sustainable development and increased connectivity for outer suburban areas.

#### 4. Employment and Economic Hubs

- **Tampa Gateway Center and Sabal Park:** These large business parks, located within a 20-minute drive, house a range of businesses from healthcare to logistics. The close proximity to these employment centers makes the Seffner area attractive for professionals in those fields who are seeking a commute-friendly residential area.

- **Tampa Bay Medical Hub:** With multiple medical facilities like Tampa General Hospital and Advent Health Tampa within about a 20-30 minute commute, healthcare professionals may find Seffner an appealing option. Additionally, new healthcare centers and urgent care facilities are opening in the Brandon and Valrico areas, which will bring more local employment opportunities and serve nearby residents.

#### 5. Future Development and Growth Prospects

- **Big Bend Road Expansion Projects:** With increased residential and commercial developments along Big Bend Road in nearby Riverview, Seffner's proximity makes it well-positioned to capture overflow residential interest as home prices and demand rise along this corridor.

- **Technology and Green Developments:** As part of Tampa Bay's push towards sustainable and eco-friendly developments, Seffner and surrounding areas are seeing an increase in green building practices. Developers interested in eco-conscious projects could benefit from this trend, potentially attracting buyers who prioritize sustainable and energy-efficient living spaces.

Overall, the nearby retail and major development projects around Seffner underscore the area's appeal for new residential communities.

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### PROPERTY DETAILS

Sale Price	<b>\$1,500,000</b>
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#### PROPERTY INFORMATION

Property Type	Land
Property Subtype	Residential
Zoning	PD
Lot Size	84.26 Acres

#### LOCATION INFORMATION

Building Name	84.26 ACRES DEVELOPMENT LAND IN HILLSBOROUGH COUNTY
Street Address	2606 North Valrico Road
City, State, Zip	Seffner, FL 33584
County	hillsborough
Market	Tampa-St. Petersburg- Clearwater metropolitan
Sub-market	EAST TAMPA

#### PARKING & TRANSPORTATION

#### UTILITIES & AMENITIES

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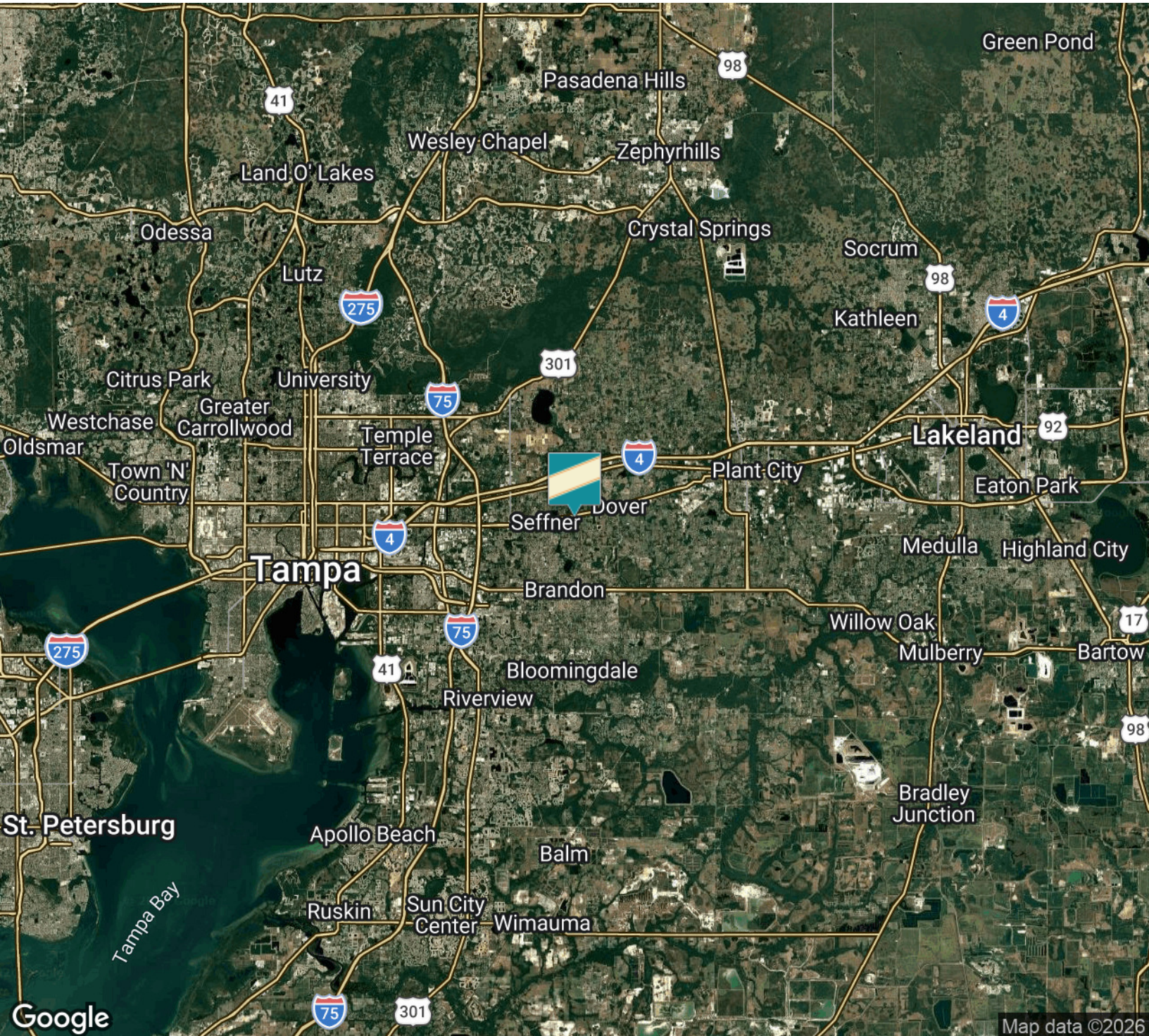
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## LOCATION MAP



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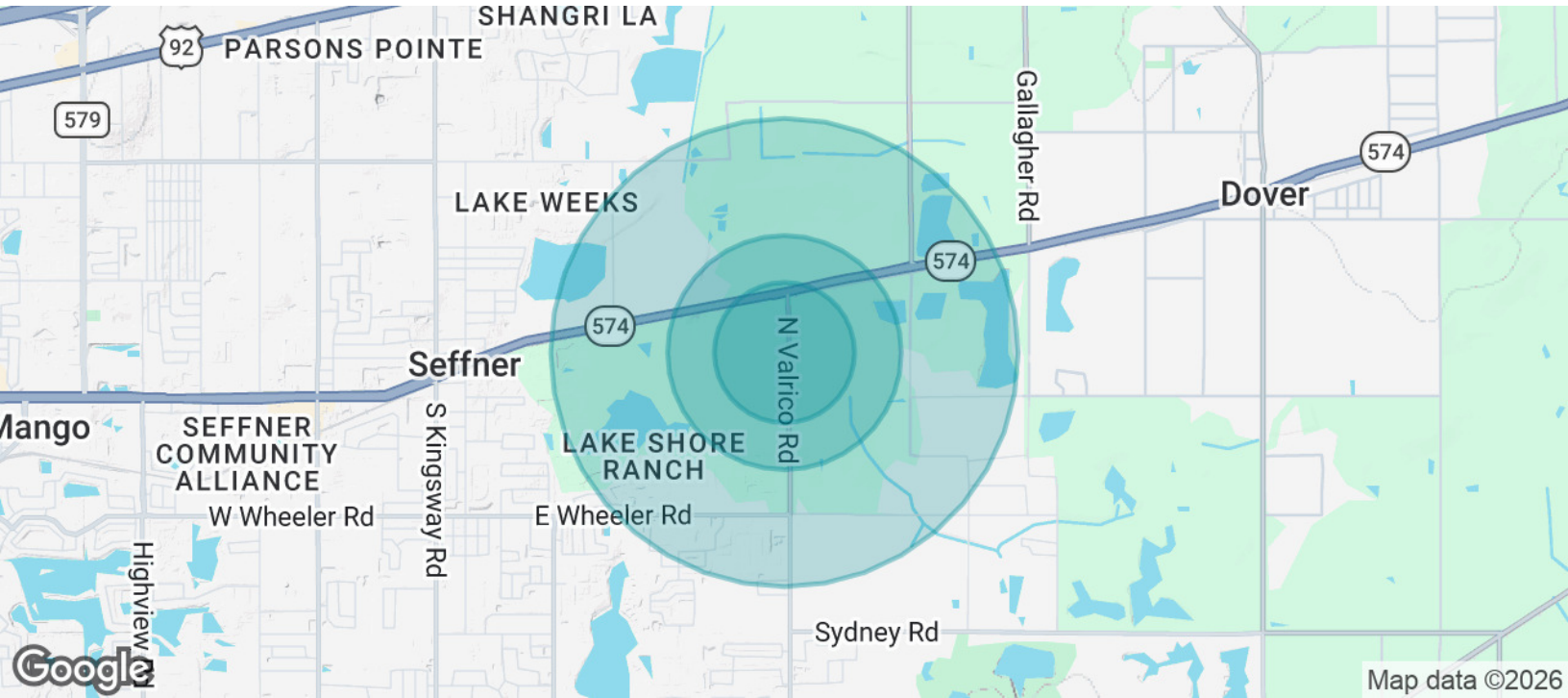
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## DEMOGRAPHICS MAP & REPORT



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	230	617	2,665
Average Age	39	40	41
Average Age (Male)	38	39	40
Average Age (Female)	41	41	42

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	79	213	919
# of Persons per HH	2.9	2.9	2.9
Average HH Income	\$106,523	\$110,415	\$127,779
Average House Value	\$330,619	\$367,906	\$415,631

Demographics data derived from AlphaMap

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**AERIAL MAP**



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### ADVISOR BIO & CONTACT 1

#### KARI L. GRIMALDI/ BROKER

President



115 W Bearss Ave  
Tampa, FL 33613  
T 813.882.0884  
C 813.376.3386  
kari@grimaldicommercialrealty.com  
FL #BK3076744

#### PROFESSIONAL BACKGROUND

Kari Grimaldi is the Managing Broker and President of Grimaldi Commercial Realty Corp., and a recognized leader in Tampa Bay's commercial real estate market. Ranked among the region's top producers, Kari has built a distinguished career with successfully closed transactions approaching the \$200 million milestone.

Raised in the family business, Kari developed her expertise early, combining over 25 years of hands-on experience with a deep understanding of market dynamics, strategic negotiation, and relationship-driven client service. She has successfully represented sellers, buyers, landlords, and tenants across all sectors of the commercial real estate market, from inception to closing.

Kari's portfolio spans a diverse range of commercial transactions, including:

- Office and build-to-suit sales & leasing
- Medical office sales
- Retail, industrial, and multifamily investments
- Single-tenant NNN national investments
- Land and commercial development
- Seller financing, creative deal structures, 1031 and reverse exchanges
- Short sales, distressed, and bank-owned assets

As a multiple-year Crexi Platinum Broker Award recipient, Kari is recognized for her ability to deliver exceptional results in complex, high-value transactions. As a commercial real estate owner and investor herself, she brings a uniquely informed perspective, guiding clients with the insight of someone who has successfully navigated the same path.

#### EDUCATION

A Florida native, Kari earned her Bachelors at University of Florida in Management and Psychology, and a Masters at University of South Florida. A consummate professional, Kari is continually educating herself on the latest economic and market trends with continuing education, seminars and networking.

#### MEMBERSHIPS & AFFILIATIONS

Real Estate Investment Council (REIC) - Member  
International Council of Shopping Centers (ICSC) - Member

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**FULL DISCLOSURE**

### CONFIDENTIALITY & DISCLAIMER

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By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence.

The recipient further agrees that recipient will not photocopy or duplicate any part of the Sales Brochure. If you have no interest in the subject property, please promptly return this Sales Brochure to Grimaldi Commercial Realty Corp.

This Sales Brochure has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation.

Grimaldi Commercial Realty Corp. has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, compliance with local, state and federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

Rents, rent rolls, and lease terms are subject to change during the marketing period. Certain tenants may be on month-to-month tenancies or have leases that expire or renew during the listing period, which may result in changes to rental rates, executed rent increases, renewals, or other lease modifications that differ from the rent roll or income figures stated herein.

The information contained in this Sales Brochure has been obtained from sources we believe reliable; however, Grimaldi Commercial Realty Corp. has not verified, and will not verify, any of the information contained herein, nor has Grimaldi Commercial Realty Corp. conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided.

Grimaldi Commercial Realty Corp. does not collect rents, has not collected rents for the subject property, and has not verified the actual receipt or collection of rental income. Verification of rent payments, tenant performance, and income collections is the sole responsibility of the purchaser as part of its independent due diligence.

All potential buyers must take appropriate measures to verify all of the information set forth herein.

Prospective buyers are responsible for all costs and expenses related to their investigation of the property. Buyers should consult with their CPA or tax advisor regarding potential tax benefits, including depreciation and qualification for bonus depreciation opportunities associated with this investment.

Please do not go on-site without an appointment, and do not speak to any tenants about the sale of this property. If you would like to schedule a site visit, please contact Grimaldi Commercial Realty Corp.

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