

# LAND FOR SALE

11802 US Hwy 301, Riverview FL 33578

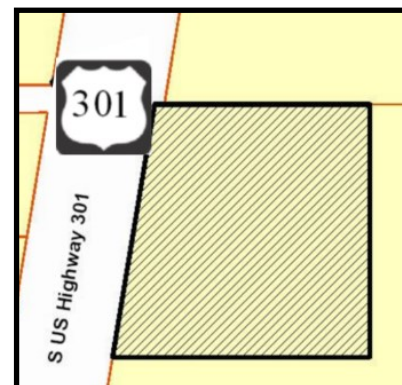
USE: OFFICE DEVELOPMENT SITE



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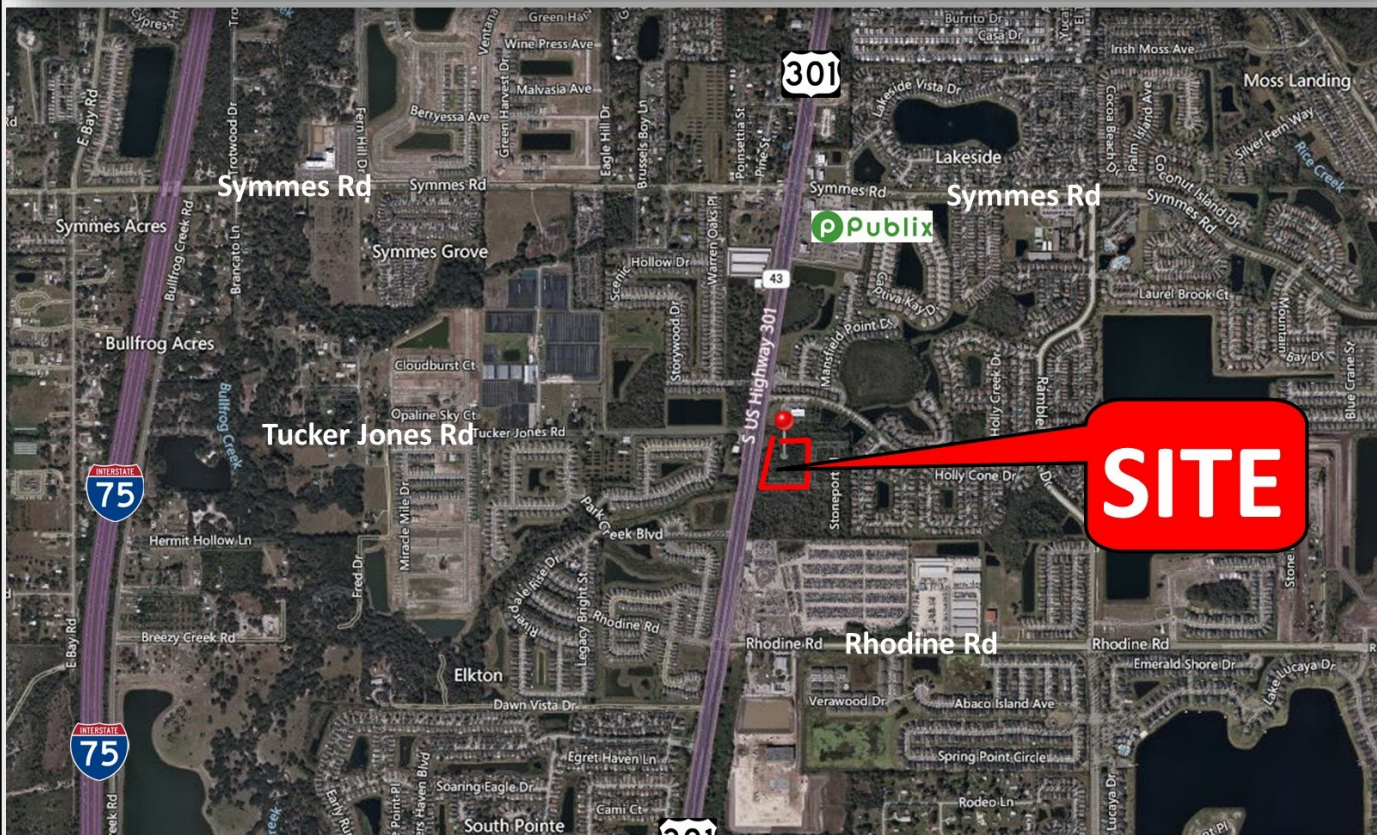


- **PRICE:** \$2.5 million
- **SIZE:** 5 Ac (2.42 acres are wetlands)
- **ZONING:** PD—50,000 sf of BPO Use (Office/Professional Office)
- **FOLIO:** 077273-0010
- **EXCEPTIONAL VISIBILITY**
- **Huge Residential Growth—** Thousands of new homes
- **Traffic Count:** AADT 42,500
- **301 is a main N-S highway linking Riverview to Tampa & south.**
- **Approx 55% is in Floodzone X (Outside the 100 year flood plain)**



- **The portion of the site in the Floodplain (AE) can be developed. The adjacent development N is 100% in the floodplain**

Information is from sources deemed reliable . We cannot guarantee accuracy. Subject to change or withdrawal without notice.



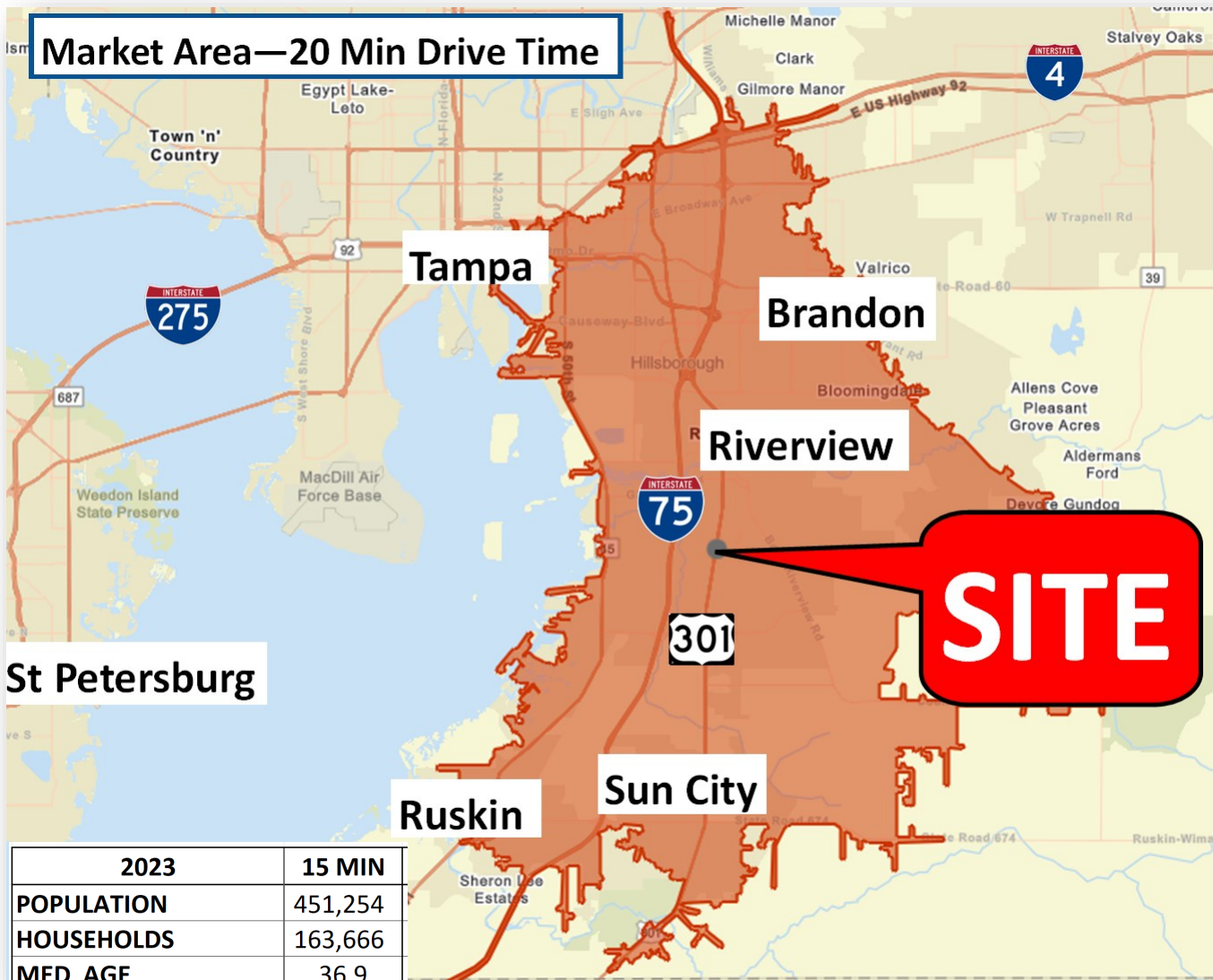
## TAMPA COMMERCIAL REAL ESTATE

For more information please contact:  
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Located in Hillsborough County, Riverview is one of the fastest growing areas in Florida. Not too long ago this area was farmland. Tnes of thousands of new homes have been constructed and many more are in development. Shopping centers, medical centers, hospitals have all been constructed in the last few years. 301 S is now a 6-lane highway.

Demographic Notes: Riverview is now the 35th largest community in Florida. It is a bedroom community of Tampa which is just 14 miles away. The construction and absorption of all this new real estate can is an indication that the local Riverview economy is robust, and that jobs or other amenities are attracting an influx of new residents. Riverview has a mixed workforce of both white- and blue-collar jobs. Overall, Riverview is a town of sales and office workers, professionals, and managers. There are especially a lot of people living in Riverview who work in office and administrative support (15.86%), sales jobs (13.22%), and management occupations (10.61%).

One downside of living in Riverview, is that residents have to contend with a long commute, spending on average 32.61 minutes every day commuting to work. There has been very little development of office product. An office park development would be a welcome addition to the area and businesses in this location will have a large local residential population from which to draw workers.

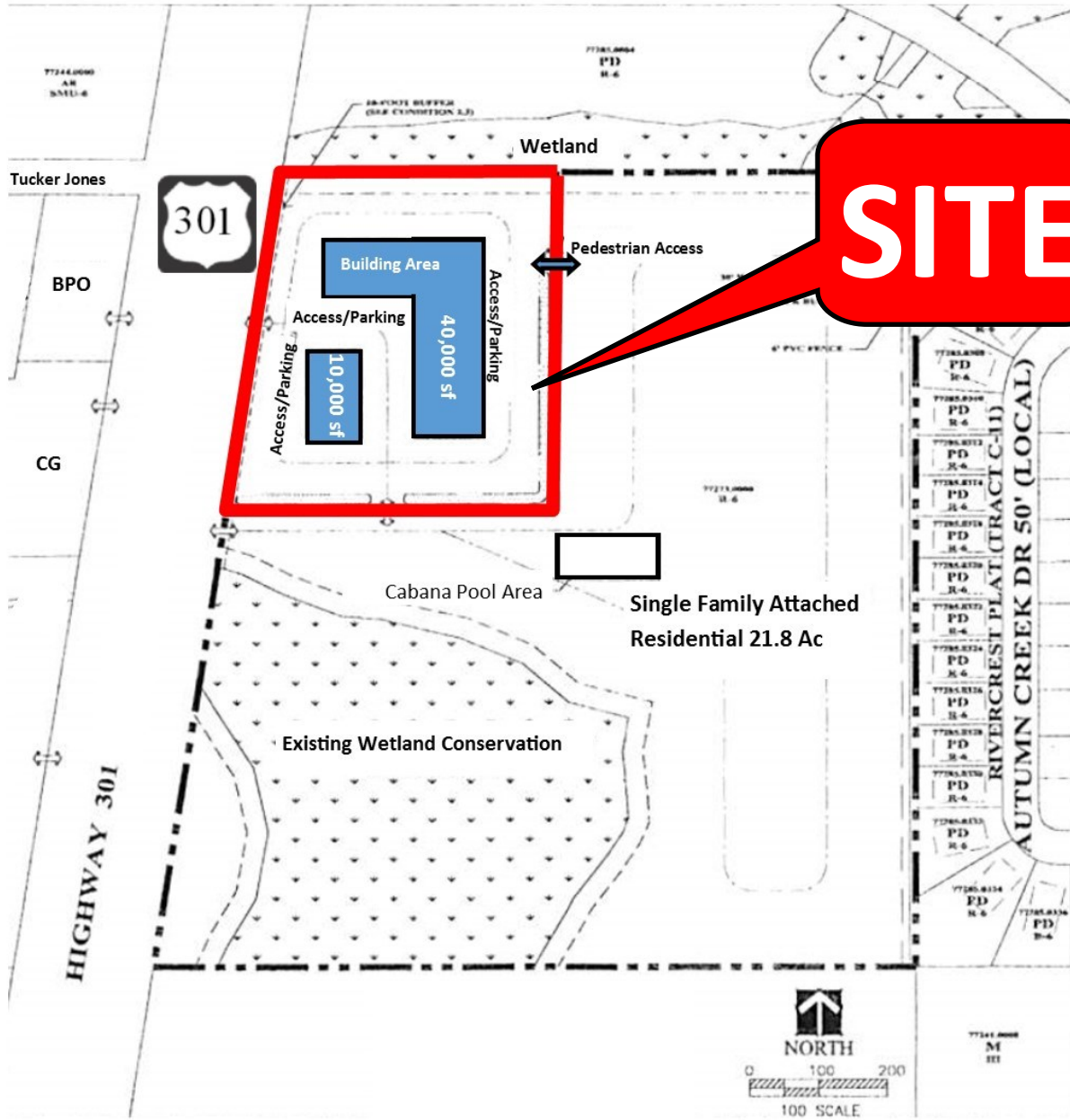


2023	15 MIN
POPULATION	451,254
HOUSEHOLDS	163,666
MED AGE	36.9
MED HH INCOME	\$76,970
AV HH INCOME	\$101,913

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## OAK HAVEN PD GENERAL DEVELOPMENT SITE PLAN

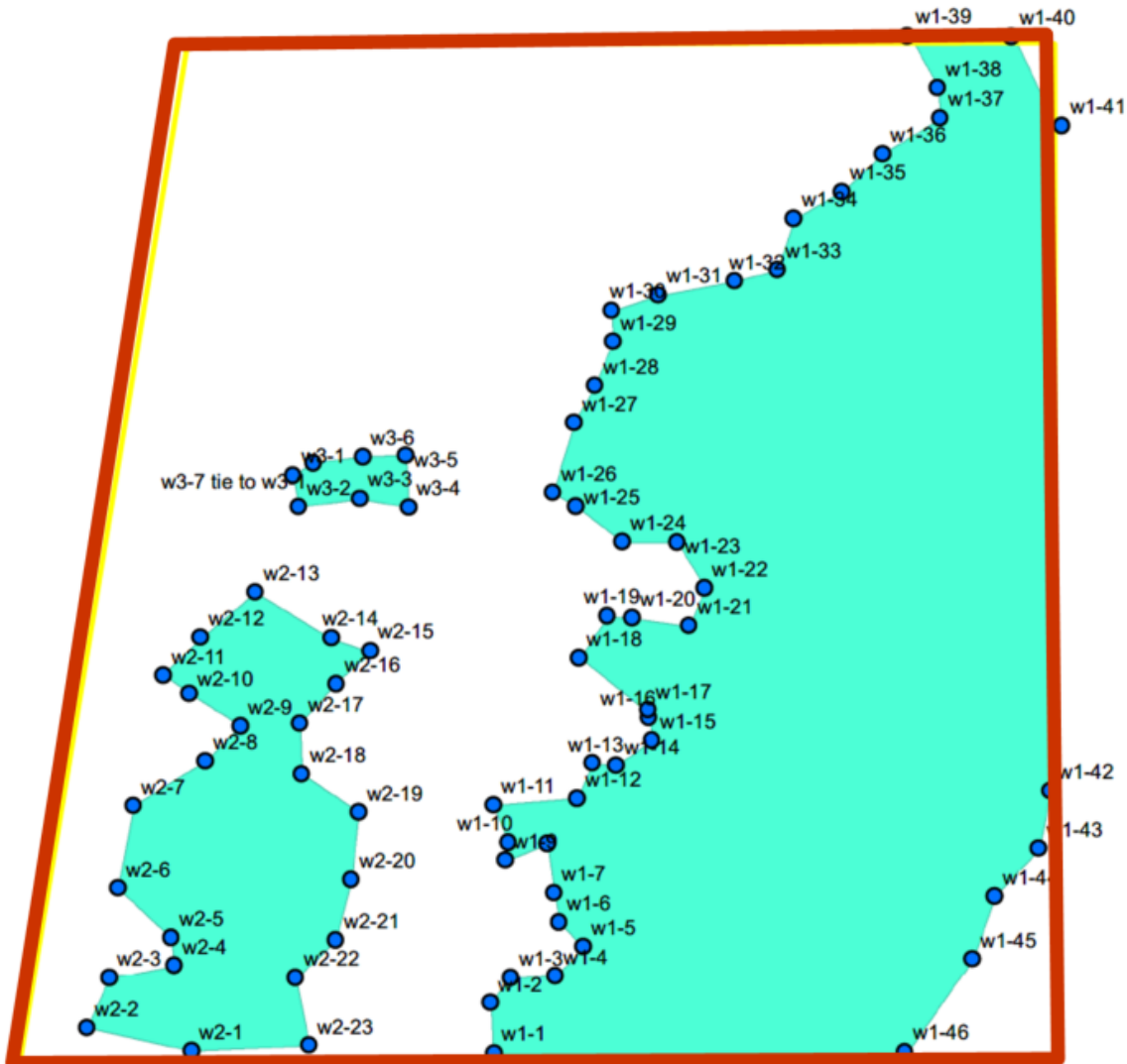


The property is owned by a doctor. In 2005 he split off this 5 acre parcel for a future office and sold off the surrounding acreage. In September 2005 the conceptual site plan of the Planned Development was approved for BPO (Business Professional Office). 50,000 sf of building area is permitted. The owner has moved from Florida and has decided not to pursue the development. This is a good site to build professional office or medical office.

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## Wetlands



- Wetland Flag
- Parcel
- Wetland - 2.42 ac.

A wetland survey was conducted in March 2024. Of the 5 Ac lot, approx. 2.42 Ac are wetlands. 2.58 acre high and dry.

Several of the nearby developments have been constructed in wetland areas. There are strategies to mitigate Wetlands and increase the buildable area. One common strategy for onsite mitigation is to locate a required retention area in a wetland area. Offsite mitigation can also be achieved by purchasing mitigation credits. A Buyer can determine the buildable area during Due Diligence.

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