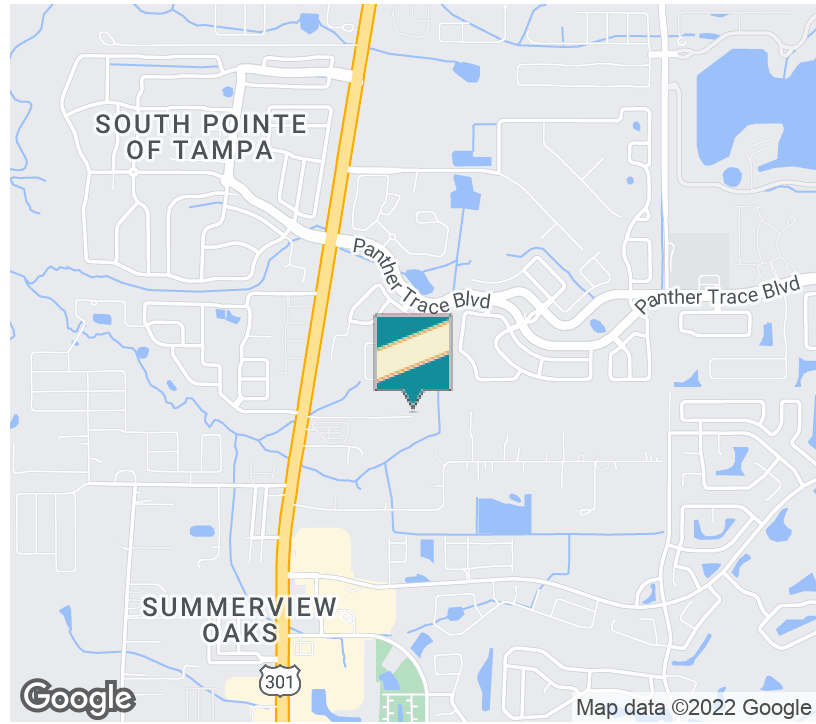




12814 S. 301 Highway , Riverview , FL 33578

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price: \$1,100,000

Lot Size: 10.28 Acres

Zoning: AR (FLU R-4 with Potential for 6 units/AC)

Market: Riverview

Price / SF: \$2.46

PROPERTY OVERVIEW

SELLER FINANCING AVAILABLE!
 INCREDIBLE PRIME LOCATION 10 ACRE DEVELOPMENT LAND PERFECT FOR RESIDENTIAL SUBDIVISION/MULTIFAMILY COMMUNITY IN THE FASTEST DEVELOPING AREAS IN RIVERVIEW RIGHT OFF OF US HWY 301, NEAR I 75 AND BIG BEND ROAD! \ FLU is RES-4 for 40 units total, however the county has indicated there may be support for a density of 6/AC for 60 units based on adjacent density.

HUGE POTENTIAL FOR RESIDENTIAL/MULTIFAMILY DEVELOPMENT with high demand for housing due to convenient access to Hwy. U.S. 301, I75 exits off Big Bend Rd. and Hwy U.S. 41, minutes from major cities Tampa and Brandon!
 Surrounded with parks, countless glimmering lakes, walking/bike paths all leading to excellent shopping, schools, new restaurants, and more! New hospital and VA hospital only minutes away. Minutes to interstates and beaches, the commute to anywhere you want to be is easily accessible! Families seek this area due to the convenience of suburban lifestyle while having easy access to all major roads, interstates, shopping, and entertainment. While also perfect for commuters that have direct access to I-75 for Tampa, Tampa International Airport, Tampa Downtown, Brandon, Busch Gardens, UT, USF, and Orlando and Disney! Act quickly this major development-potential land will be gone quick!

Highly-rated schools very nearby: Collins Elementary School, Barrington Middle School, Riverview High School

Kari L. Grimaldi/ Broker

813.882.0884
 kari@grimaldicommercialrealty.com

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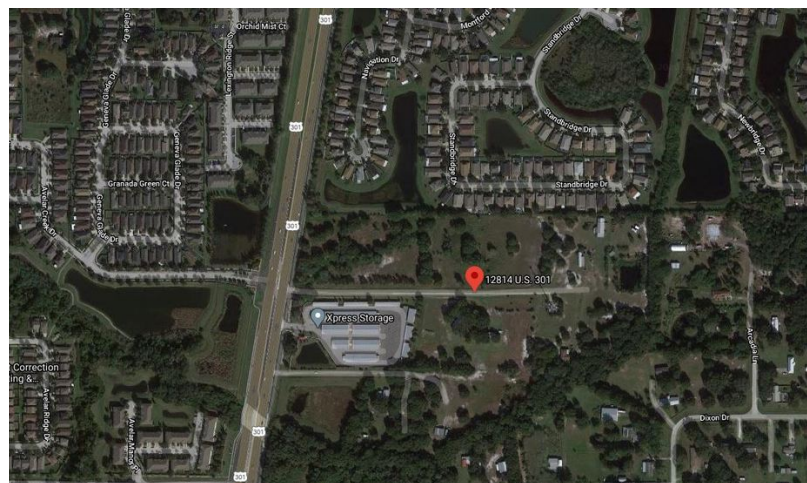


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COMPLETE HIGHLIGHTS

SALE HIGHLIGHTS

- IN-DEMAND, HIGH-GROWING AREA- 10 Acre Residential/Multifamily Redevelopment Land!
- Located right off of Hwy. U.S. 301, with easy access to I75 exits off Big Bend Rd. and Hwy U.S. 41
- FUTURE LAND USE- RESIDENTIAL/MULTIFAMILY RES-4, with possibility of 6/AC for 60 units
- Among by newer residential and Lakefront communities, right next to A-rated schools/entertainment/retail/businesses/resta
- \$87,768 Avg Household Income
- +34.18% Pop Growth (since 2010)
- AVERAGE LISTED HOME PRICE \$411,690
- ↑ +42% INCREASE OF SALE PRICES FROM A YEAR AGO



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PROPERTY DESCRIPTION

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RIVERVIEW DEMOGRAPHICS:

Total Population - 107,396
Population Growth (since 2000) - 706.3%
Population Density (ppl / mile) - 2,117
Number of Households - 32,104
Household Size (ppl) - 3
Households w/ Children - 40%
Median Age - 35.9 years old
Average Household Income - \$87,768



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12814 S. 301 Highway , Riverview , FL 33578

PROPERTY DETAILS

| | |
|------------|--------------------|
| Sale Price | \$1,100,000 |
|------------|--------------------|

PROPERTY INFORMATION

| | |
|------------------|-------------------------------|
| Property Type | Land |
| Property Subtype | Residential |
| Zoning | AR (FLU R-4) |
| Lot Size | 10.28 Acres |
| APN # | U-08-31-20-ZZZ-000003-13060.0 |

LOCATION INFORMATION

| | |
|------------------|--|
| Building Name | 10 Acres 301 Riverview Residential/Multifamily Redevelopment Site- High Growth Area! |
| Street Address | 12814 S. 301 Highway |
| City, State, Zip | Riverview , FL 33578 |
| County | Hillsborough |
| Market | Riverview |

PARKING & TRANSPORTATION

UTILITIES & AMENITIES

BUILDING INFORMATION

| | |
|----------------|------------------------------|
| Number of Lots | 1 |
| Best Use | Residential Development Site |

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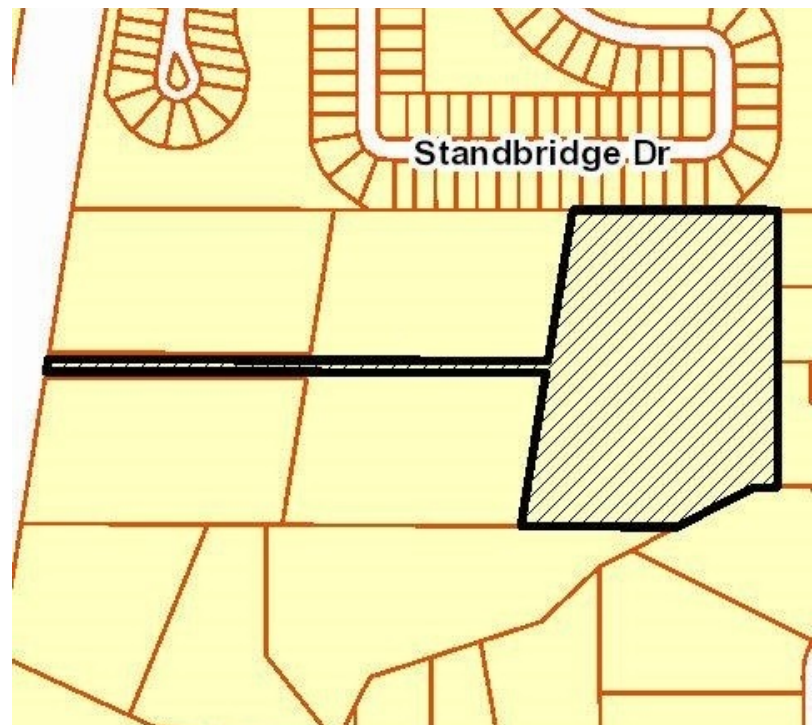
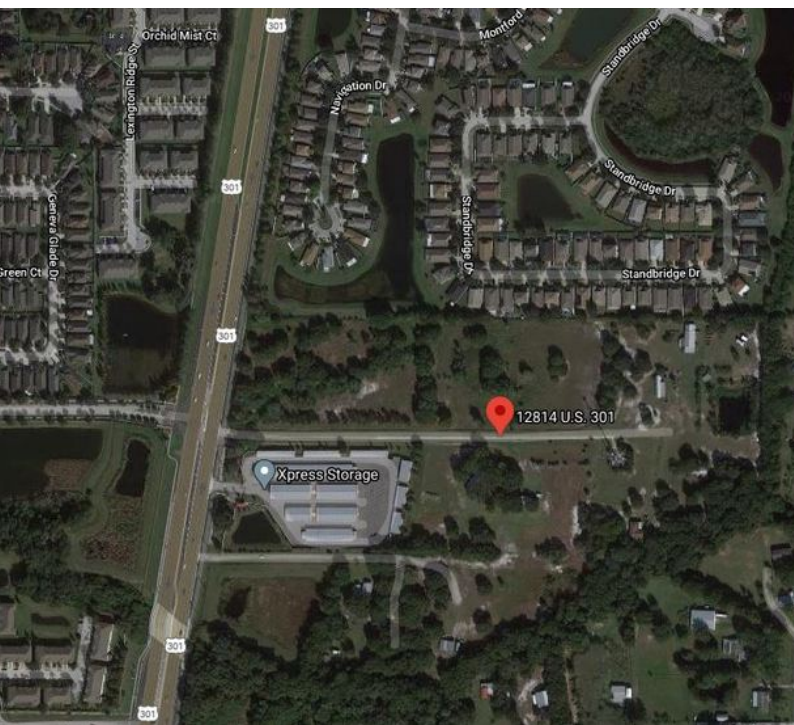
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ADDITIONAL PHOTOS



Kari L. Grimaldi/ Broker

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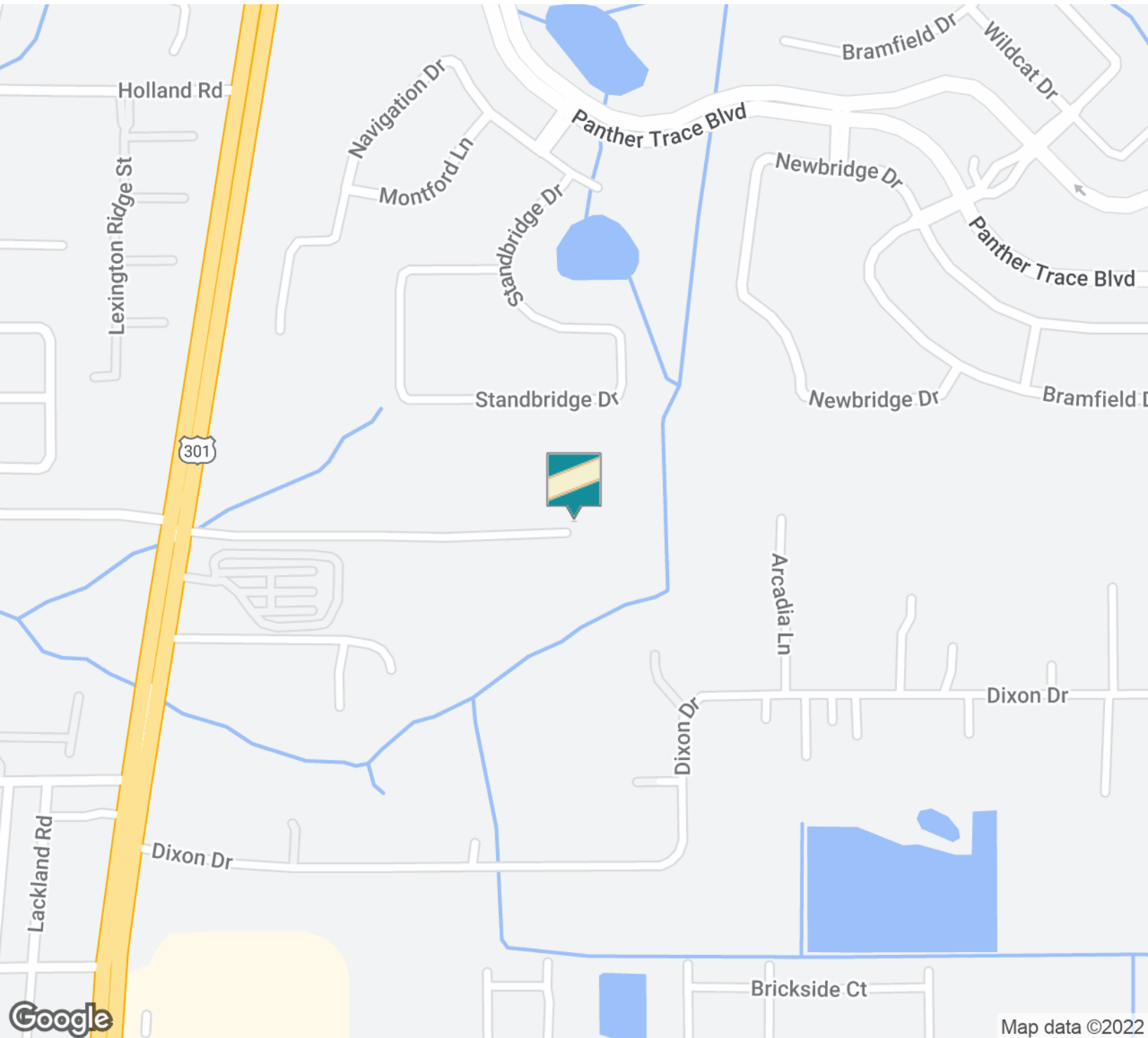
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LOCATION MAP



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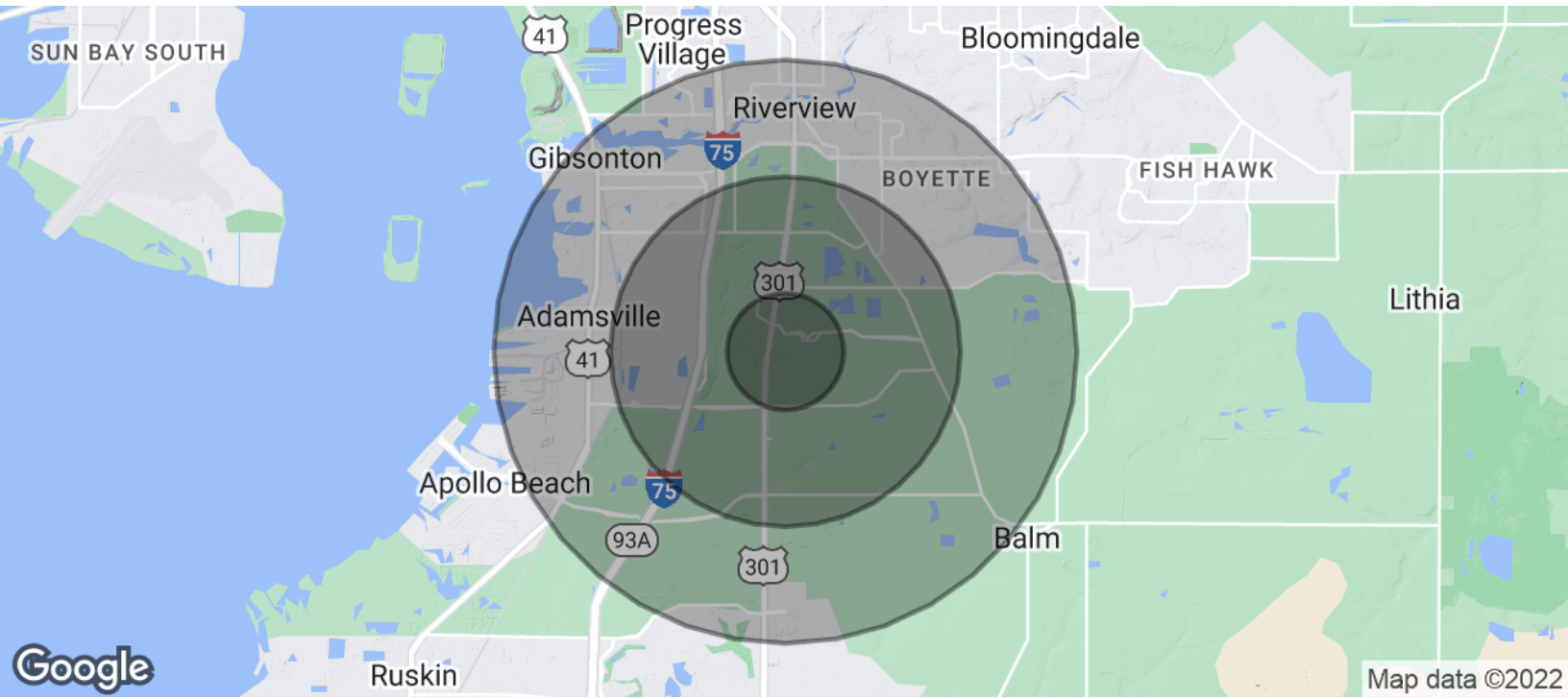
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DEMOGRAPHICS MAP & REPORT



| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|--------------------------------|---------------|----------------|----------------|
| Total Population | 5,231 | 38,062 | 81,158 |
| Average Age | 33.2 | 34.0 | 34.8 |
| Average Age (Male) | 31.7 | 33.1 | 34.0 |
| Average Age (Female) | 35.3 | 35.8 | 36.1 |
| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
| Total Households | 1,890 | 13,719 | 28,929 |
| # of Persons per HH | 2.8 | 2.8 | 2.8 |
| Average HH Income | \$74,345 | \$68,862 | \$68,345 |
| Average House Value | \$213,974 | \$228,878 | \$230,240 |

* Demographic data derived from 2020 ACS - US Census

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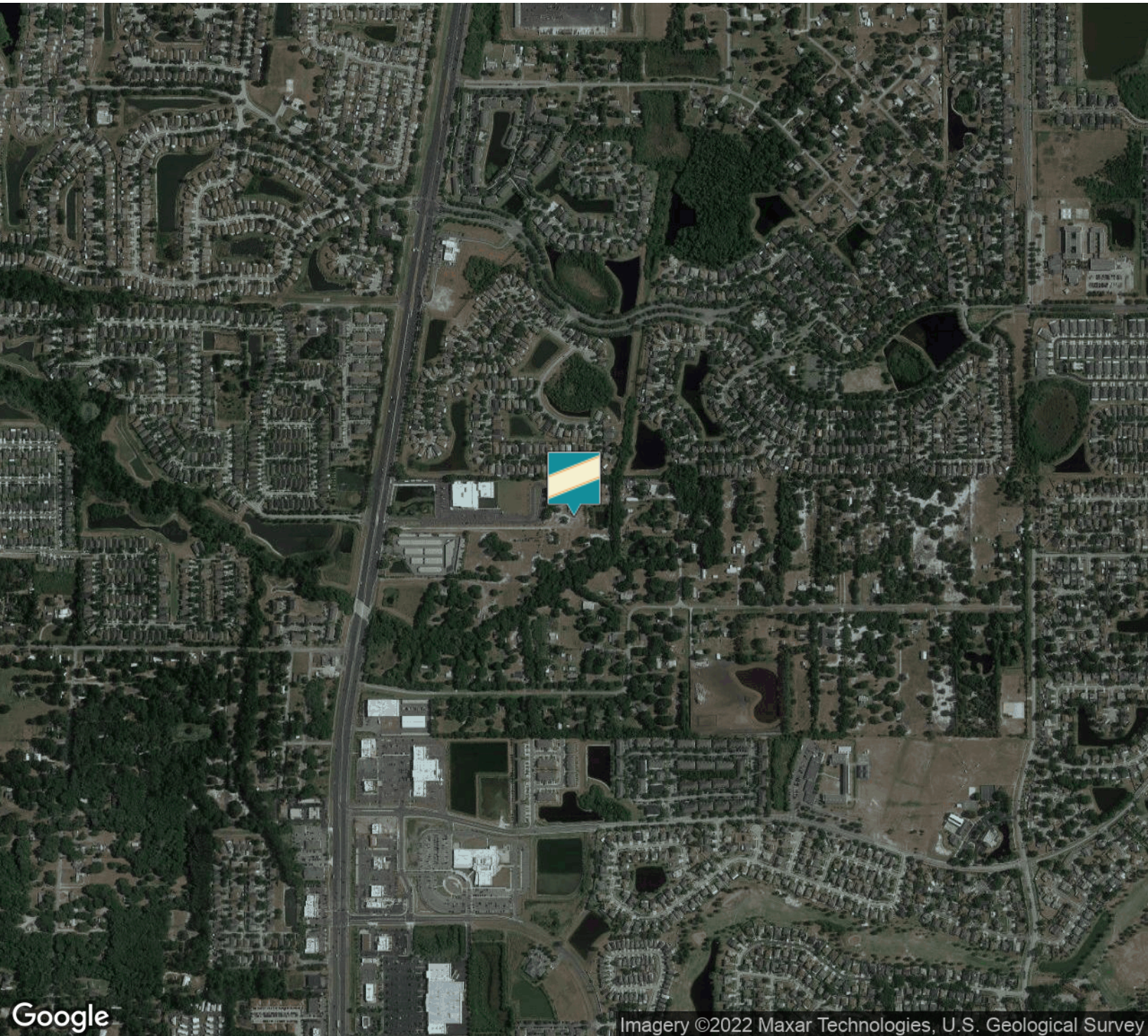
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10 ACRES 301 RIVERVIEW RESIDENTIAL/MULTIFAMILY REDEVELOPMENT SITE- HIGH GROWTH AREA!



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AERIAL MAP



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ADVISOR BIO

KARI L. GRIMALDI/ BROKER

President/Managing Broker



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kari@grimaldicommercialrealty.com
FL #BK3076744

PROFESSIONAL BACKGROUND

Kari Grimaldi is the Managing Broker/President of Grimaldi Commercial Realty Corp. and commercial real estate expert. Kari quickly climbed the ranks of who's who in Tampa Bay Area Commercial Real Estate to become a Top Producer. Learning and joining the family business at an early age, Kari understands the importance of networking and building relationships, and has accumulated 20+ years of experience and in-depth knowledge to execute and navigate commercial real estate transactions for Sellers, Buyers, and Landlords/Tenants from inception to closing. Kari has an extensive resume with some of the highlights listed below:

Areas of Expertise:

2022 Crexi Platinum Broker Award Winner
Office and Build-to-Suit Sales & Leasing
Medical Office Sales
Retail Sales
Industrial Sales
Multifamily Investments
Single NNN National Investments
Land & Commercial Development
Foreign Investors & Investment Specialist
Seller Finance and Creative Financing
1031 & Reverse Exchanges
Short Sales & Distressed/Bank-owned assets

As a commercial real estate owner and investor herself, Kari knows first hand how to guide others through the process, and negotiate and close transactions successfully. Kari has a vast portfolio of closed transactions in all sectors of the commercial market, and is a multi-million dollar sales producer.

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

Member of NAR, FAR, and FGCAR- Association of Realtors
REIC Member- Real Estate Investment Council
CCIM Candidate- Certified Commercial Investment Member
ICSC Member- International Council of Shopping Centers

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