



Fischbach
LAND COMPANY

Fischbach Land Company
510 Vonderburg Dr., Suite 302
Brandon, FL 33511
813-540-1000

CR 672 Single Family Lots, Riverview, FL
Dynamic Growth Area, Minutes to I-75, Close to Amenities
FischbachLandCompany.com/CR672Lots

Reed Fischbach • 813-540-1000
reed@fischbachlandcompany.com

Blaise Lelaulu • 813-600-9131
blaise@fischbachlandcompany.com



CR 672 Single Family Lots, Riverview, FL

This is a great opportunity for a residential development that is located in a prime area! The land is located at the crossroads of CR 672 and Balm Riverview Road and located just 3 miles from new high school scheduled to be completed in August, 2020.

Property is conveniently near I-75, Big Bend, and many other retail and restaurant amenities.

Property Type: Residential Development Land, Homesite Lots

County: Hillsborough County

Acres: 72.45 +/- acres

Sale Price: \$3,767,400

Price per Acre: \$52,000

Number of Lots: 143 lots 70x120 feet each (The land will support up to 200 lots with density transfer and smaller lot sizes)

Price per Proposed Lot: \$26,345.45

Property Address: CR 672, Riverview, Florida 33579

Nearest Intersection: CR 672 & Balm Riverview Road

Road Frontage: 3,400 +/- feet on CR 672 and 731 +/- feet on Balm Road

Soil Types: Myakka, Ona and Seffner Fine Sands

Utilities:

- 10-inch well on-site
- 24-inch Force Main in south row of CR 672
- Water line is either 1.9 miles north on Balm Riverview Road or 2.4 miles west on CR 672

Zoning: Currently AR with potential of 2 units per gross acre (additional lands to cooperate in zoning to achieve 160-acre minimum)

Future Land Use:

- Residential Planned-2 (RP-2) - up to 2.0 dwelling units per gross acre provided that the development demonstrates a Planned Village Concept on at least 160 acres.
- A Planned Village Concept of at least 160 acres may utilize transfer of development rights to achieve up to 4 units per gross acre.

STR: 23-31-20

Folio #s: 077805.0000 and 077807.0500

Property Uses: Residential Homesite Lots

Notes:

- Lakefront Design
- Minimal Wetlands
- Flood Zone X



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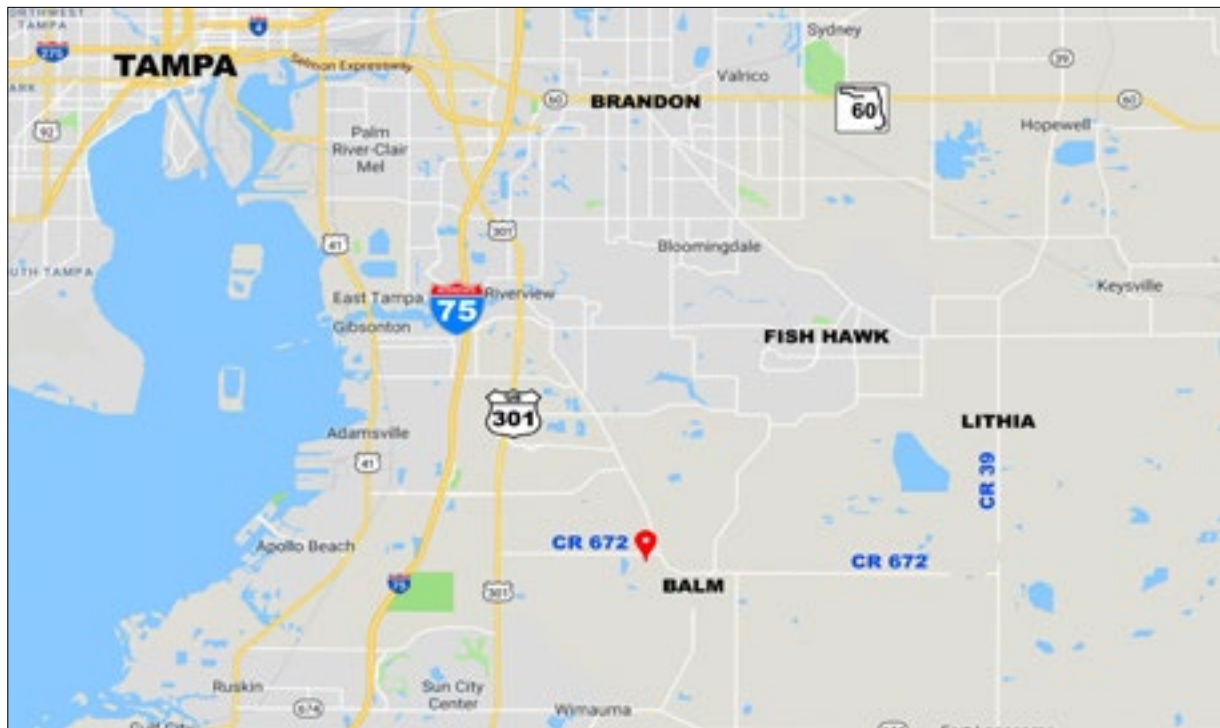
North Parcel Conceptual Site Plan
91 Single Family Lots 70x120 +/- Feet Each
45.7 +/- Acres





South Parcel Conceptual Site Plan:
52 Single Family Lots 70x120 +/- Feet Each
26.5 +/- Acres



**Driving Directions from I-75:**

- Go west on Big Bend Road (1.2 miles)
- Turn south onto US Highway 301 (1.5 miles)
- Turn west onto County Road 672 (3.5 miles)
- Property located on south side of CR 672 across from Balm Riverview Road

Schools:

- Summerfield Crossings Elementary
- Barrington Middle School
- Lennard High School

***Close to Schools, Shopping, Medical Care, Entertainment,
and Other Great Amenities!***

Residential Development Land in Dynamic Growth Area!
143 Lots Total on North and South Parcels, Conceptual Site Plans Available
Close to Schools, Shopping, Medical Care, Entertainment, and Other Great Amenities. Minutes to I-75



***Property is located in a prime area at the crossroads of CR 672 and Balm Riverview Road
and just 3 miles from the new high school scheduled to be completed in August, 2020!***