



Fischbach LAND COMPANY

Fischbach Land Company
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US Hwy 301 Commercial Development Tract 3.88 +/- Acres
Riverview, FL Prime Location * High Traffic Count & Visibility!
FischbachLandCompany.com/RiverviewCommercial

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This property offers an excellent opportunity for a commercial retail and restaurant development. The 3.88+/- acres are located in the heart of the exploding Riverview growth with 447 +/- feet of hard road frontage on US Hwy 301! Phenomenal visibility with over 28,500 average vehicles per day traveling on this stretch of US Hwy 301. Close proximity to thousands of new residential units, the St. Joseph Hospital, and multiple medical and commercial development projects. Prime location along the booming US Hwy 301 corridor, the property is ideally situated only 1.9+/- miles from I-75.

Property Type: Commercial Land, Development Land, Vacant Land

County: Hillsborough

Acreage: 3.88 +/- acres

Sale Price: \$2,000,000

Price per Acre: \$515,463.91

Price per Square Foot: \$11.83

Property Address: 12850 US Hwy 301, Riverview, FL 33578

Nearest Intersection: US Hwy 301 Hwy & Dixon Dr.

Road Frontage:

- 447 +/- feet on US Hwy 301
- 375.12 +/- feet on Dixon Drive

Water By: 16-inch water main - Hillsborough County

Sewer By: 8-inch forcemain - Hillsborough County

Electric By: TECO

Zoning: AS-0.4

Future Land Use: R-4

STR: 08-31-20

Folio/PIN: 077653-2300

Property Taxes: \$2,500

Property Uses: Commercial Retail, Restaurant



Prime Location in High Growth Area of Riverview!
Hard Road Frontage on Two Sides
Convenient to Traffic Corridors, Restaurants, Medical, and Close to I-75

Trade Market Map

Area Demographics

2019 Summary			
Population	12,556	73,264	128,891
Households	4,019	23,352	43,405
Families	3,182	18,422	33,093
Average Household Size	3.12	3.12	2.96
Owner Occupied Housing Units	3,553	20,203	35,921
Renter Occupied Housing Units	466	3,149	7,484
Median Age	32.8	33.1	35.7
Median Household Income	\$79,586	\$77,221	\$70,236
Average Household Income	\$91,748	\$89,687	\$85,064

2024 Summary			
Population	15,074	86,373	149,570
Households	4,785	27,364	49,973
Families	3,781	21,545	38,091
Average Household Size	3.15	3.14	2.98
Owner Occupied Housing Units	4,258	23,744	41,701
Renter Occupied Housing Units	527	3,620	8,272
Median Age	31.0	31.3	34.0
Median Household Income	\$88,125	\$85,840	\$80,283
Average Household Income	\$107,970	\$104,015	\$99,260

Trends: 2019-2024 Annual Rate			
Population	3.72%	3.35%	3.02%
Households	3.55%	3.22%	2.86%
Families	3.51%	3.18%	2.85%
Owner Households	3.69%	3.28%	3.03%
Median Household Income	2.06%	2.14%	2.71%

*Located in the Heart of the
Exploding Riverview Growth!*



High Visibility and Traffic Counts!

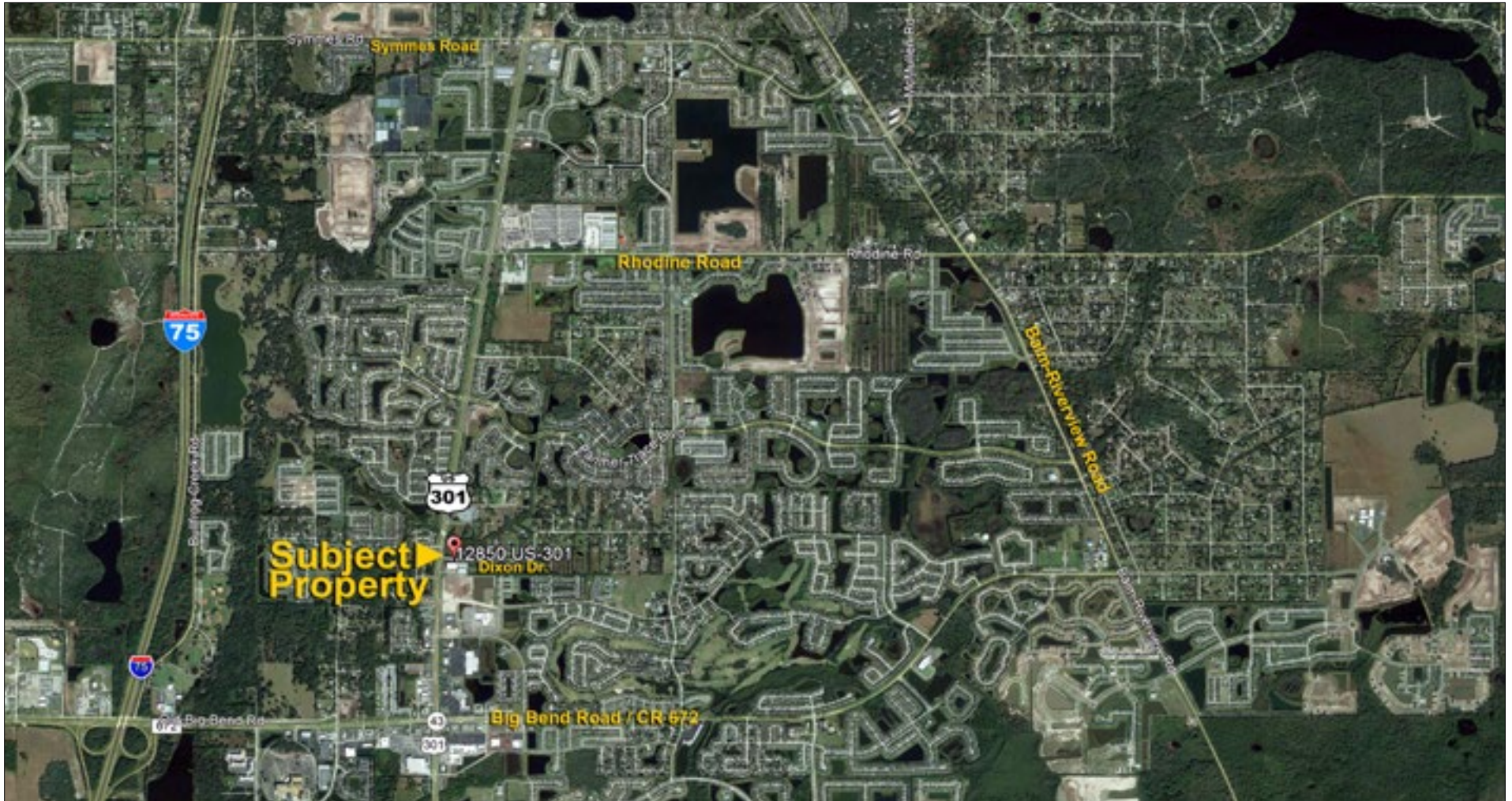
Surrounded by Thousands of New Residential Units, Medical Facilities, and Commercial Development!

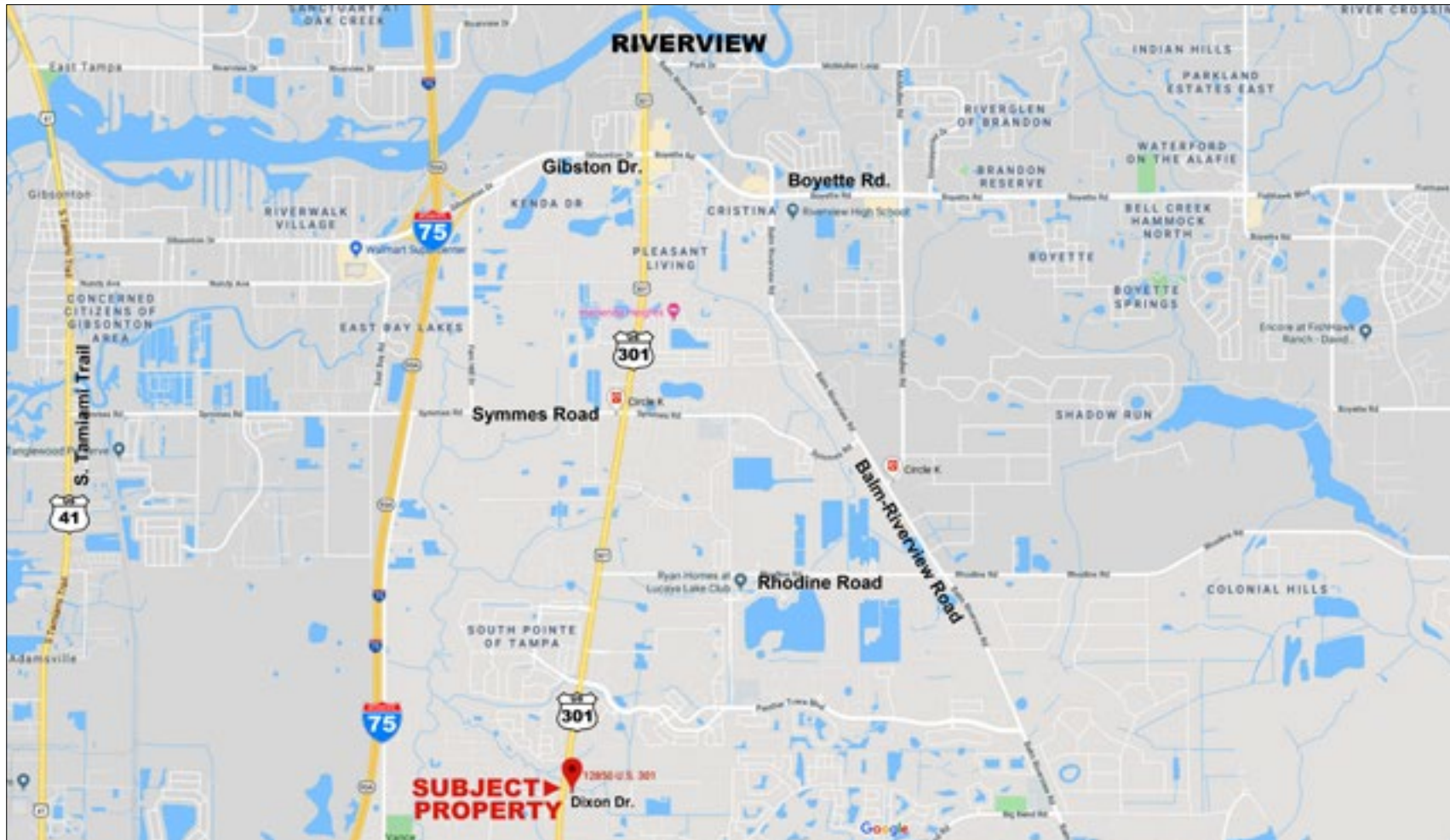




Phenomenal visibility with over 28,500 average vehicles per day on US Hwy 301.

Close to thousands of new residential units, St. Joseph Hospital, and multiple medical and commercial development projects!





Directions to Property from I-75:

- Take exit 246 right for CR-672 East toward Apollo Beach (1.7mi)
- Turn left onto US-301 N (0.8mi)
- Property is located at the corner of US-301 and Dixon Drive, look for signs