

Fischbach LAND COMPANY



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Balm Riverview 42 Single Family Lots, Riverview, Florida
Rare Infill Location! 20.56 +/- Acres Total
FischbachLandCompany.com/RiverviewLots

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Here is an exceptional opportunity for a premium infill residential development in beautiful Riverview. The proposed concept plan is for 42 single family home lots, each 60 FT x 120 FT, on a total of 20.56 +/- acres with access on Balm Riverview Road. Property is surrounded with upscale homes and is close to quality schools, shopping, and other great amenities. The Riverview community offers many recreational activities, nature parks and preserves, and educational prospects. Easy access to Tampa and Brandon; US 301, and Interstate 75 makes this a great central location.

Property Type: Residential Development Land, Residential Lots

County: Hillsborough County

Acreage: 20.56 +/- acres

Proposed Lots: 42 single family lots

Lot Sizes: 60 +/- feet x 120 +/- feet

Sale Price: \$1,470,000 (\$35,000 per lot)

Property Address:

- Balm Riverview Road, Riverview, Florida 33569
- 11321 Palm Avenue, Riverview, Florida 33569

Nearest Intersection: Balm Riverview Road and Tucker Road

Zoning: AR

Land Use: Residential-4

Folio #s: 077169.1902 and 077169.1904

Terms:

- Inspection Period: 90 Days
- Entitlement Period: 540 Days after inspection period
- Closing: 30 days after Entitlement Period

Notes:

- 12-inch Water Main 380 +/- feet south at Irish Moss Avenue
- 16-inch Force Main opposite side of Balm Riverview Road
- Flood Zone X and A
- Wetland Buffer
- Surplus land included within the site for a passive park

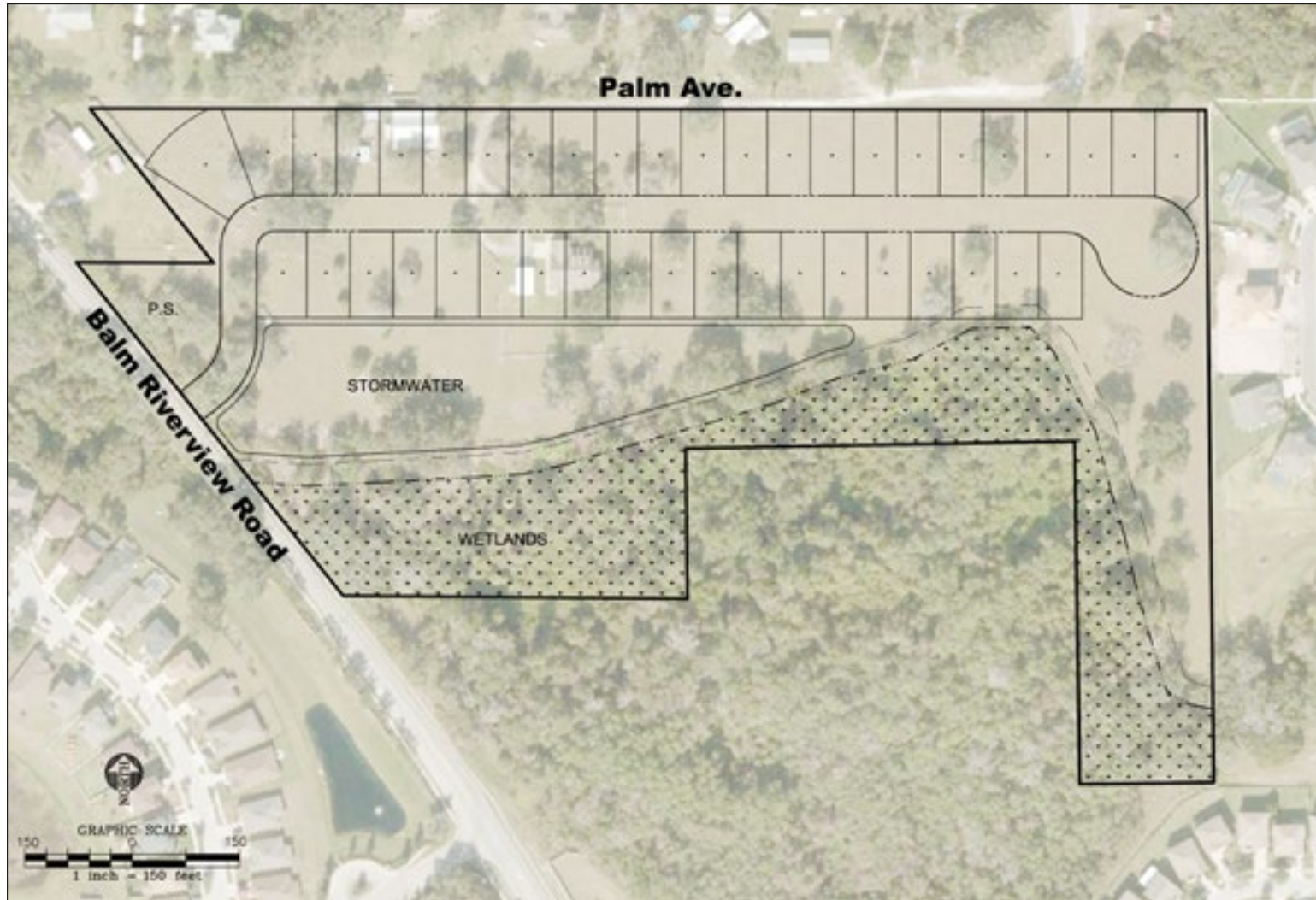
Excellent Riverview In-fill Location!
Close to Schools, Shopping and Amenities







Proposed Concept Site Plan



Summary:

- 42 Single Family Lots
- Each lot 60 x120 +/- FT
- 20.56 +/- acres
- Folio #s:
 - 77169.1902
 - 77169.1904
- STR 28-30-20
- Zoning: AR
- FLU: RES-4



Assigned Schools

- Dawson Elementary School
- Rodgers Middle School
- Riverview High School

Directions to Property from US 301:

- Go East on Boyette Road (0.85 Miles)
- Turn South on Balm Wimauma Road (0.9 miles)
- Property is located on East side of Balm Riverview Road

Minutes to I-75, US 301, Tampa, and Brandon!

Close to Many Nature Preserves and Parks

Many Area Health Facilities and Colleges/Universities