



Fischbach
LAND COMPANY

**SEFFNER
TOWNHOME
OR MULTIFAMILY
DEVELOPMENT
SITE**

Property Overview

Excellent opportunity for an infill townhome or multifamily development in Seffner, Florida. This property is zoned RMC-9 (Residential Multifamily Conventional), allowing 9 dwelling units per acre, in an area filled with abundant growth. Conveniently located, under 1 mile from the I-4 on ramp and under 2 miles from the I-75 on ramp. The proximity to downtown Tampa, TPA International Airport, I-4, and I-75, make this a desirable location for a wide range of new and existing residents.



FischbachLandCompany.com/SefferTownhome

Property Details

Property Highlights



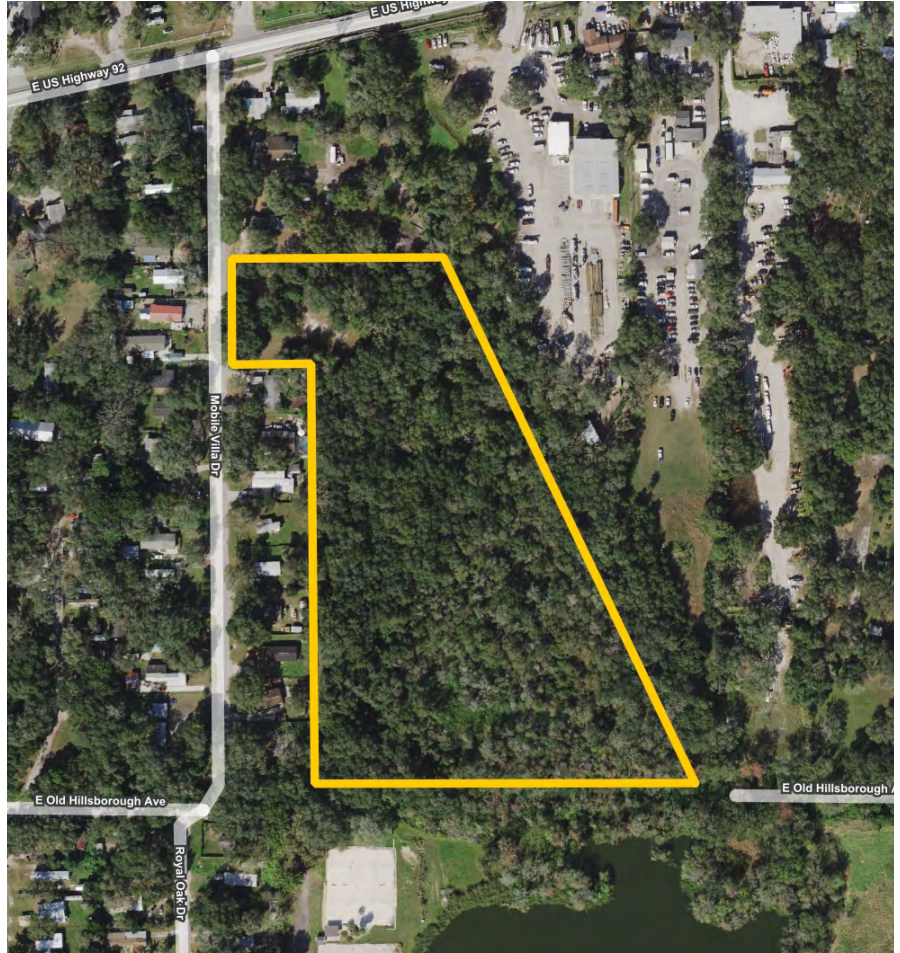
Zoned for
9 units per acre



20 minutes to TPA International
Airport and 12 minutes to
downtown



Under 1 mile from I-4 on
ramp and under 2 miles
from I-75 on ramp



Property Address	5425 Mobile Villa Drive, Seffner, FL 33584	County	Hillsborough
Property Type	Residential Development	Folio/Parcel ID	063066-0000
Size	10.34± Acres	STR	33-28-20
Zoning	RMC-9	Utilities:	6-inch water main on Mobile Villa Drive 12-inch water main on US 92 4-inch force main on US 92
Future Land Use	R-9	Road Frontage	195± feet on Mobile Villa Drive
Price	\$1,400,000		

Mobile Villa Conceptual Plan

93 Proposed Units



Summary:

63 MF Lots - 20'x110'

Area: 11 acres

Folio: 63066

STR : 33-28-20

Zon: RMC-9

FLU: RES-9

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LANDMARK

Engineering & Surveying Corporation
8515 Palm River Road Tampa, Florida 33619
(813) 621-7841 (813) 664-1832 (fax)
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Conceptual Site Plan 93 Units



EPC SURVEY



Utilities



Phase I Environmental Site Assessment

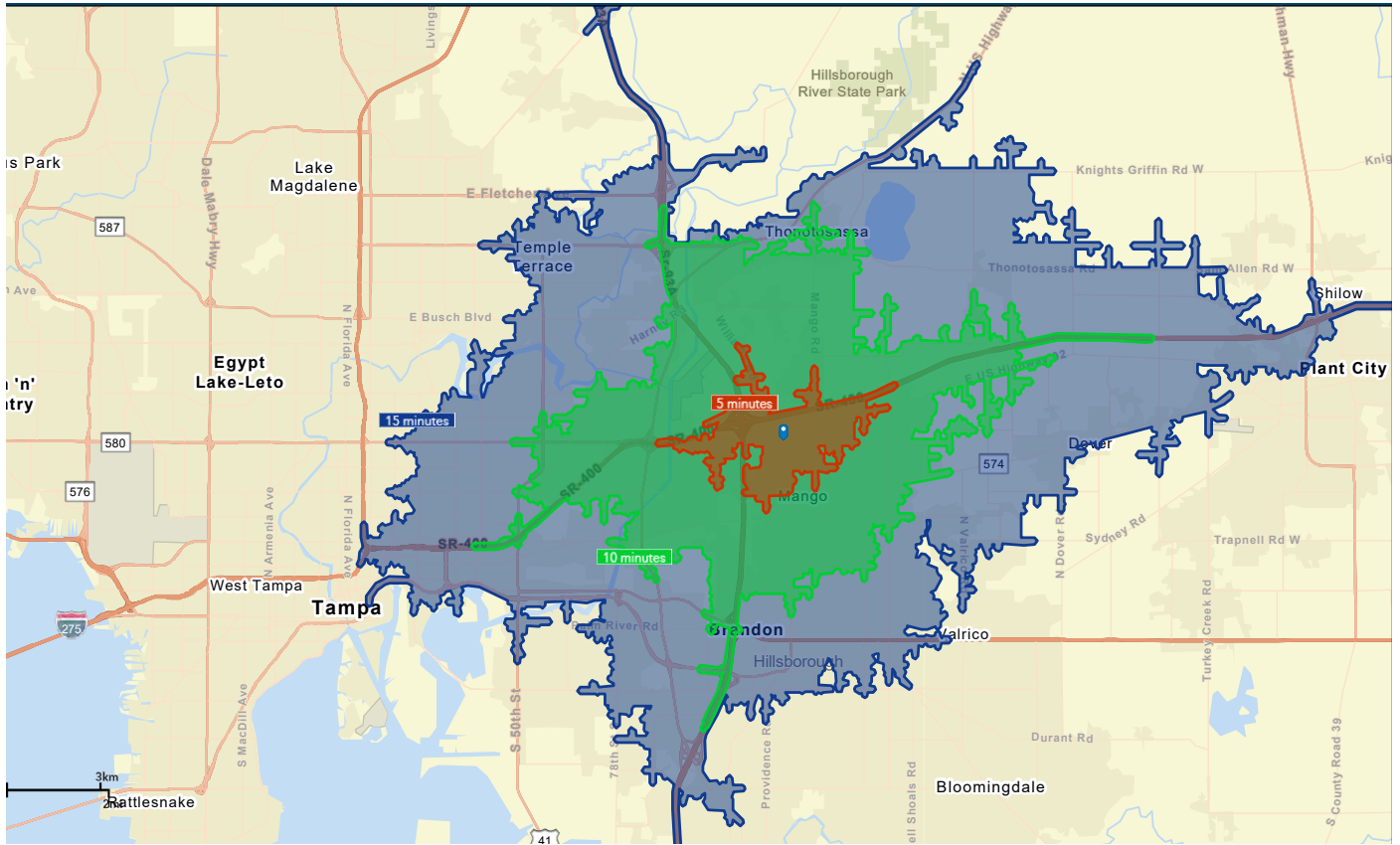


Preliminary Geo Tech Report



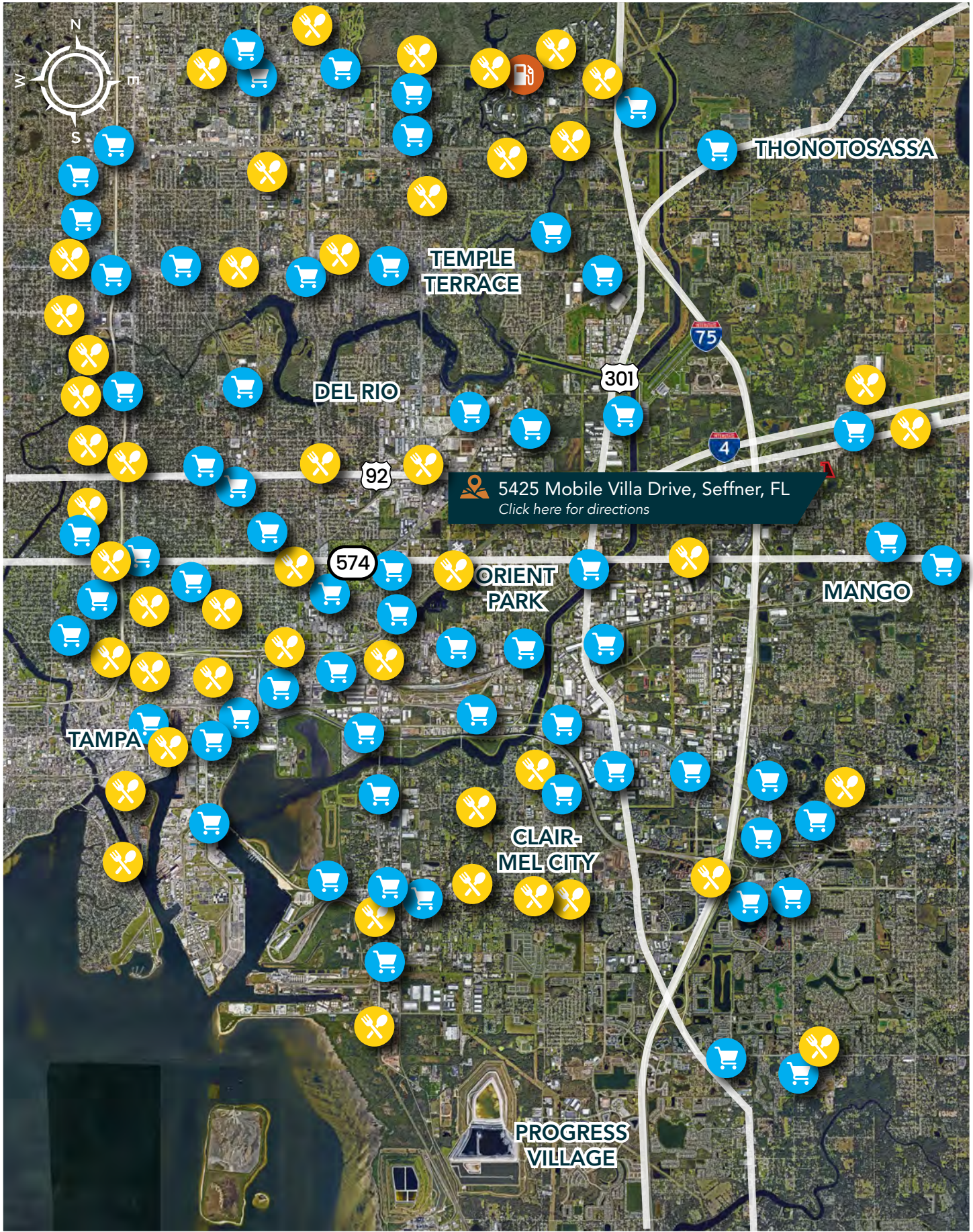
Natural Resources Report

Demographics



	5 Minutes	10 Minutes	15 Minutes
2010 Population	8,859	51,603	211,738
2020 Population	10,658	59,986	239,973
2022 Population	11,619	62,482	245,371
2027 Population	12,854	65,671	254,229
2010 - 2020 Annual Rate	1.87%	1.52%	1.26%
2020 - 2022 Annual Rate	3.91%	1.83%	0.99%
2022 - 2027 Annual Rate	2.04%	1.00%	0.71%
2022 Male Population	48.7%	48.8%	48.9%
2022 Female Population	51.3%	51.2%	51.1%
2022 Median Age	35.6	36.9	35.4

Detailed Map



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FISCHBACH LAND COMPANY

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