

Fischbach LAND COMPANY



Fischbach Land Company
917 S. Parsons Avenue
Brandon, Florida 33511
813-540-1000

Seffner Infill Development Site 10.34± Acres, Seffner, FL
Zoned RMC-9, Minutes from I-4 and I-75

FischbachLandCompany.com/SeffnerInfill

Blaise Lelaulu
blaise@fischbachlandcompany.com

Property Features

Location:

5425 Mobile Villa Drive, Seffner, FL 33584

Size:
10.34± Acres

Zoning:
RMC-9
(Residential
Multifamily Conventional
9 units per acre)

Future Land Use:
R-9

Asking price:
\$1,400,000

Fully Zoned in
Abundant Growth Area

20 minutes to
TPA International Airport
12 minutes to Downtown Tampa

Under 1 mile from I-4 On Ramp
Under 2 miles from I-75 On Ramp

Excellent opportunity for an infill 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 one 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.

County: Hillsborough

Folio: 063066.0000

STR: 33-28-20

Utilities:

- 6-inch water main on Mobile Villa Drive
- 12-inch water main on US 92
- 4-inch force main on US 92

Schools:

- Lopez Elementary School
- Jennings Middle School
- Armwood High School



Conceptual Site Plan



Due Diligence

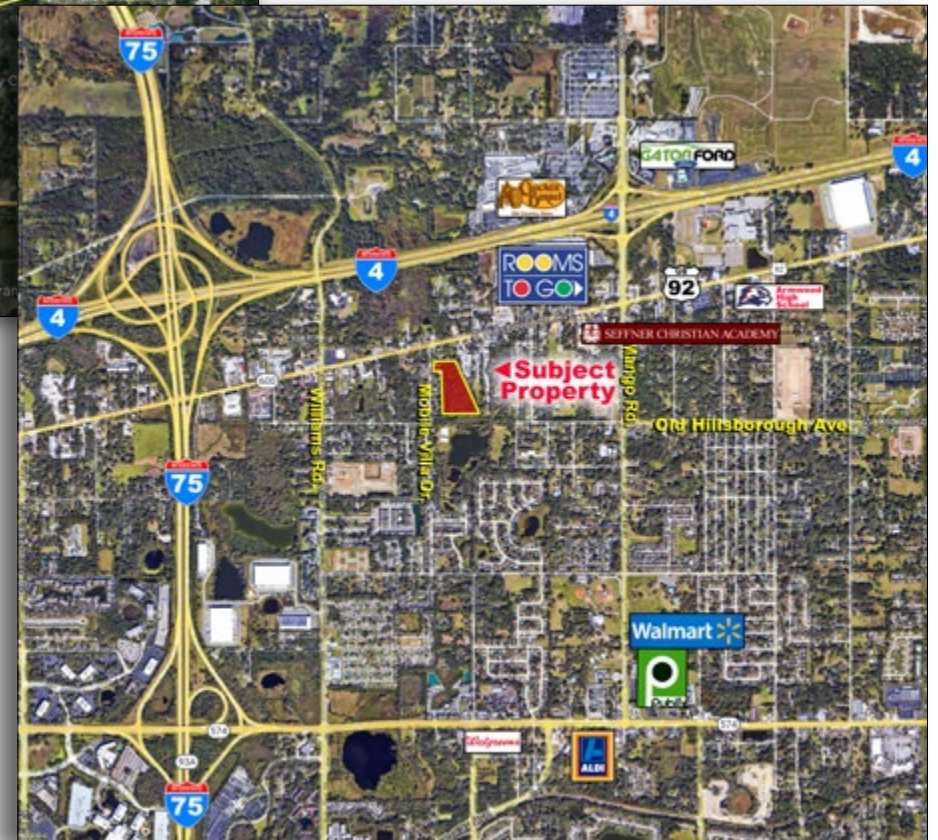
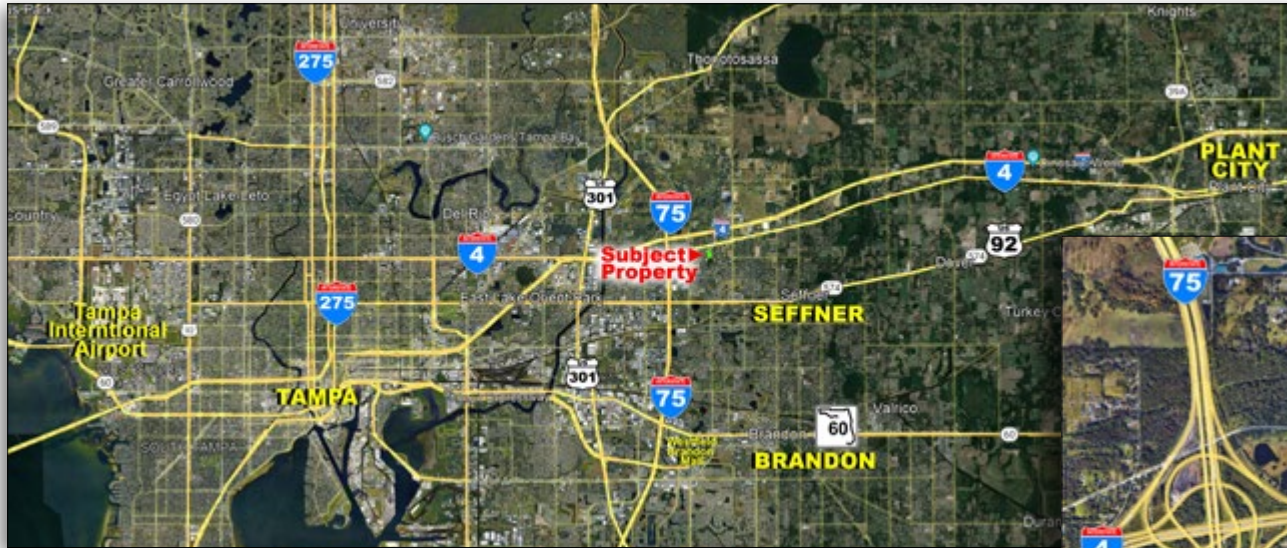
RESOURCES (Links to PDFs):

- [Conceptual Site Plan 93 Units](#)
- [Phase I Environmental Site Assessment](#)
- [EPC Survey](#)
- [Preliminary Geo Tech Report](#)
- [Natural Resources Report](#)
- [Utilities](#)





**Under A Mile From The I-4 On Ramp And Under 2 Miles From The I-75 On Ramp
Near Downtown Tampa, TPA international airport, I-4, and I-75**



Directions to Property From I-4

- At Exit 10, head right on the ramp for Co Hwy-579 toward Mango/Seffner (0.3 mi)
- Turn right onto CR 579 / Co Hwy-579 toward Mango/Seffner (0.2 mi)
- Turn right onto US-92 W / E US 92(0.3 mi)
- Keep straight to get onto E US 92 (226 ft)
- Keep straight to get onto US-92 W / E US 92 (0.3 mi)
- Turn left onto Mobile Villa Dr (0.2 mi)
- Arrive at Mobile Villa Dr

Fischbach LAND COMPANY



Blaise Lelaulu, CCIM
Licensed Real Estate Associate

- Land Brokerage
- Land Planning
- Land Use

blaise@fischbachlandcompany.com

Fischbach Land Company: Our core values include trust, respect, responsibility, and integrity for all parts of the land real estate process, including protecting agriculture, respecting growth and development needs, and to support and guide our clients to the best use and personal solutions for their goals.

FischbachLandCompany.com/SeffnerInfill

FISCHBACH LAND COMPANY 917 S. Parsons Avenue, Brandon, FL 33511 • 813-540-1000