

An aerial photograph of a suburban neighborhood. A large, irregularly shaped area in the center is outlined in bright yellow, indicating a potential development site. This area is densely wooded with green trees. Surrounding this central area are various residential features: houses with brown roofs, parking lots with several cars, and a larger commercial-style building with a grey roof and an open lot with some equipment. A road with a yellow center line runs along the bottom right of the yellow-outlined area. The background shows more trees and distant buildings under a clear sky.

Fischbach LAND COMPANY

**SEFFNER INFILL
OPPORTUNITY**

1.66± ACRES

Property Overview

Exceptional infill development opportunity in the established Seffner market, positioned along County Road 579 in a prime location. This 1.66± acre site offers a unique combination of residential density and neighborhood-scale commercial potential. Conveniently located just minutes from both I-75 and I-4, the property provides excellent regional connectivity to Tampa, Brandon, Plant City, Lakeland, and the greater Tampa Bay area.

Currently zoned RDC-12 (Residential Duplex Conventional) allowing for residential density of 12 units per acre with a future land use of RES-9, allowing for neighborhood commercial, office, mixed-use, and multi-purpose developments.

With strong demographics, excellent accessibility, and flexible development potential, this property is well-suited for residential development, professional office, or future mixed-use redevelopment.



www.FischbachLandComany.com/SeffnerInfillOpportunity

Property Highlights



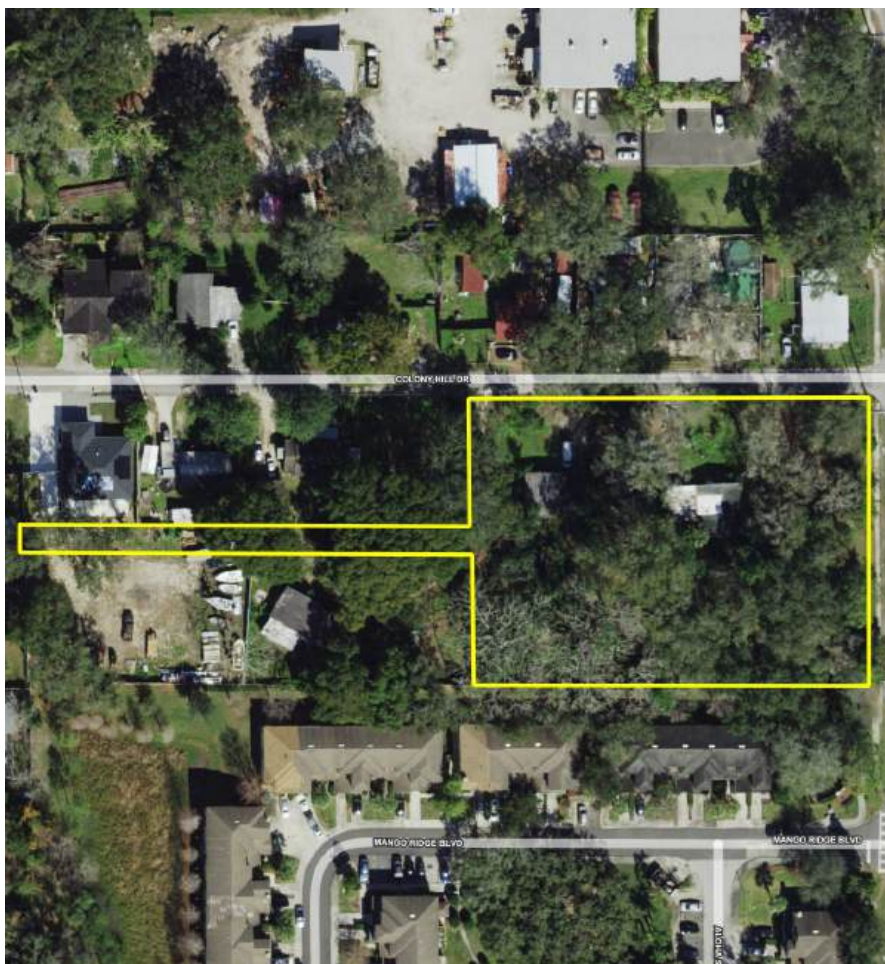
Minutes from I-4 and I-75



Zoned RDC-12



Strong Growth Corridor



Price	\$635,000	County	Hillsborough
Property Address	5310 CR 579, Seffner, FL 33584	Folio/Parcel ID	064691-0000, 064694-0000, 064697-0000, 064698-0000
Size	1.66± Acres	STR	04-29-20
Zoning	RDC-12	Utilities	12-inch Water main and 4-inch Force Main
Future Land Use	RES-9	Road Frontage	215± feet on CR 579 & 300± feet on Colony Hill Drive



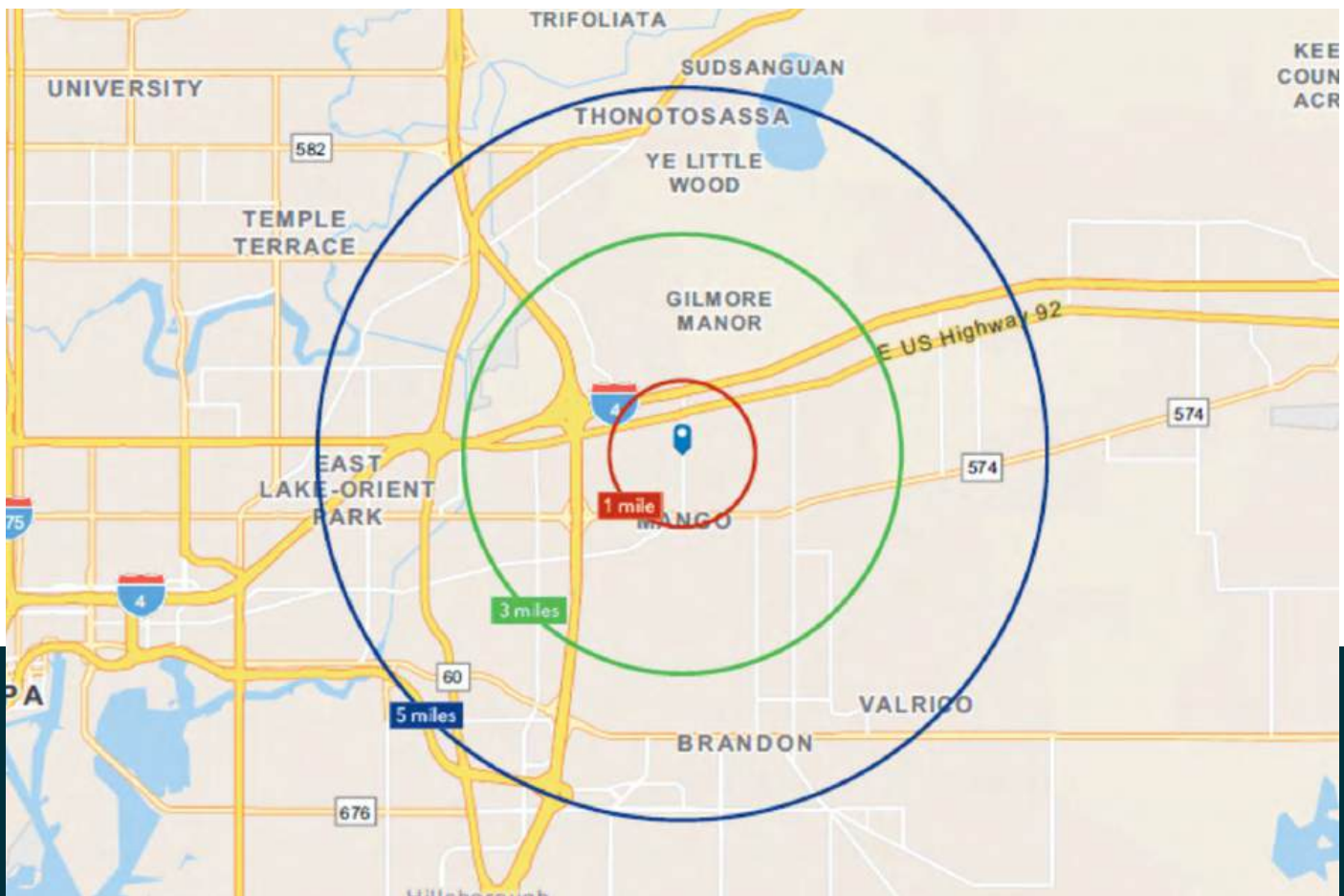
**ALTERNATIVE
KONCEPTS AUTO**

**BRIGHTVIEW
LANDSCAPES**

**LAUREL BAY
43 Townhomes**

**MANGO RIDGE
34 Townhomes**

Demographics and Traffic Count



1 MILE



11,450
Population



303
Total Businesses



\$62,672
Avg Household Income

3 MILES



56,704
Population



1,549
Total Businesses



\$98,906
Avg Household Income

5 MILES



137,742
Population

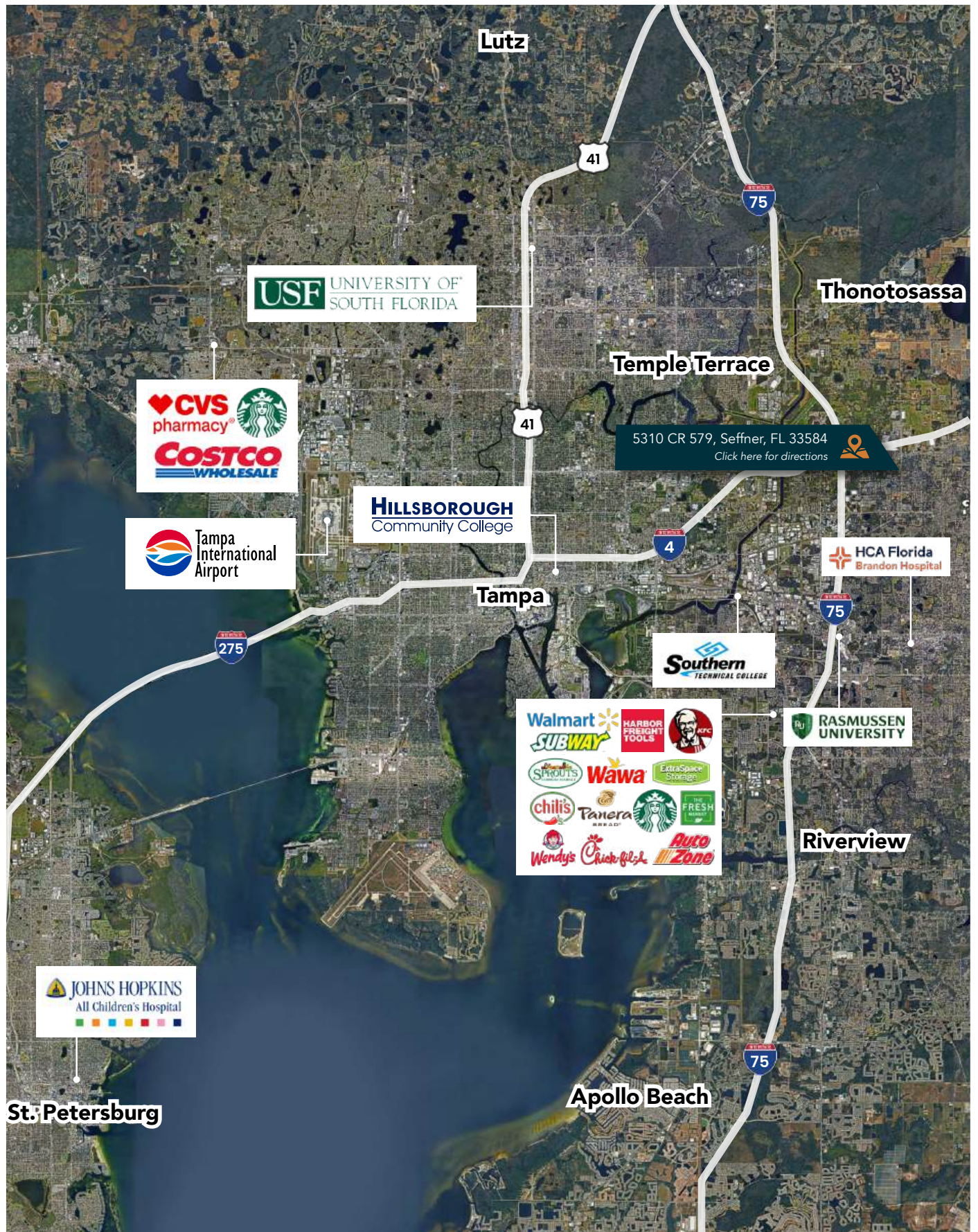


6,461
Total Businesses



\$93,762
Avg Household Income

Market Map



Fischbach **LAND COMPANY**

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