



Fischbach
LAND COMPANY

Fischbach Land Company
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Brandon, FL 33511
813-540-1000

PAD-Ready Summerfield Crossings 2.64+/- Acres , Riverview, FL **Reed Fischbach • 813-540-1000**
Up to 27,000 SF of Commercial and Office Development **reed@fischbachlandcompany.com**

FischbachLandCompany.com/SummerfieldCrossings

Excellent opportunity for up to 27,000 SF of commercial and office development. Water and Sewer on site, off-site retention, and rough graded. This 2.64 +/- acre parcel is in the heart of the exploding Riverview growth with 542 +/- feet of road frontage on Summerfield Crossings Blvd! Phenomenal locational with accessibility from Hwy 301 and Big Bend Road Close proximity to thousands of new residential units, the St. Joseph Hospital, and multiple medical and commercial development projects.

County: Hillsborough

Property Type: Commercial Pad, Vacant Commercial Land

Price: \$1,400,000 or \$750,000 for half

Size/Acreage: 2.64 +/- acres

Price per Acres: \$530,303.03

Price per Square Foot: \$12.17

Property Address: Summerfield Crossings Blvd, Riverview, Florida 33579

Nearest Intersection: US Hwy 301 & Summerfield Crossings Blvd

Road Frontage: 542 +/- feet on Summerfield Crossings Blvd

Water Access, Frontage

Water View: Large Pond

Water by: Hillsborough County - Water main stubbed on-site

Sewer by: Hillsborough County - Sewer stubbed on-site

Electric: TECO

Zoning: PD (Up to 27,000 SF)

Future Land Use: OC-20

STR: 08-31-20

Folio/PIN: Part of 077667.0014

Property Taxes: \$5,159.13 (estimated)

HOA: Big Bend Professional Park Owners' Association, Inc.

Property Uses: Commercial Uses

Site Improvements:

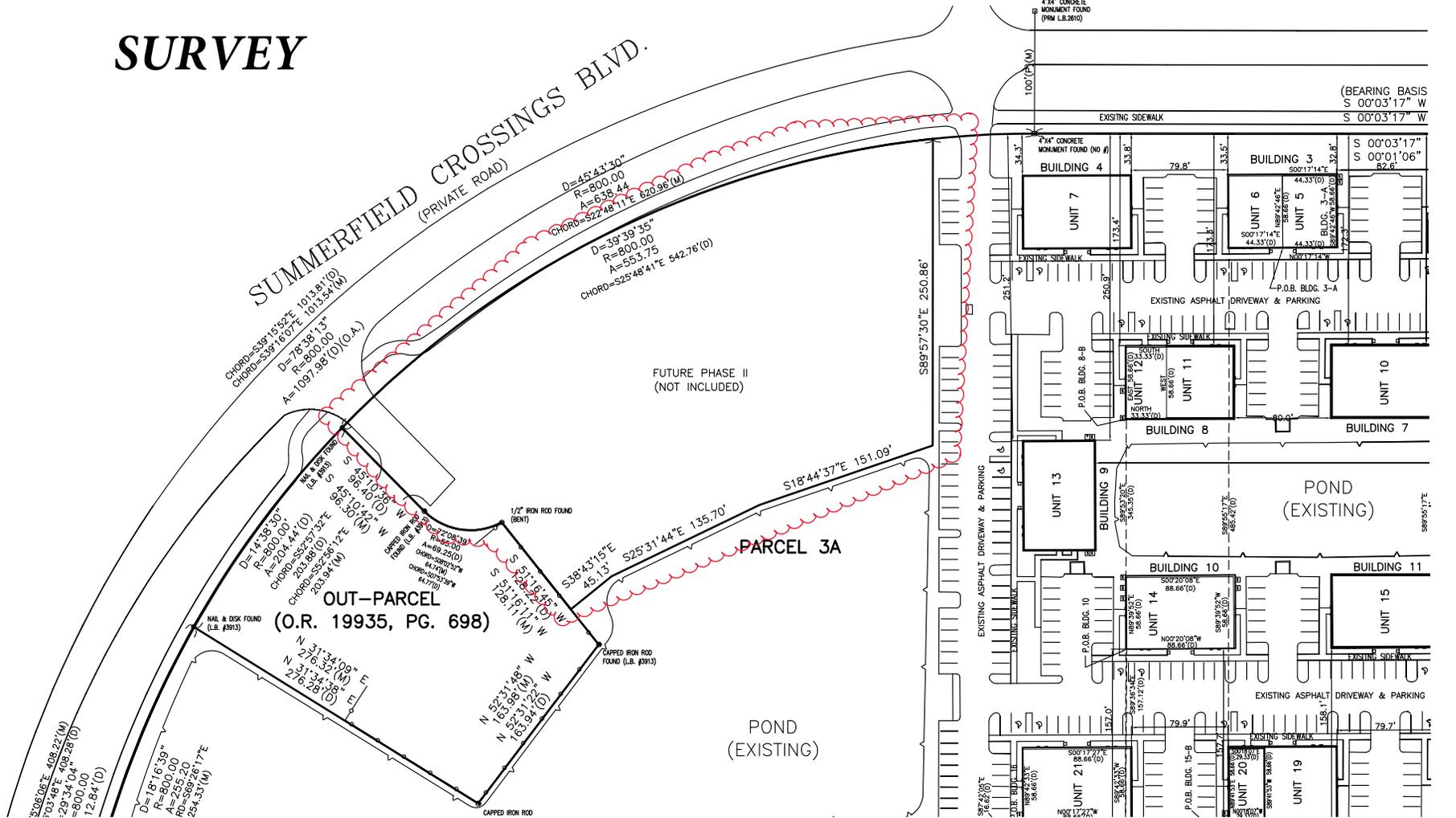
- Water and sewer on site
- Off-site retention
- Storm piping in site and rough graded



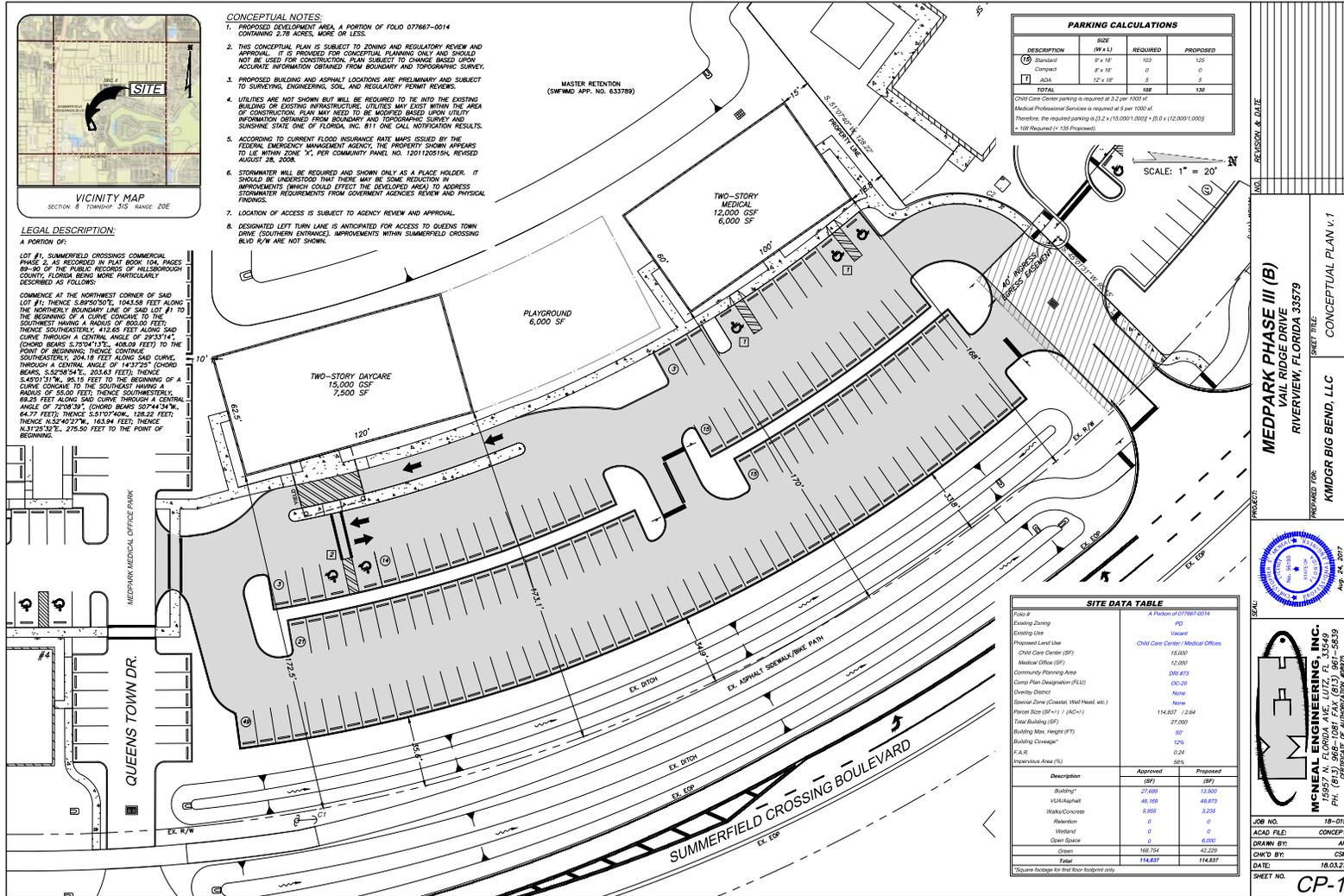
***Excellent Opportunity For Up To 27,000 SF
of Commercial And Office Development***

SURVEY

SCALE: 1" = 60'

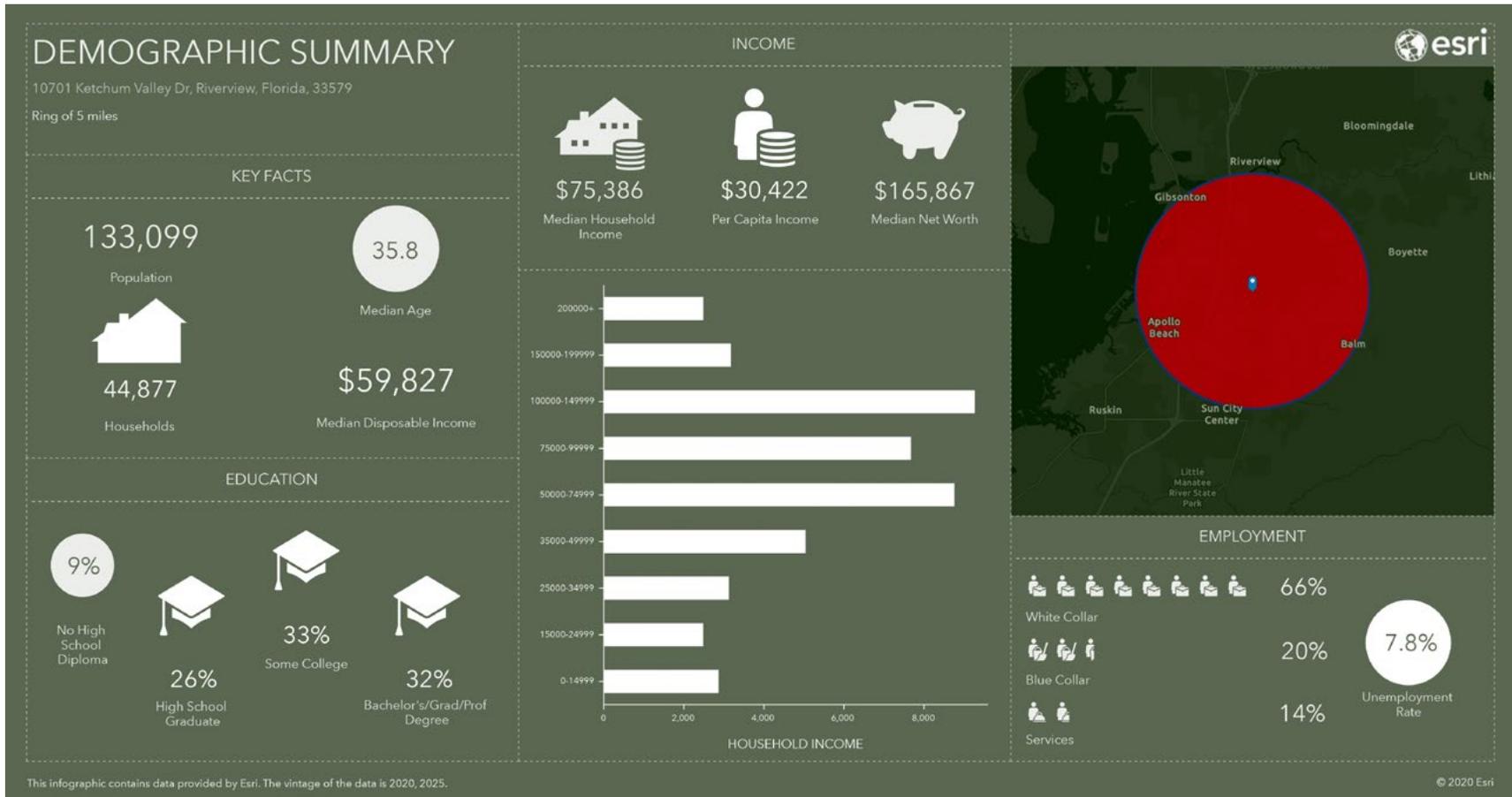


DRAFT SITE PLAN



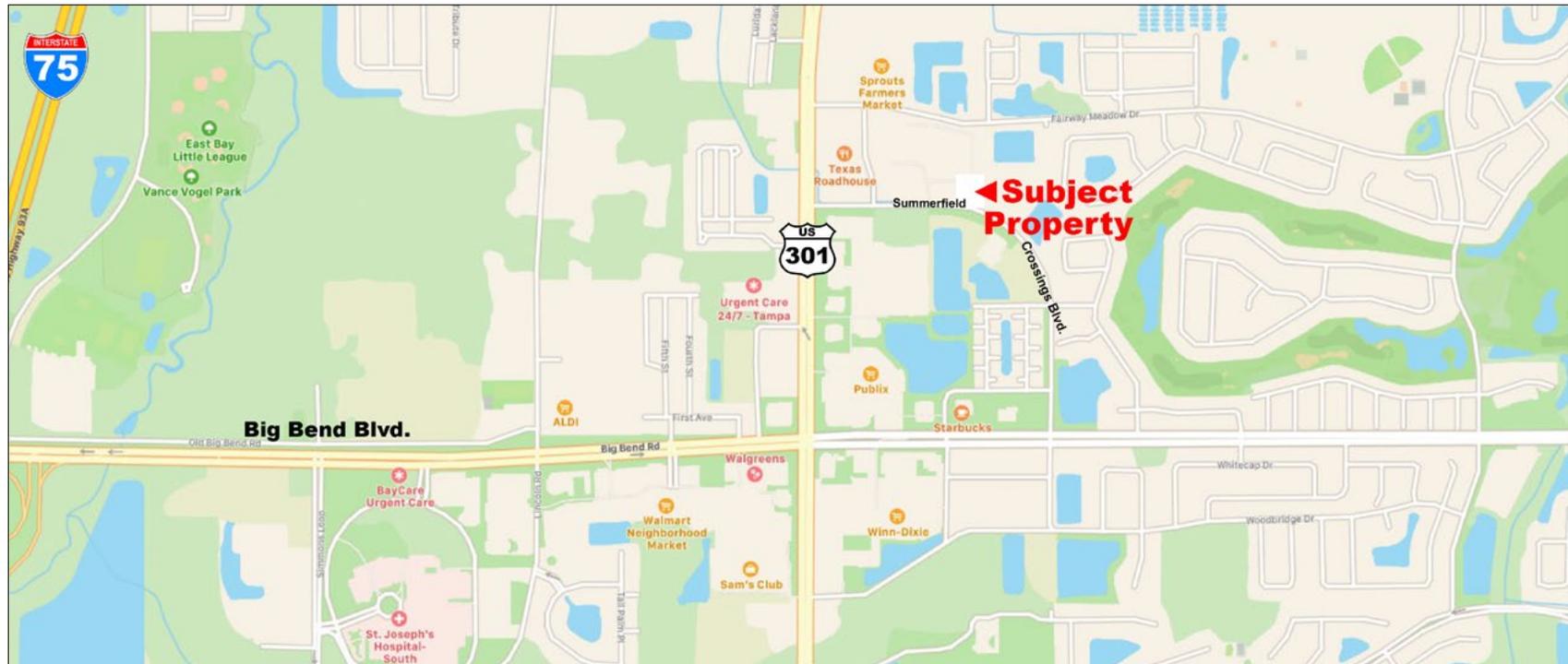
DEMOGRAPHIC SUMMARY

Ring of 5 Miles





***In The Heart of the Exploding Riverview Growth
with 542 +/- Feet of Road Frontage
on Summerfield Crossings Blvd!***



Directions to Property from I-75:

- Take exit 246 right for CR-672 East toward Apollo Beach
- Turn left onto US-301 N
- Turn Right on Summerfield Crossings Blvd (Just past the WaWa)
- Property is located on the right, just North of Queens Town Drive

Phenomenal Locational With Accessibility From Hwy 301 And Big Bend Road

Close Proximity To Thousands Of New Residential Units, The St. Joseph Hospital, And Multiple Medical And Commercial Development Projects.