

RIVERVIEW FISH FARM

8018 PLEASANT LANE
RIVERVIEW, FL 33569

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Property Overview



Sale Price

\$1,178,793

OFFERING SUMMARY

Acreage: 14.7 Acres

Price/Acre: \$80,190

City: Riverview

County: Hillsborough

Property Type: Fish Farm, Transitional - Residential Development

Video: [View Here](#)

PROPERTY OVERVIEW

The Riverview Fish Farm is 15 ± total acres in Hillsborough County that are completely fenced and feature 425 FT of road frontage on Pleasant Lane. The property is currently zoned Agricultural - Single-Family Conventional. It also has a Future Land Use of Residential-4 (4 D.U./Acre), making it a perfect investment opportunity for those looking to develop a residential community.

Currently operating as a fish farm, this property is perfect for those looking for a productive fish farm with excellent investment potential. The fish ponds are not considered wetlands and can be filled by communicating with the Florida Department of Agriculture and Consumer Services (FDACS). FDACS recently gave permission to fill two ponds that bordered Pleasant View Ln. Additionally, it has water use permits from the Southwest Florida Water Management District (SWFWMD), ensuring that the property complies with all necessary regulations.

Just off Pleasant Lane is a 2136 SF block building built in 1991 that is utilized for growing tropical fish for distribution. The property also includes a storage shed, providing ample space for equipment.

The property features two (2) six-inch wells and two (2) four-inch wells, ensuring a reliable and abundant source of water. The property is located near Riverview, Tampa, Brandon, and I-75 and has excellent potential to tap into the growing Tampa metro market.

With grocery stores, restaurants, gas stations, a boat ramp, and schools nearby, this property is perfect for those looking for an excellent investment opportunity in a booming area of Florida.

Don't miss out on the opportunity to own this remarkable property! Contact JT today to schedule a viewing.

Specifications & Features



SPECIFICATIONS & FEATURES

Land Types:

- Farms & Nurseries Properties
- Land Investment
- Residential Development
- Transitional

Uplands / Wetlands:

100 % Uplands (Fish Ponds Not Considered Wetlands)

Soil Types:

- Myakka (0.81 Ac)
- Arents (13.78 Ac)
- St. Johns Fine Sand (0.04 Ac)
- Candler (0.03 Ac)

Zoning / FLU:

Zoning: Agricultural - Single-Family Conventional / FLU: Residential-4

Road Frontage:

425 FT on Pleasant Lane

Fencing:

Property is Fenced

Current Use:

Fish Farm

Potential Recreational / Alt Uses:

Residential Development

Land Cover:

Low Density, <2 Dwelling Units/Acre (0.7 Ac), Specialty Farms (14 Ac)

Structures & Year Built:

- 2136 SF Single-Family Home (1991)
- Storage Shed

Wells Information:

6-Inch (2), 4-Inch (2)

Income Features:

Fish Farm

Water use Permits:

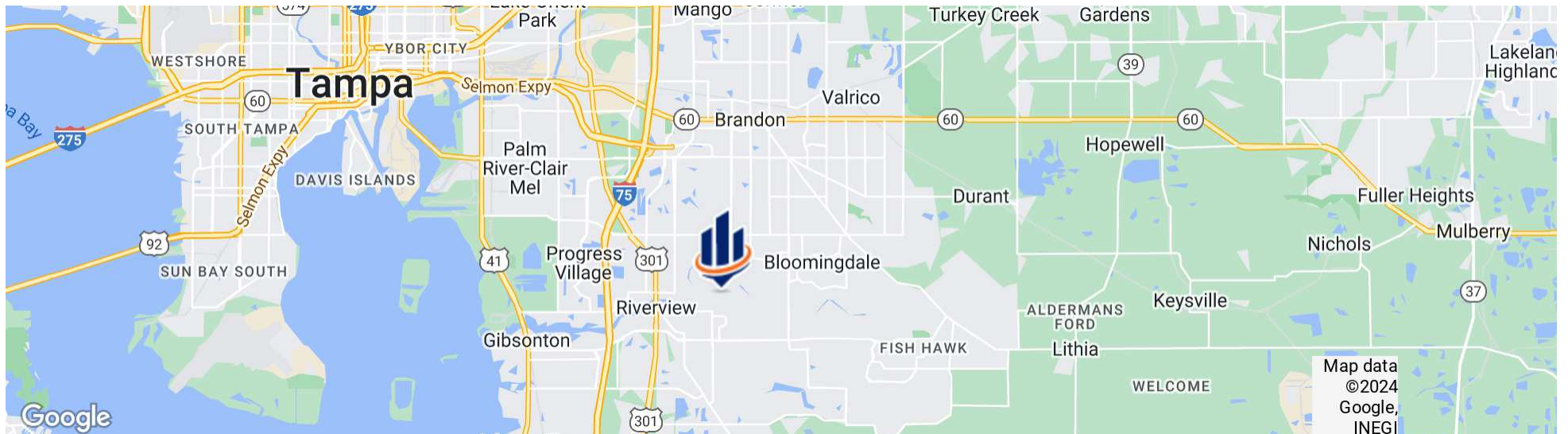
Yes - SWFWMD

Location



LOCATION & DRIVING DIRECTIONS

Parcel:	U-15-30-20-ZZZ-000002-90430.0
GPS:	27.8705234, -82.2969801
Driving Directions:	Contact Listing Agent
Showing Instructions:	Contact Listing Agent

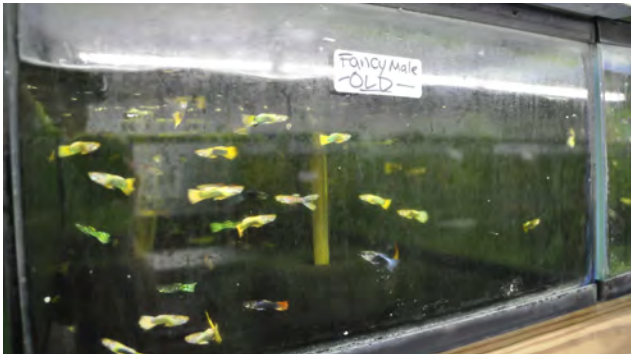




Photos







Historical Aerials









2004 Aerial

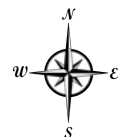


2021 Aerial

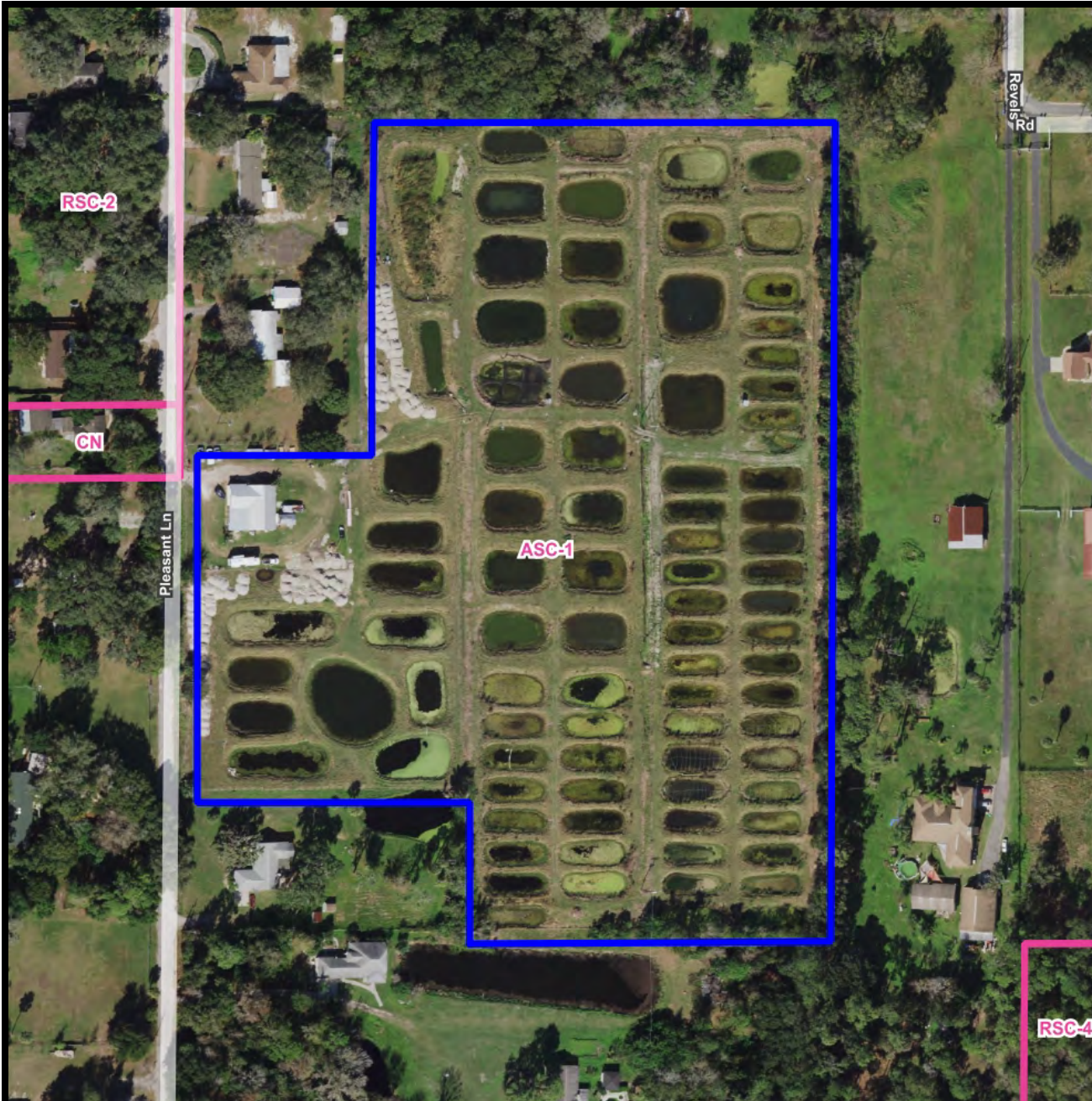


8018 Pleasant Ln 15 Acres

-  County Boundaries
-  Polygons Drawing
-  Lines Drawing
-  Labels Drawing
-  Points Drawing
-  Streets MapWise

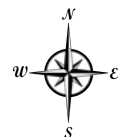


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Zoning Agricultural Single-Family Conventional

- Polygons Drawing
- Lines Drawing
- Labels Drawing
- Points Drawing
- Streets MapWise
- Zoning Outlines
- Zoning Outlines
- Zoning Outlines



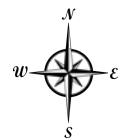
0 150 300 450 ft

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FLU R-4


- Polygons Drawing
- Lines Drawing
- Labels Drawing
- Points Drawing
- Streets MapWise
- Future Land Use Outlines
- Future Land Use Outlines
- Future Land Use Outlines

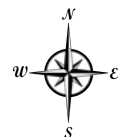


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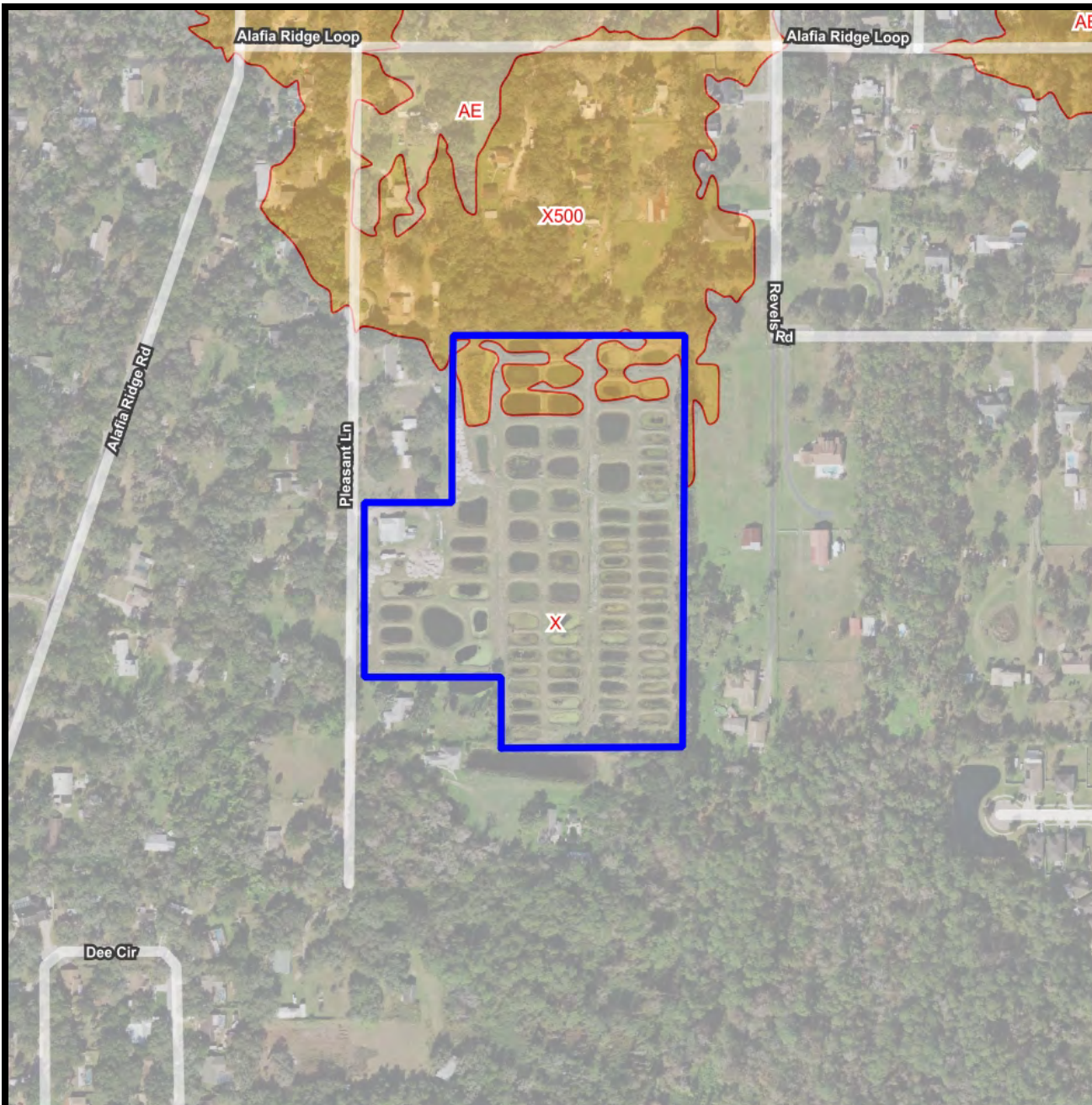


Wells

- Polygons Drawing
- Lines Drawing
- Labels Drawing
- Points Drawing
-  Streets MapWise
- Existing Wells
- Abandoned, Capped, Dismantled and Plugged Wells
- Existing Surface Water Withdrawal

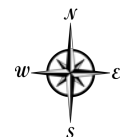


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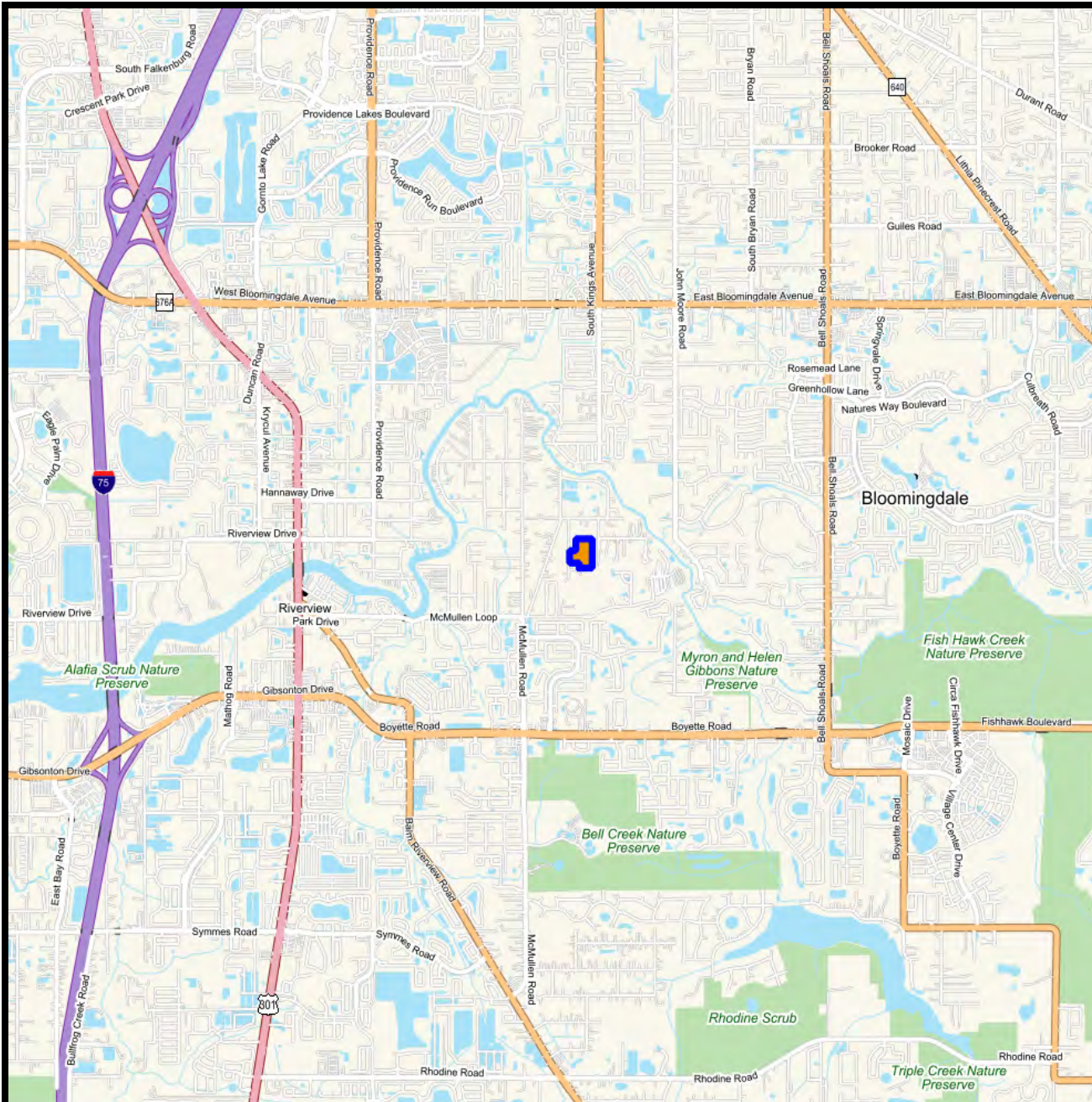


Flood Zone

- Polygons Drawing
- Lines Drawing
- Labels Drawing
- Points Drawing
- Streets MapWise
- V - 100-year, wave action, BFE no
- VE - 100-year, wave action, BFE yes
- A - 100-year, BFE no
- AE - 100-year, BFE yes
- AH - 100-year, ponding, BFE yes
- AO - 100-year, sheet flow, BFE yes
- X500 - 500-year
- D - Undetermined, possible hazard
- ANI - Area Not Included
- X - Outside any floodplains

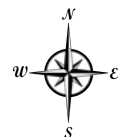


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Vicinity

- Polygons Drawing
- Lines Drawing
- Labels Drawing
- Points Drawing



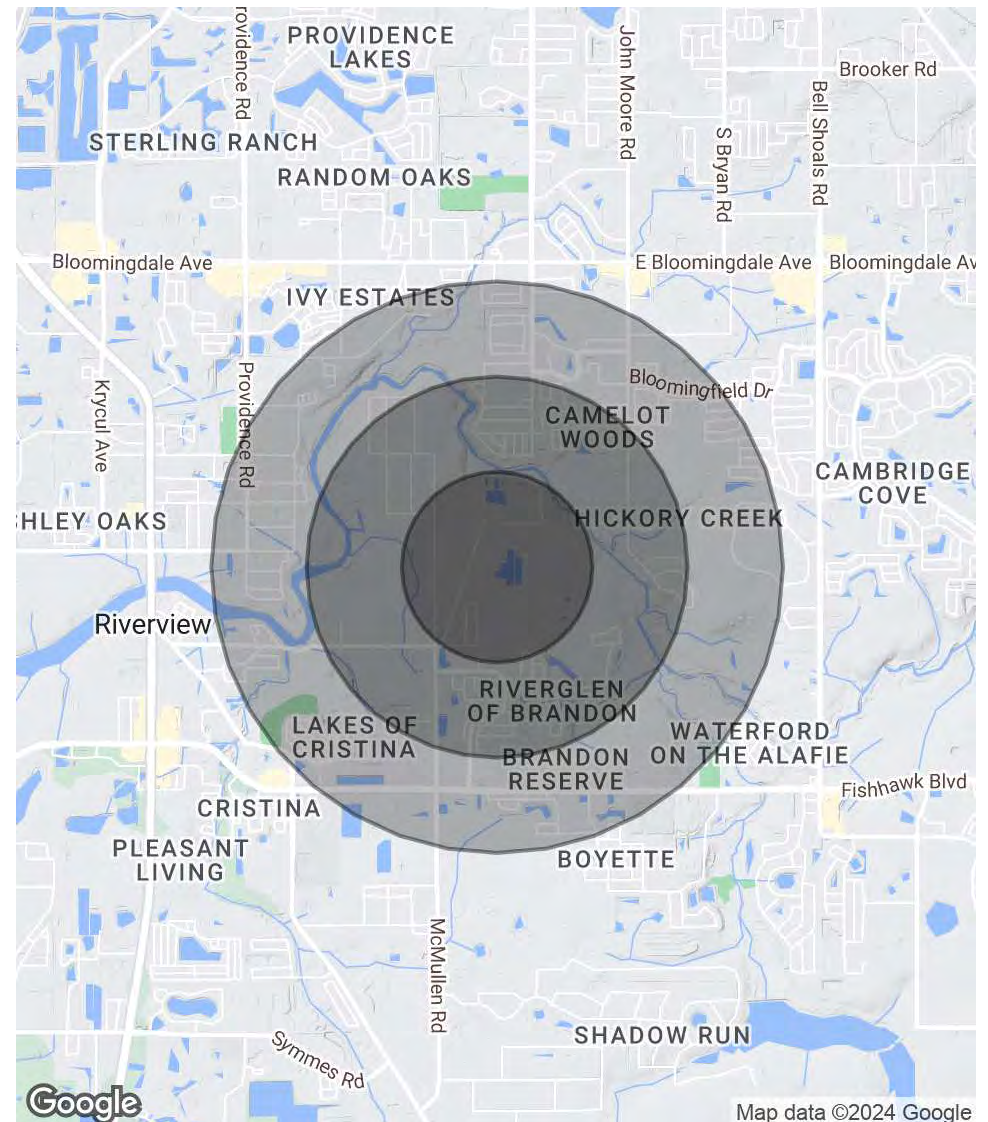
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Demographics Map & Report

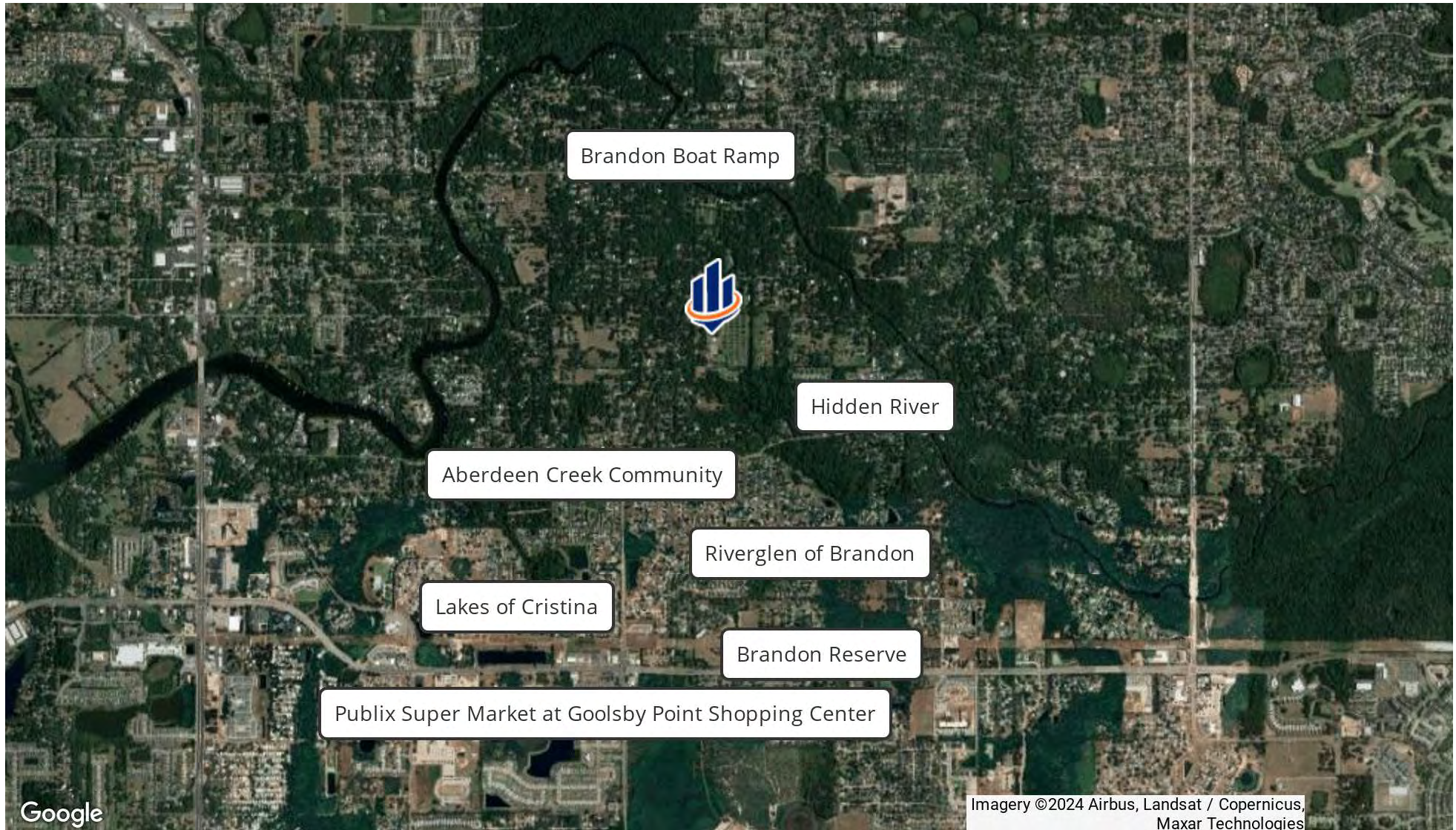
POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	1,308	6,068	14,760
Average Age	47.9	44.8	43.0
Average Age (Male)	47.3	41.5	40.4
Average Age (Female)	48.3	46.6	44.4

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	489	2,212	5,475
# of Persons per HH	2.7	2.7	2.7
Average HH Income	\$112,348	\$101,581	\$98,829
Average House Value	\$274,688	\$263,860	\$260,227

2020 American Community Survey (ACS)



Residential Development Map





HILLSBOROUGH COUNTY

FLORIDA

Founded	1834	Density	1,400.5 [2019]
County Seat	Tampa	Population	1,521,410 [2023]
Area	1,051 sq. mi.	Website	hillsboroughcounty.org

Hillsborough County is located in the west-central portion of the U.S. state of Florida. In the 2010 census, the county's population sat at 1,233,511, making it the fourth-most populous county in Florida and the state's most populous county outside the Miami Metropolitan Area. As of a 2023 estimate, the population of Hillsborough County has now grown to 1,521,410, surpassing the populations of 12 separate US states. Leading this growth, Tampa serves as the county seat and largest city in Hillsborough County. Additionally, the county is part of the Tampa–St. Petersburg–Clearwater Metropolitan Statistical Area.



JEREMIAH THOMPSON, ALC

Senior Advisor

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PROFESSIONAL BACKGROUND

Jeremiah Thompson is a Senior Advisor at SVN | Saunders Ralston Dantzler Real Estate in Lakeland, Florida.

Jeremiah specializes in Florida land and conservation easements. He is a lifelong enthusiast of wildlife and natural resources and enjoys helping landowners achieve their goals. Jeremiah believes in putting his client's needs above all else and providing first-class customer service.

Jeremiah is a fourth-generation Floridan and earned a bachelor's degree in Political Science and Geography from Florida State University where he also played football for the Seminoles.

Working several years as a Senior Acquisition Agent at the Florida Division of State Lands, Jeremiah has negotiated many deals that placed thousands of acres of land in conservation for the state of Florida. His experience includes small residential tracts to large acreage properties and conservation easements.

Jeremiah has been practicing real estate for nearly a decade and holds a Florida Real Estate Broker's License. He also participates in many conservation groups throughout the state focused on protecting Florida's natural resources.

Specialty:

- Agricultural Land
- Conservation Easements
- Mitigation Banks
- Ranchland, Recreational Land, Pastureland
- Springs
- Timberland
- Waterfront Properties

SVN | Saunders Ralston Dantzler

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For more information visit SVNsaunders.com

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Thomasville, Georgia 31792
229.299.8600

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