



**Fischbach**  
LAND COMPANY

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

**CR 672, Riverview, FL 73.02± Acres**  
**Dynamic Growth Area, Minutes to I-75**

[FischbachLandCompany.com/CR672Lots](http://FischbachLandCompany.com/CR672Lots)

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**Property Features**

<b>Location:</b> <b>County Road 672, Riverview, FL 33579</b>		
<b>Size:</b> <b>73.02± Acres</b>	<b>Zoning:</b> <b>AR</b>	<b>Future Land Use:</b> <b>RP-2</b> <b>(Residential Planned-2)</b>
<b>Asking price:</b> <b>\$4,347,000</b>		
<b>Exploding growth area</b> <b>of Riverview</b>	<b>7± miles from I-75 On Ramp</b> <b>5.5± miles from Big Bend Rd and</b> <b>Hwy 301 intersection</b>	<b>35 minutes from</b> <b>downtown Tampa</b>

Great opportunity for a multitude of uses on 73.02± acres, in a prime location of exploding Riverview/Wimauma, FL. This property is zoned AR and is under the RP-2 land use which qualifies it for up to 110,000 SF of commercial use, with the remaining acreage available for an RV Park, charter school, or potential for single-family residential development with aggregation. This site is located at the crossroads of CR 672 and Balm Riverview road and located just 3 miles from the newly built Sumner High School. Convenient proximity to I-75, Big Bend, and the abundant growth of residential development needing commercial amenities.

**County:** Hillsborough

**Folios:** 077805.0000 & 077807.0500

**STR:** 23-31-20

**Utilities:**

- 10-inch well on site
- 8-inch water main under construction
- 24-inch force main in south ROW of CR 672

**Residential Planned -2:**

- Residential Planned-2 (RP-2), allows up to 2.0 dwelling units per gross acre provided that the development demonstrates a Planned Village Concept on at least 160 acres
- A Planned Village Concept of at least 160 acres may utilize transfer of development rights to achieve up to 4 units per gross acre
- Up to 110,000 SF of commercial use is permitted

**Schools:**

- Summerfield Crossings Elementary School
- Barrington Middle School
- Sumner High School



Market Map



## Due Diligence

### RESOURCES (Links to PDFs):

[Survey](#)

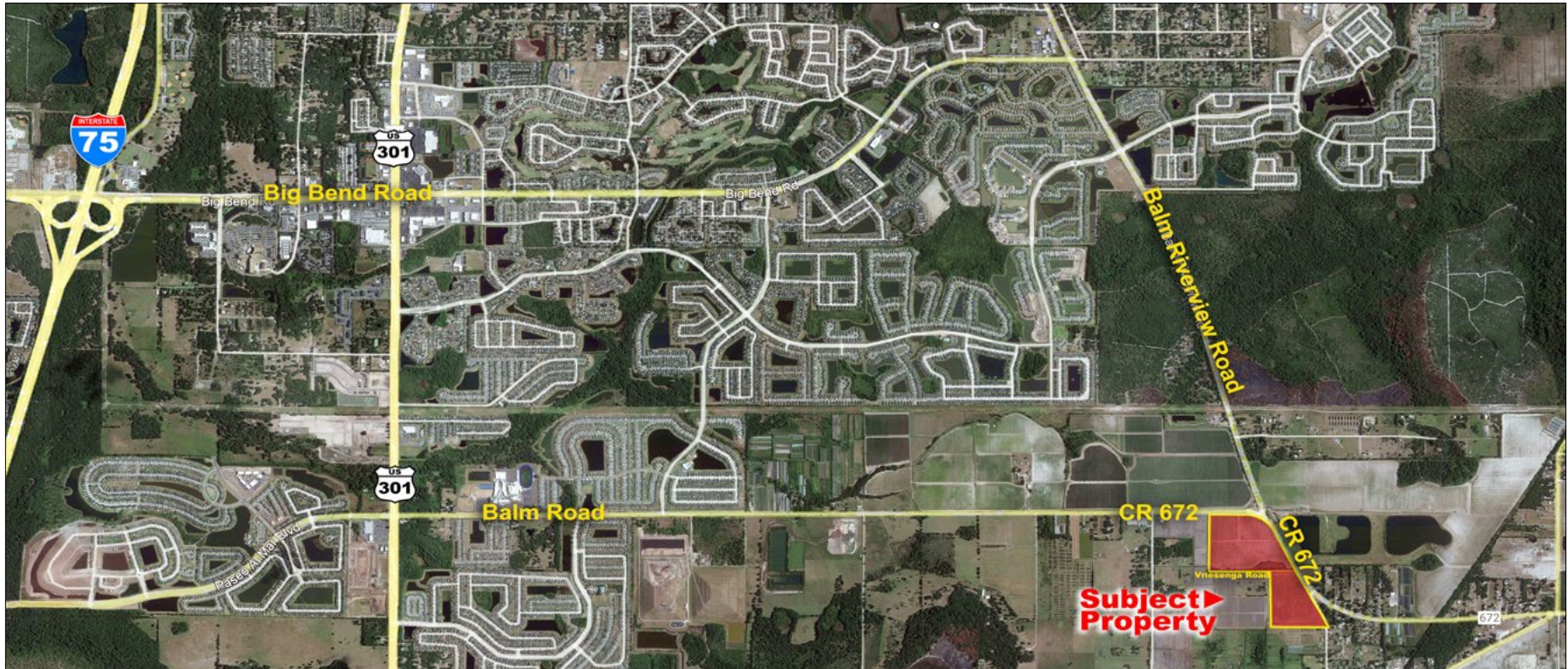
[Phase I Environmental Report](#)

[Phase II Environmental Report](#)

[Preliminary Geotechnical Engineering Report](#)







**Driving Directions from I-75:**

- Go west on Big Bend Road (1.2 miles)
- Turn south onto US Highway 301 (1.5 miles)
- Turn west onto County Road 672 (3.5 miles)
- Property located on south side of CR 672  
across from Balm Riverview Road

**Close to Schools, Shopping, Medical Care, Entertainment, and Other Great Amenities!**

# **Fischbach** **LAND COMPANY**



**Reed Fischbach**  
**Licensed Real Estate Broker**

- Land Brokerage
- Development
- Property Management
- Real Estate Investment

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**Blaise Lelaulu**  
**Licensed Real Estate Associate**

- Land Brokerage
- Land Planning
- Land Use

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**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.**

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