



Fischbach
LAND COMPANY

**RIVERVIEW
RESIDENTIAL
DEVELOPMENT**
6.73± ACRES

Property Overview

Excellent located 6.73± acres zoned and ready for permitting for 22 single family lots in the heart of Riverview, FL. There is a 10-inch watermain in front of the site and a 4-inch forcemain 230± feet North on Cowley Road. This site is ideally situated for a new residential project, just minutes from the I-75 on ramp and within 5 minutes of St. Josephs hospital, South Hillsborough VA Clinic, and an extensive list of new retail, dining and amenities.



[FischbachLandCompany.com/RiverviewResidentialDevelopment](https://www.FischbachLandCompany.com/RiverviewResidentialDevelopment)

Property Highlights



Highly Populated Area



Under a Mile from Big Bend Road & Hwy 301 Intersection

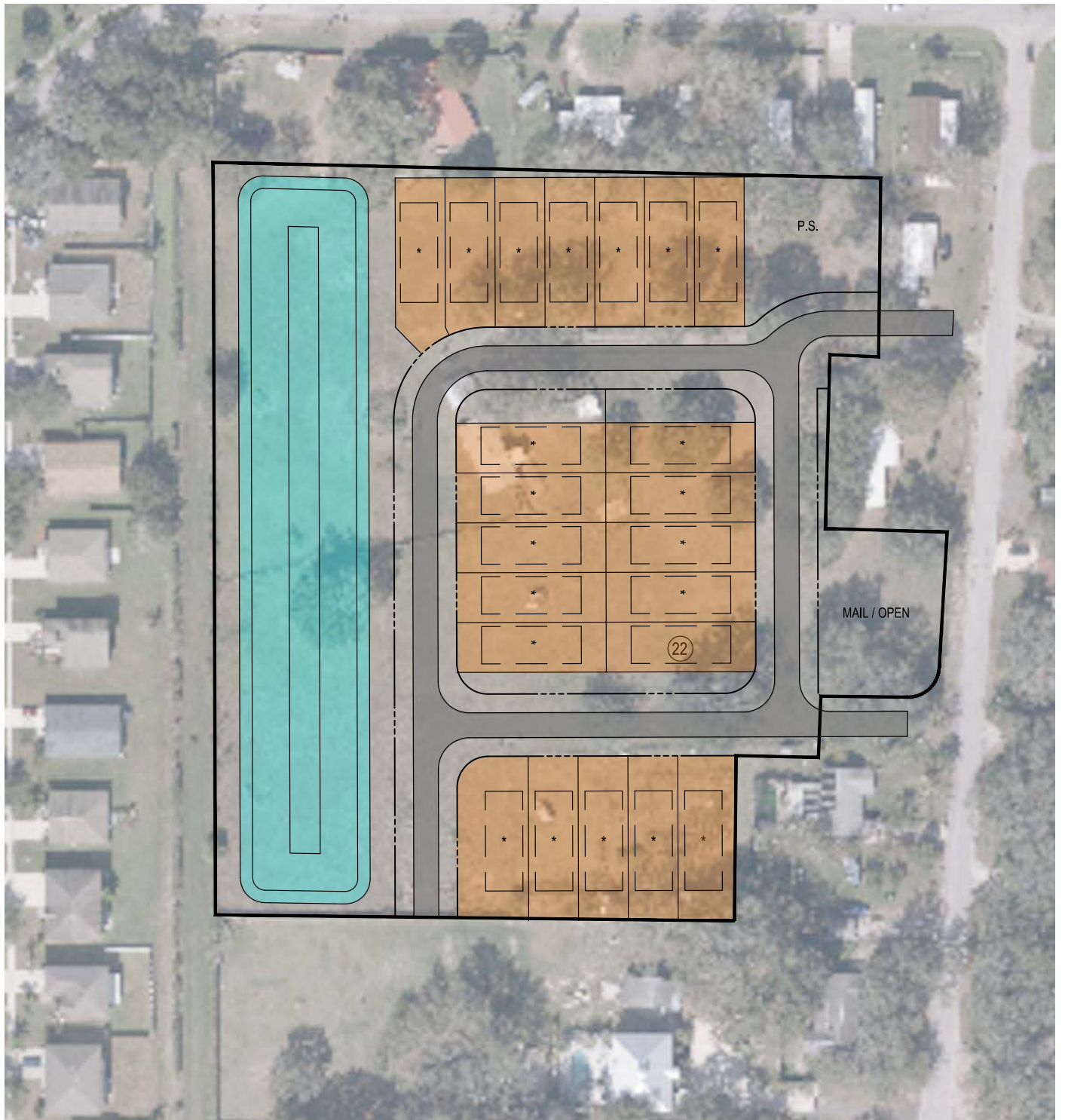


Zoned and Ready for Permitting



Property Address	10107 Chapmans Ranch Road, Riverview, FL 33578	Price	\$990,000
Property Type	Development Land	County	Hillsborough
Size	6.73± Acres	Folio/Parcel ID	077532-0125, 077640-0050, 077639-0000, 077638-0000
Zoning	PD 24-0759	STR	17-31-20
Future Land Use	RES-6	Utilities	10 Inch Watermain 4 Inch Forcemain 230± feet North on Cowley Road

Conceptual Layout - 22 SF Lots 40'x120'



Zoning

Demographics

3 MILES

89,650
Population



29,235
Households



\$91,711
Median Household Income

5 MILES

163,511
Population



56,041
Households



\$89,106
Median Household Income

10 MILES

429,230
Population



157,321
Households



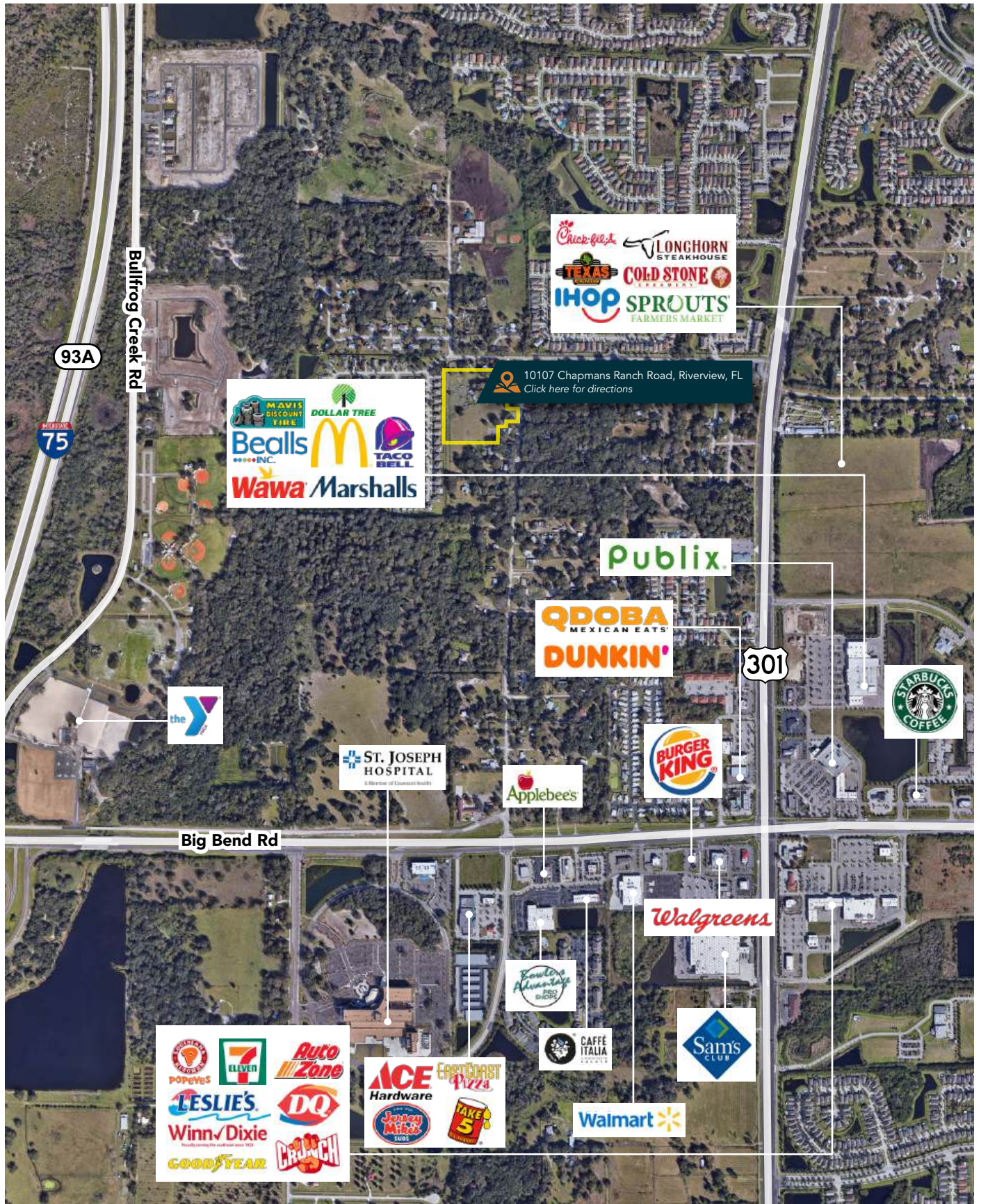
\$79,785
Median Household Income



Photos



Market Map



Fischbach **LAND COMPANY**

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