



OFFERING MEMORANDUM

# BALM RIVERVIEW

11601 BALM RIVERVIEW RD., RIVERVIEW, FL 33569

**CHRIS BOWERS, CCIM**  
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**Eshenbaugh**  
**LAND COMPANY**  
Celebrating 25 Years

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Eshenbaugh Land Company is a licensed real estate brokerage firm in Florida and William A. Eshenbaugh is the broker of record.

## PROPERTY DESCRIPTION

2.00± acre parcel located at 11601 Balm Riverview Road, Hillsborough County, Riverview, FL 33569. There is a single family residence on the property, it was built in 1973, 1,672 heated square feet. Located in southeast Hillsborough County, east of Interstate 75, south of Brandon and Bloomingdale. The parcel is north of County Road 672 and south of Boyette Rd./Fishhawk Blvd.

## LOCATION DESCRIPTION

Located in southeast Hillsborough County, east of Interstate 75, south of Brandon and Bloomingdale. The parcel is north of County Road 672 and south of Boyette Rd./Fishhawk Blvd.

## PROPERTY SIZE

2.0 Acres

## ZONING

PD - Planned Development

## PARCEL ID

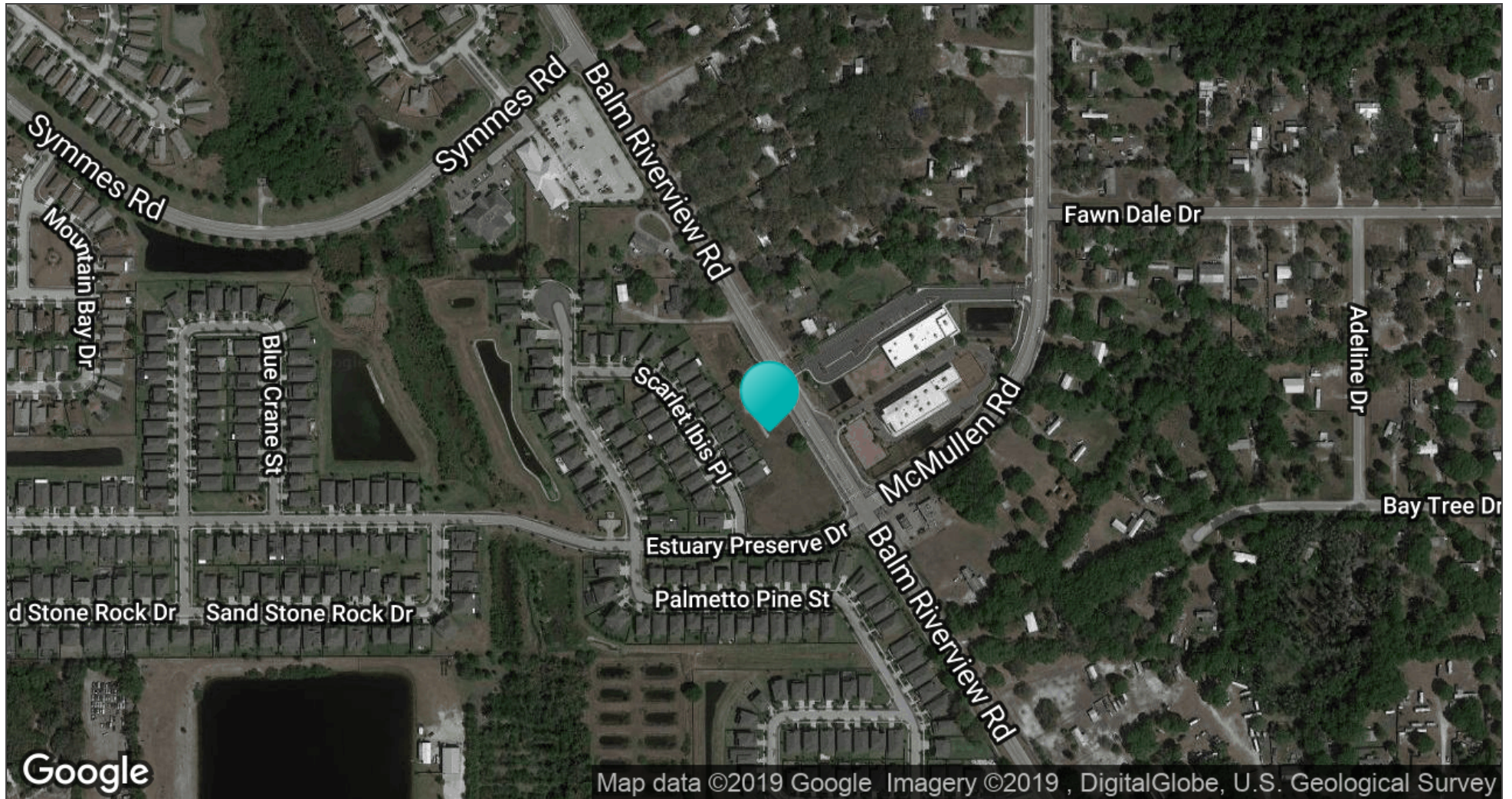
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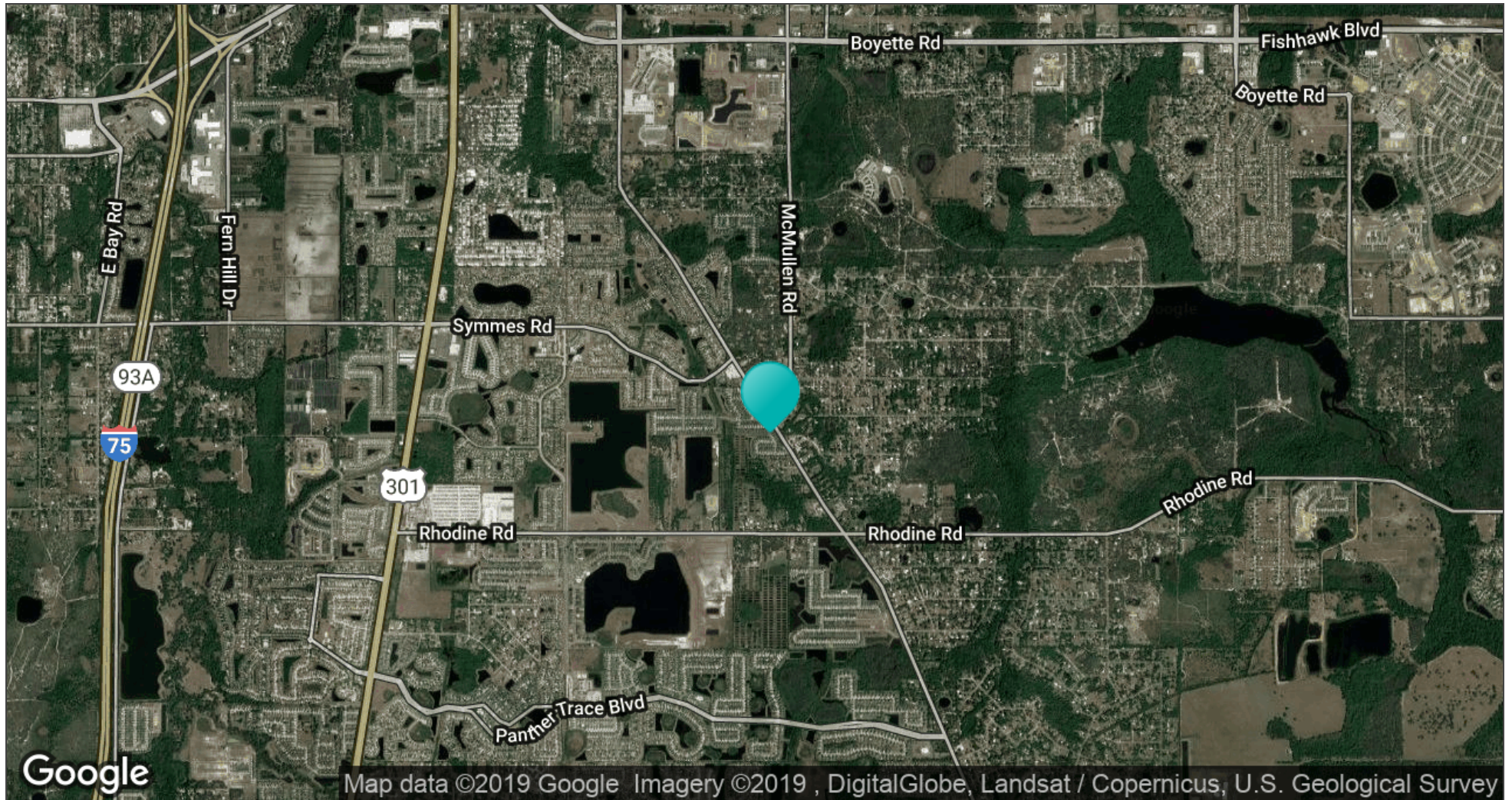
## PRICE

\$450,000

## BROKER CONTACT INFO

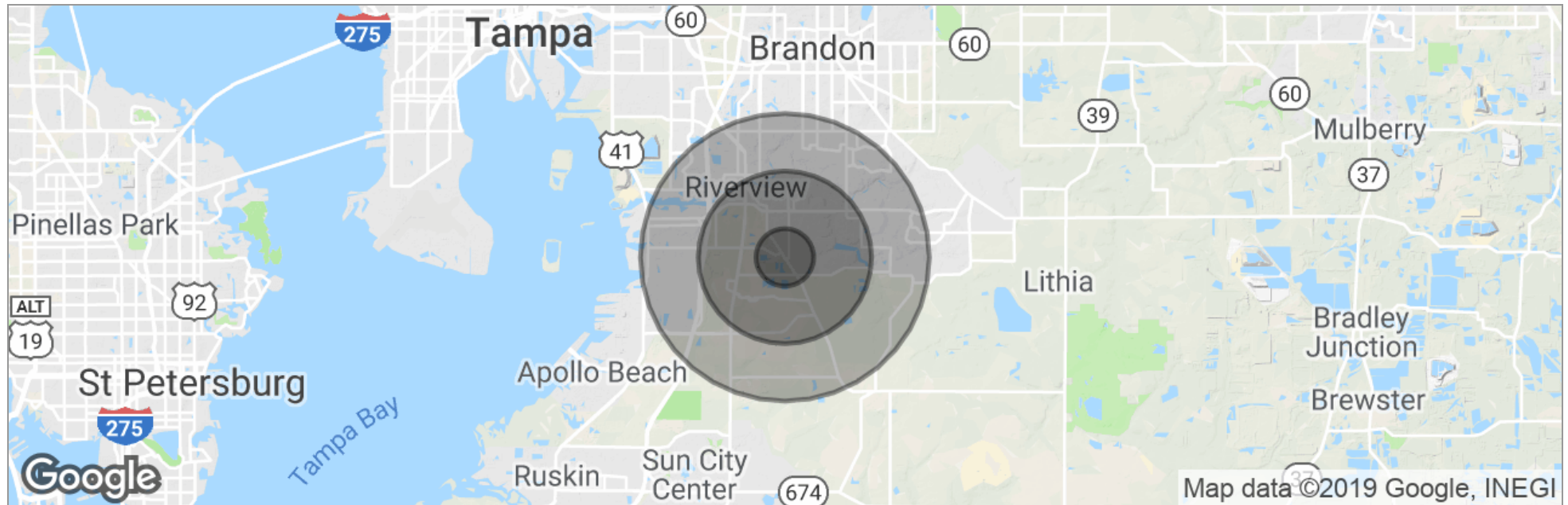
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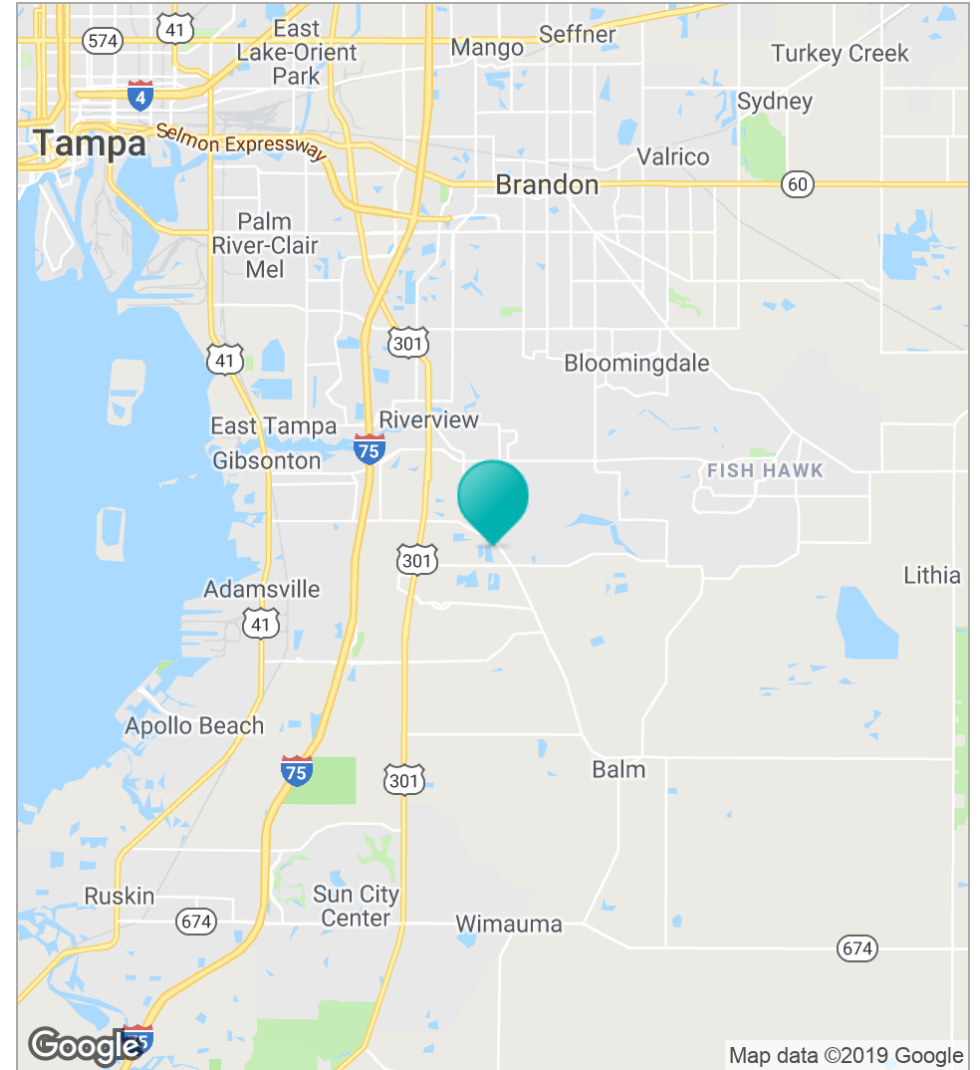
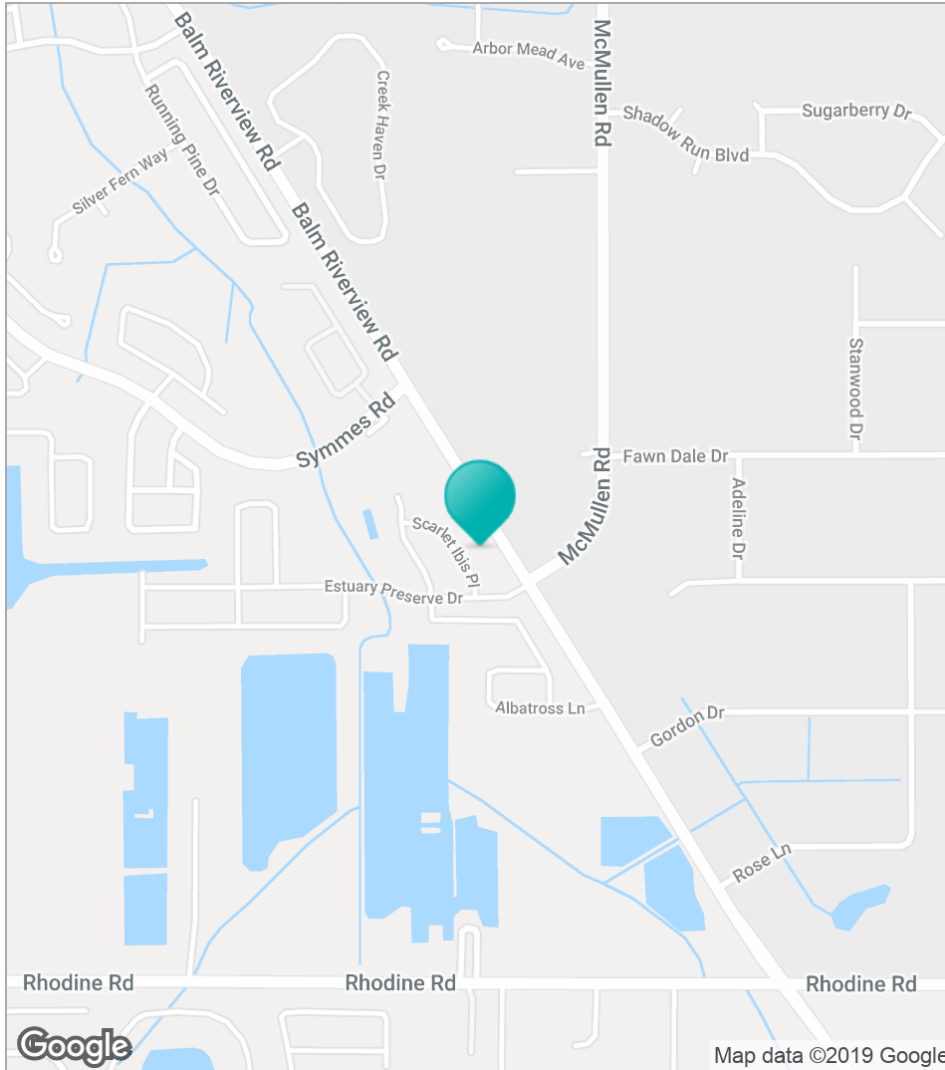




	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
Total Population	5,712	44,193	110,983
Population Density	1,818	1,563	1,413
Median Age	34.8	36.1	35.4
Median Age (Male)	34.3	35.3	34.7
Median Age (Female)	35.1	37.3	36.2
Total Households	2,042	15,426	39,225
# of Persons Per HH	2.8	2.9	2.8
Average HH Income	\$70,858	\$75,787	\$75,696
Average House Value	\$248,655	\$241,676	\$244,924

\* Demographic data derived from 2010 US Census





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