



OFFERING MEMORANDUM

# RIVERVIEW CROSSING

9208 SOUTH U. S. HIGHWAY 301, RIVERVIEW, FL 33569

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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**

The 3 parcels total 23.04 acres vacant land located in South Hillsborough County, in Tampa, Florida. The property is zoned PD approvals for up to 190,000 square feet of retail and office development. There is a development agreement in place, off-site obligations have been paid for and are complete and property is vested for mobility fees for 5 years.

## **LOCATION DESCRIPTION**

It is located on the east side of US Highway 301 just north of Gibsonton/Boyette Road in South Hillsborough County, Riverview, FL. The property is located approximately 1.5 miles from the I-75/Gibsonton Road Interchange. It is bounded by an existing shopping center to the south, a new townhouse development to the east, a church and retail to the north and residential and commercial across US 301 to the west. Traffic count 42,000 on U.S. Highway 301 directly in front of the parcels.

## **PROPERTY SIZE**

23.04 Acres

## **ZONING**

PD (Planned Development) - Allows for Commercial General use and/or large Scale Retail Development (Single Tenant Big Box) use and Business Professional Office. Contact broker for the zoning conditions.

## **FUTURE LAND USE**

SMU-12

## **PARCEL ID**

U-20-30-20-ZZZ-000003-00950.0; U-20-30-20-ZZZ-000003-00930.0; U-20-30-20-ZZZ-000003-00920.0

## **PRICE**

\$4,500,000

Lost-Boys-Ln Ave

River-Rock Ln

Stone-River-Pl

River-Walk-Ct

Shady-Falls-Ct

42,000 A.A.D.T.

43

23.04± Acres

McMullen-Loop

Rivercrest-Dr

Oakridge-Ave

Pineridge-Ave

301

BECK'S O'BREAD'S

SUBWAY

BEALLS Outlet

FAMILY DOLLAR

Wawa

Walgreens

BURGER KING

UNITED STATES POSTAL SERVICE

New Townhouse Development Coming Soon

Balm-Riverview-Rd

Gibsonton-Dr

Part-Ave

Suncoast Schools Federal Credit Union

MATTRESS FIRM

FIFTH THIRD BANK

DO

Rejoice

Wendys

TACO BELL

CVS

Pizza Hut

7 ELEVEN

Bank of America

McDonald's

Winn-Dixie

DOLLAR TREE

Metro Self Storage

TAMPA BAY FEDERAL CREDIT UNION

Mathog-Rd

Kid's Community College

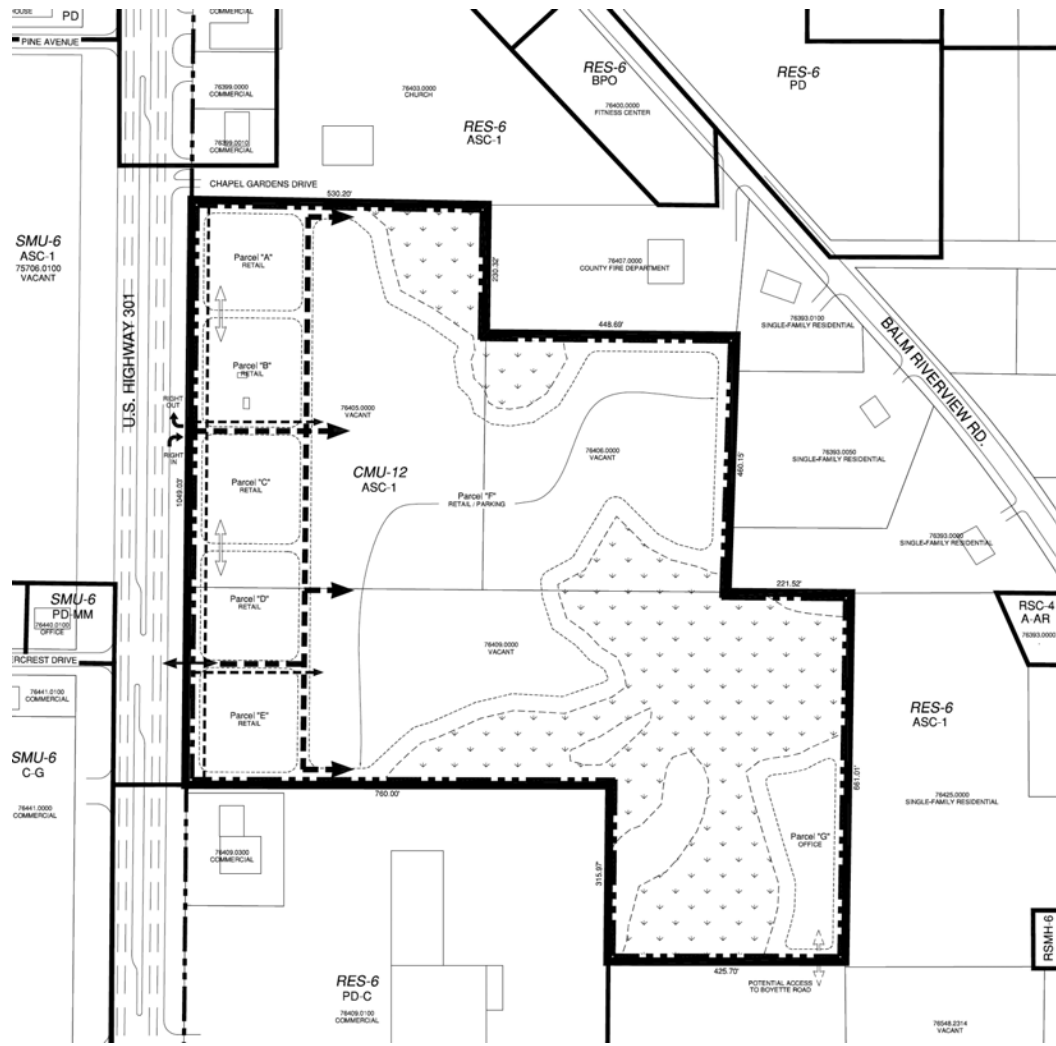
LOWE'S

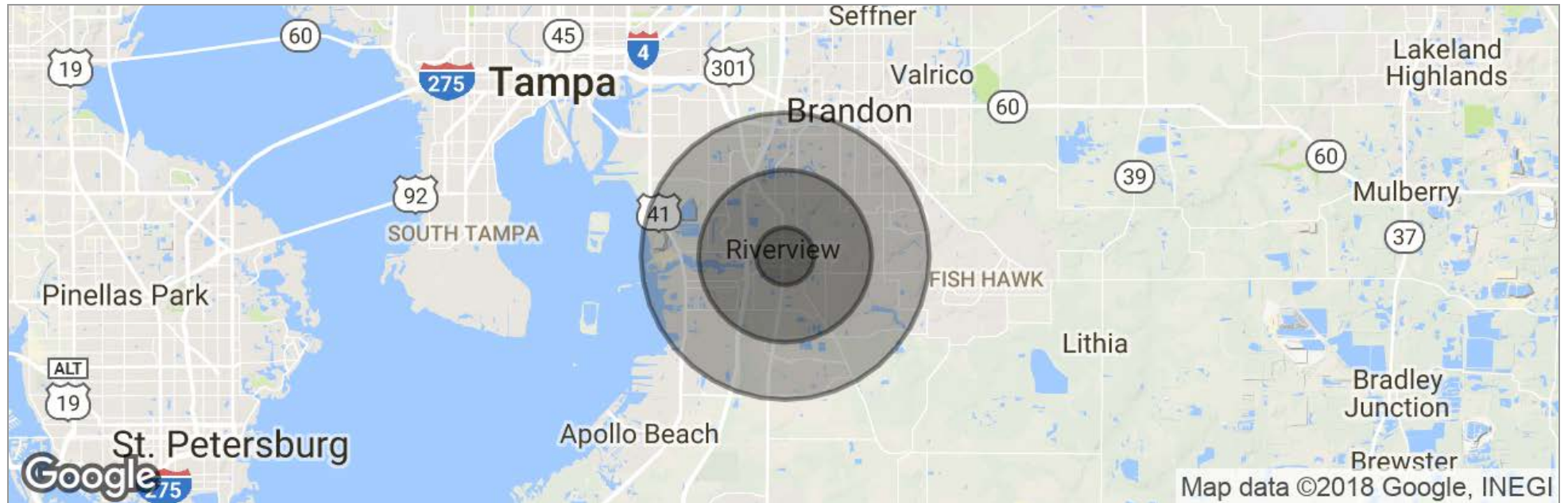
C1 Bank

Echo-Mountain-Dr

Circle-Oak-Ct

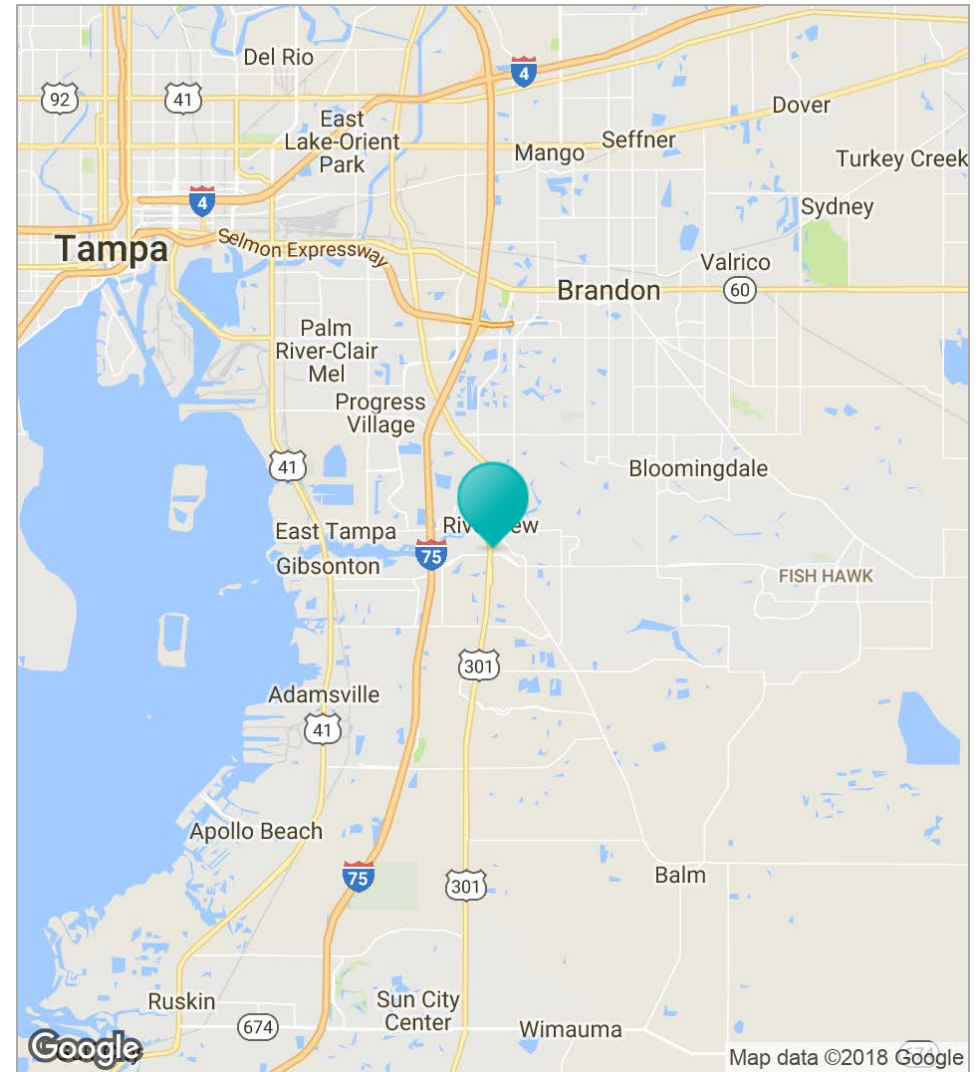
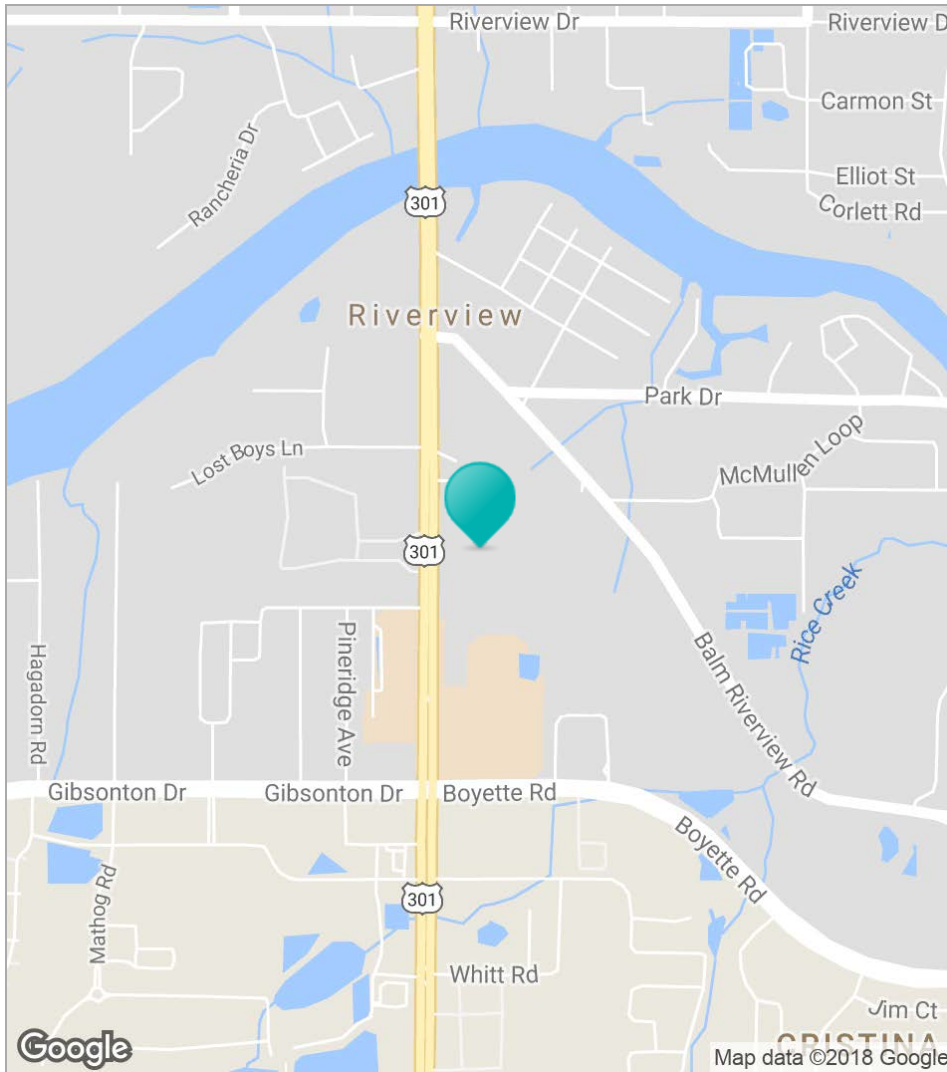
Forest-Dr





	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
Total Population	6,366	57,687	148,467
Population Density	2,026	2,040	1,890
Median Age	35.4	34.9	34.7
Median Age (Male)	35.0	34.7	34.3
Median Age (Female)	35.8	35.1	35.2
Total Households	2,389	21,636	55,237
# of Persons Per HH	2.7	2.7	2.7
Average HH Income	\$63,621	\$67,654	\$69,352
Average House Value	\$221,747	\$233,398	\$238,811

\* Demographic data derived from 2010 US Census



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