



3.79 ACRE MOL DEVELOPMENT SITE @ I-75 INTERCHANGE FOR SALE



**10070 FERN HILL DR.
 RIVERVIEW, FL 33578**

- 8,000 SF BUILDING
- 3.79 ACRES MOL
- OVER 700 NEW HOMES JUST SOUTH OF SITE
- DEMOGRAPHICS:

	1 Mile	3 Mile	5 Mile
2020 Population Estimate	5,787	67,096	169,125
2020-2025 Growth	13.82%	11.33%	10.19%
2020 Avg. Household Income	75,625	80,238	83,486

- **SALE PRICE: \$2,995,000**



ADDRESS: 10070 Fern Hill Dr.
Riverview, FL 33598

LOCATION: East of I-75 & south of Gibsonton Dr.

LAND AREA: 3.79 acres - MOL
DIMENSIONS: Irregular

ZONING: CG – Commercial General- Hillsborough Cty.
LAND USE: SMU-6 Suburban Mixed-Use-6
FLOOD ZONE: X – No Flood Insurance Required

IMPROVEMENTS: 8,000 SF

LEGAL DESCRIPTION: Lengthy in file

YEAR BUILT: 2013

UTILITIES: Electric/Natural Gas - TECO
Water – Hillsborough County & Septic

PARKING: Ample
PRESENT USE: Vacant

TAXES: \$15,534.87 (2019) March Gross

MORTGAGE HOLDER: N/A

FOLIO #: U-19-30-20-ZZZ-000003-000330.2

SALE PRICE: \$2,995,000

TRAFFIC COUNT: 144,500 A.A.D.T (2019)
on I-75 @ Gibsonton Rd.

TERMS: Cash @ closing

NOTES: This property is well located just off the East bound I- 75 exit ramp to Gibsonton Drive in Riverview, FL, a rapidly developing area in Southwest Hillsborough County. The property is 3.79 acres MOL with over 750 feet of frontage on Fern Hill Drive which connects to Gibsonton Drive at a signalized intersection. The building is 8,000 SF with 1000 amps of 3 phase power and 25 tons of air conditioning provided by 5 - 5 ton HVAC units. The 6,000 SF on the first floor has a commercial kitchen, 4 bathrooms, and a large open area (approx. 4,000 SF) with 10 ft. and 12 ft. ceilings. The 2,000 SF second floor has 4 offices, 2 bathrooms with showers, and 2 open areas.

KEY HOOK #: Listing Associate has keys

ASSOCIATE: Don Russell

K&H SIGNAGE: 3 x 4 (2)

LISTING CODE: SI-1548-3-20

SHOWING INFORMATION: Call Listing Associate to schedule an appointment.

