

Downtown Riverview
13 ± Minutes



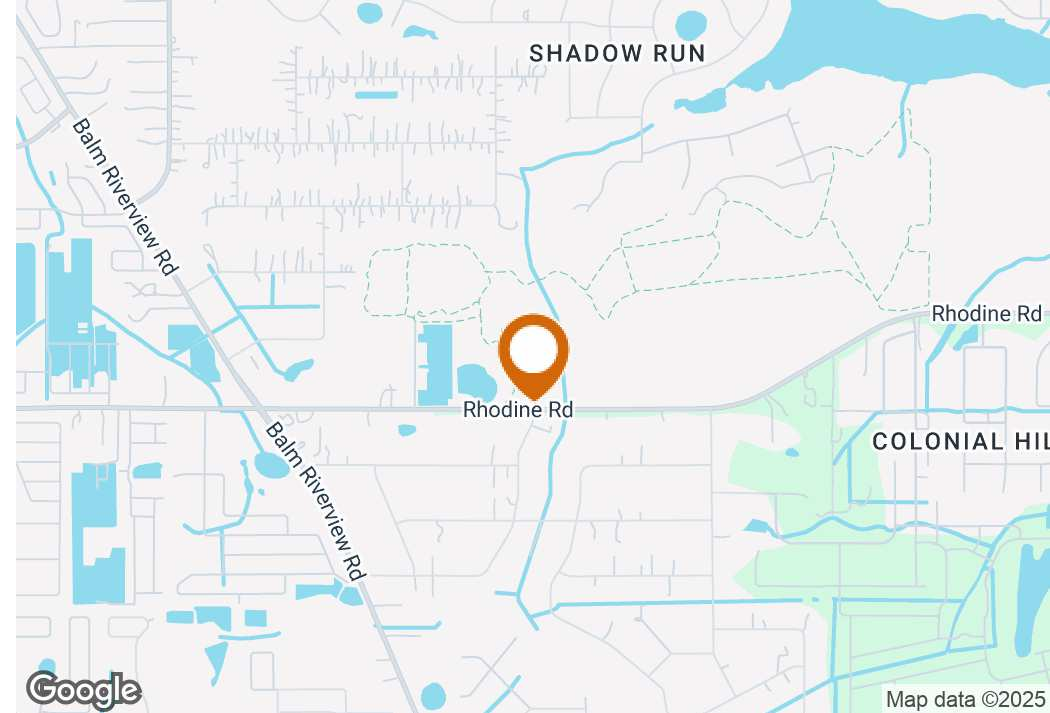
Riverview Residential Development Land

Rhodine Road, Riverview, Florida 33569

Clay Taylor, ALC
863-224-0835
clay@saundersrealestate.com

Clayton Taylor
863-255-7406
clayton@saundersrealestate.com

PROPERTY SUMMARY



Offering Summary

Sale Price:	\$1,200,000
Lot Size:	12.8 Acres
Zoning:	AR
Future Land Use:	R-1
Traffic Count:	8,100 ± Cars/Day
APN:	U-34-30-20-ZZZ-000003-08960.0, U-34-30-20-ZZZ-000003-08950.0
Water:	Rhodine Road
Sewer:	1/3 ± Mile West of the Property

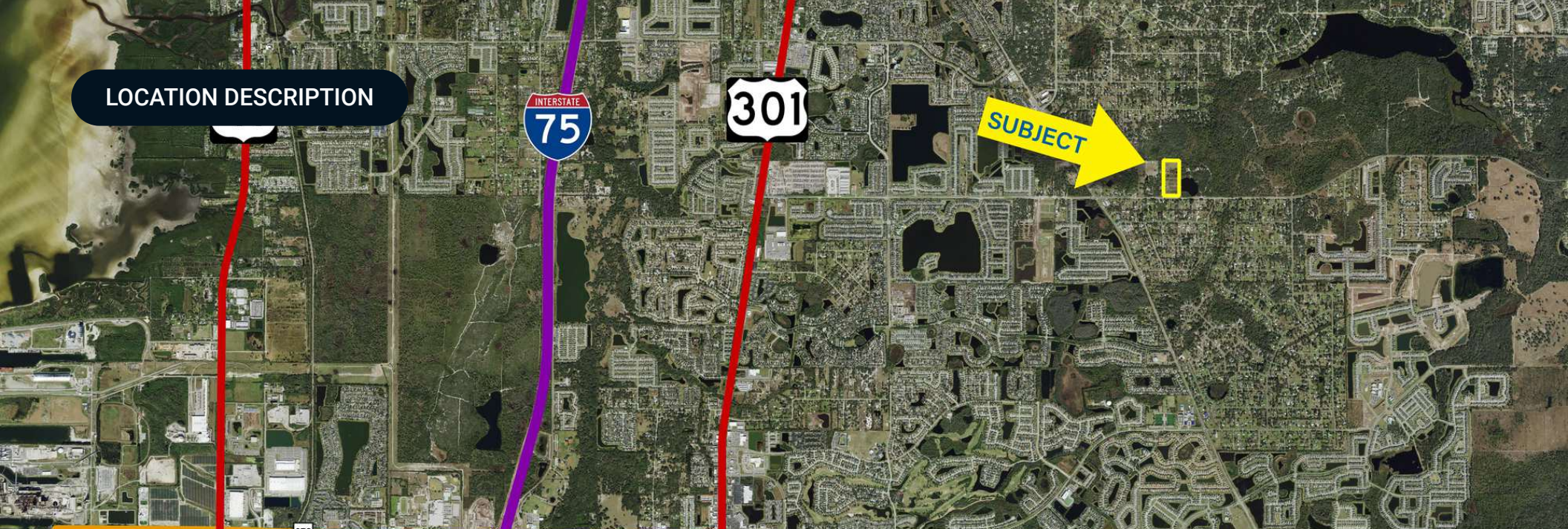
Property Overview

This 12.8-acre property offers a prime opportunity for residential development in one of the most rapidly growing areas of Hillsborough County. With expansive land in a suburban setting, this property provides a blank canvas for residential development prospects. The property is a former fish farm and the ponds will need to be filled and compacted. The Future Land Use is Residential-1 (R-1) which allows for 1 Residential Dwelling Unit per acre. There are alternative methods for calculating density on this property and are specified in the land development regulations. There are developments in the general area that have R-4 FLU that allow 4 dwelling units per acre.

Its proximity to major thoroughfares like U.S. Highway 301 and Interstate 75 ensures easy access to Tampa, Brandon, and surrounding areas, making it an ideal location with various connectivity routes. It also benefits from nearby amenities, including shopping, dining, schools, and parks.

Property Highlights

- Close proximity to U.S Hwy 301 & I-75
- Easy access to Tampa and Brandon
- Situated in a growing residential area



Location Description

This property is located in a growing residential area in the south east part of Hillsborough County. There are newer developments to the east and west along with various shopping options. Access to the property is convenient, as it is located near major roadways, including U.S. Highway 301, Interstate 75, and U.S Hwy 41, providing quick connectivity to Tampa, Brandon, and other nearby areas, along with various nearby beaches which include Tampa Bay and Gulf of Mexico beaches.

The property is also within a short drive of local shopping centers, dining options, schools, and parks, which enhances its appeal to families and individuals seeking community-oriented living. With Riverview's ongoing expansion and growing demand for residential housing, this location presents a strong opportunity for residential development.



2.5 ± Miles



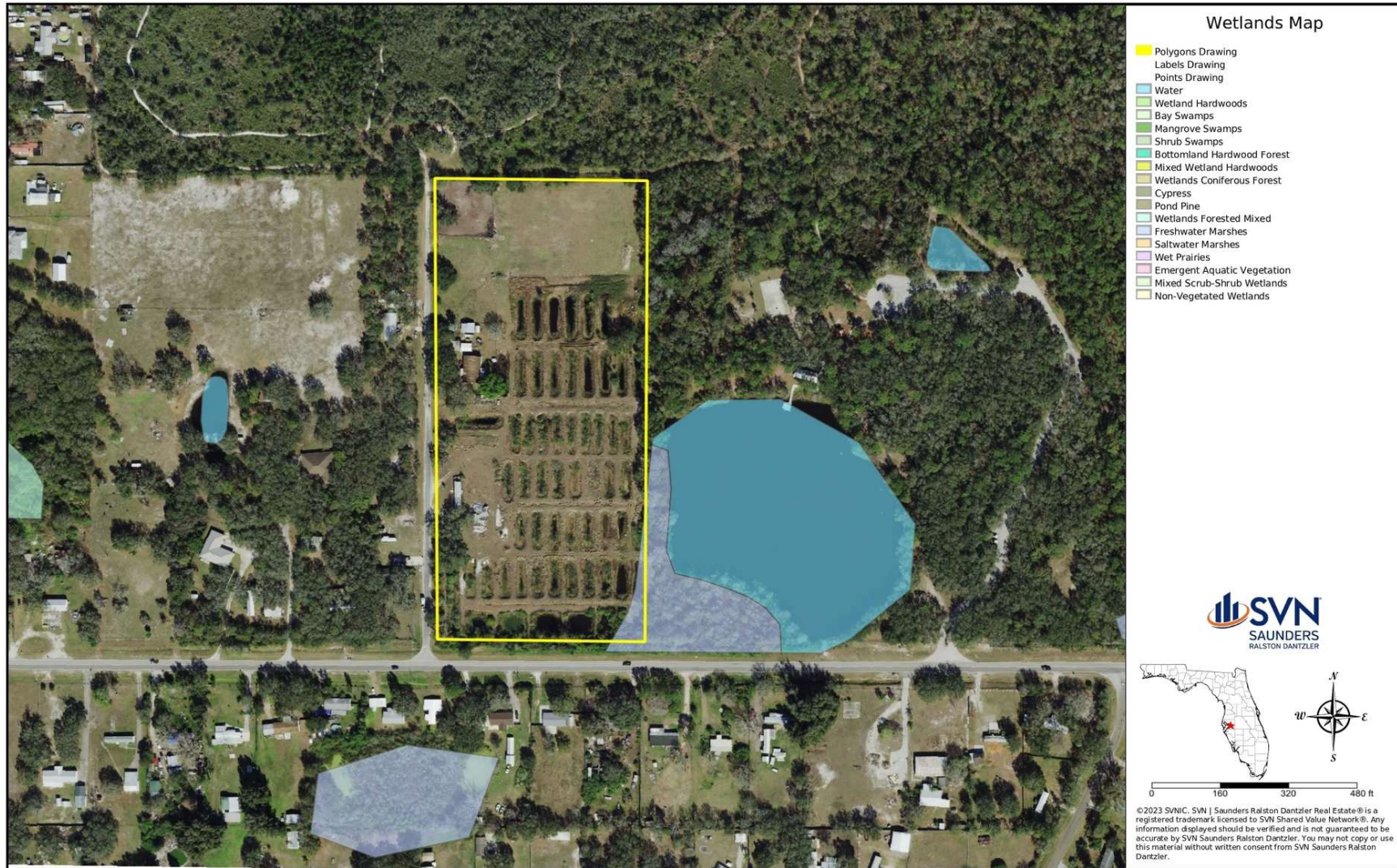
Sykes Rd

Bluestem Hiking
Trail

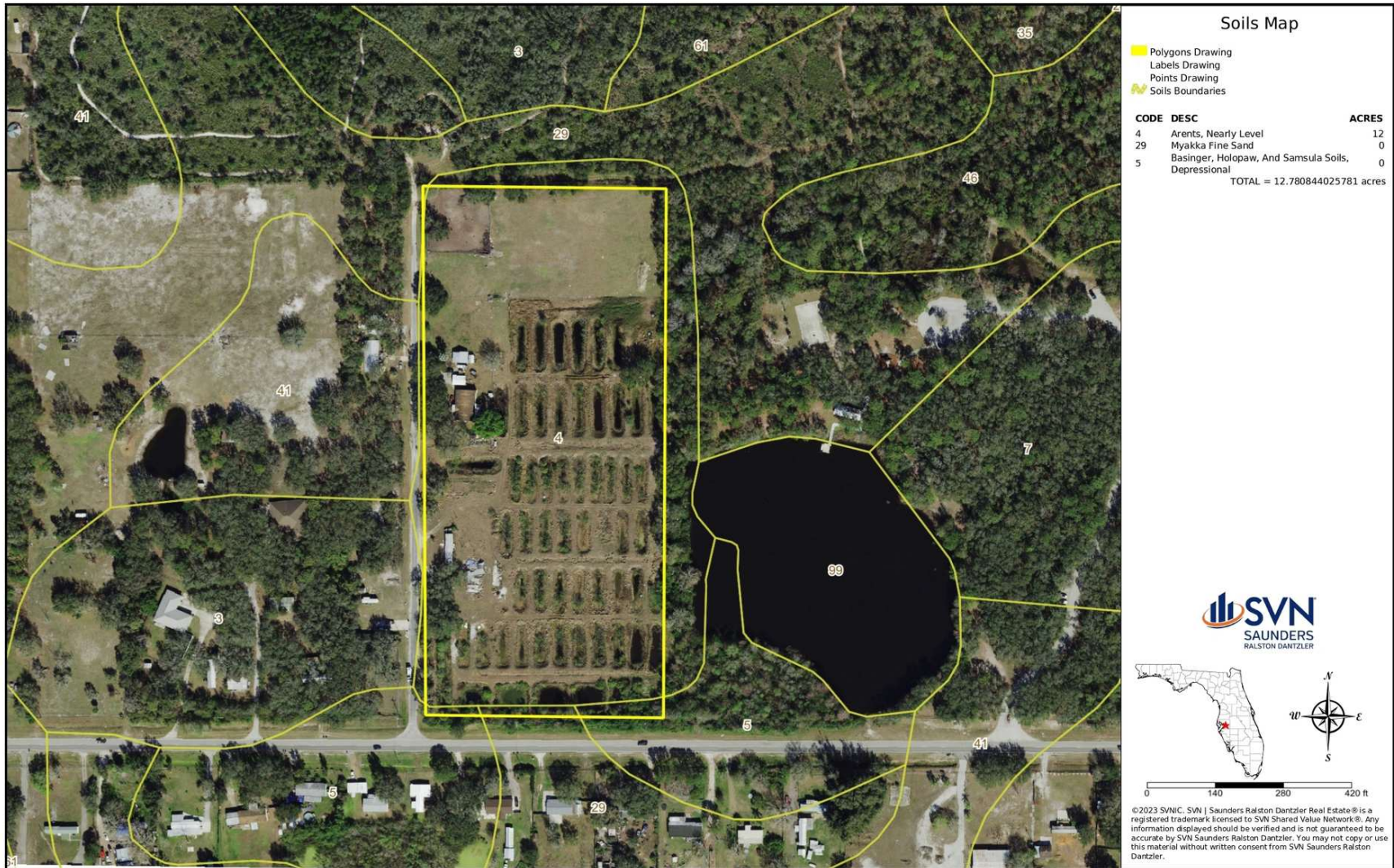
8,100 ±
Cars/Day

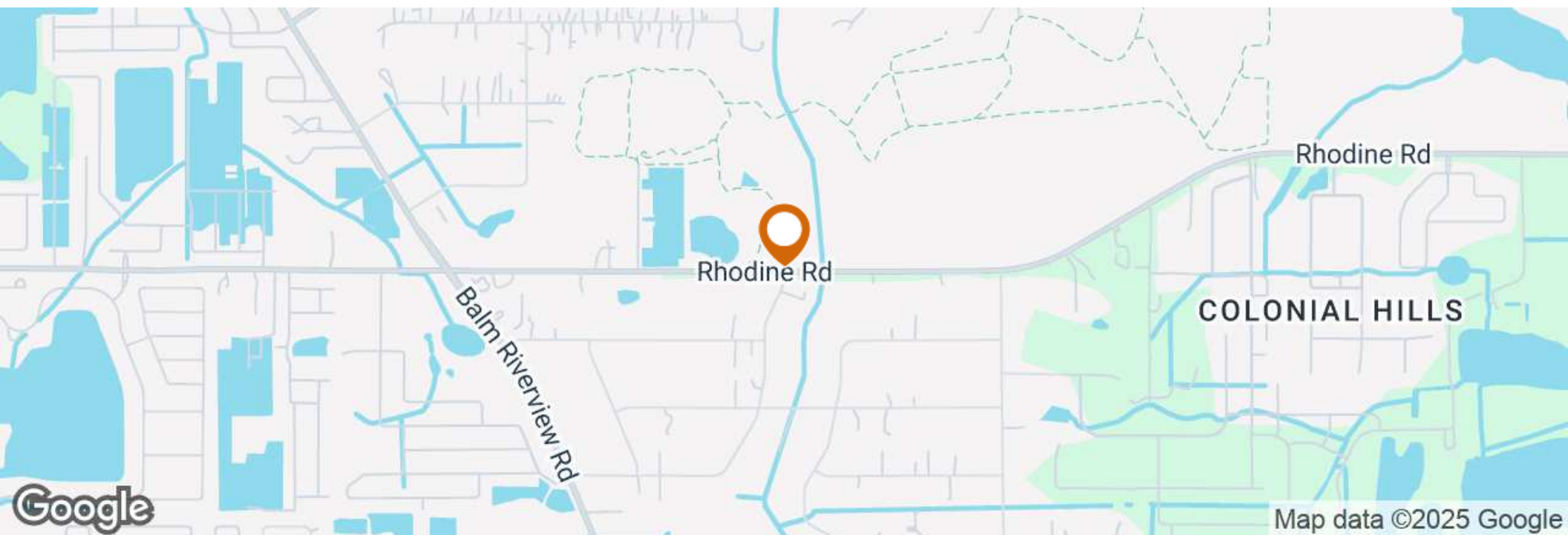
Rhodine Rd

WETLANDS MAP



SOILS MAP





DEMOGRAPHICS MAP & REPORT

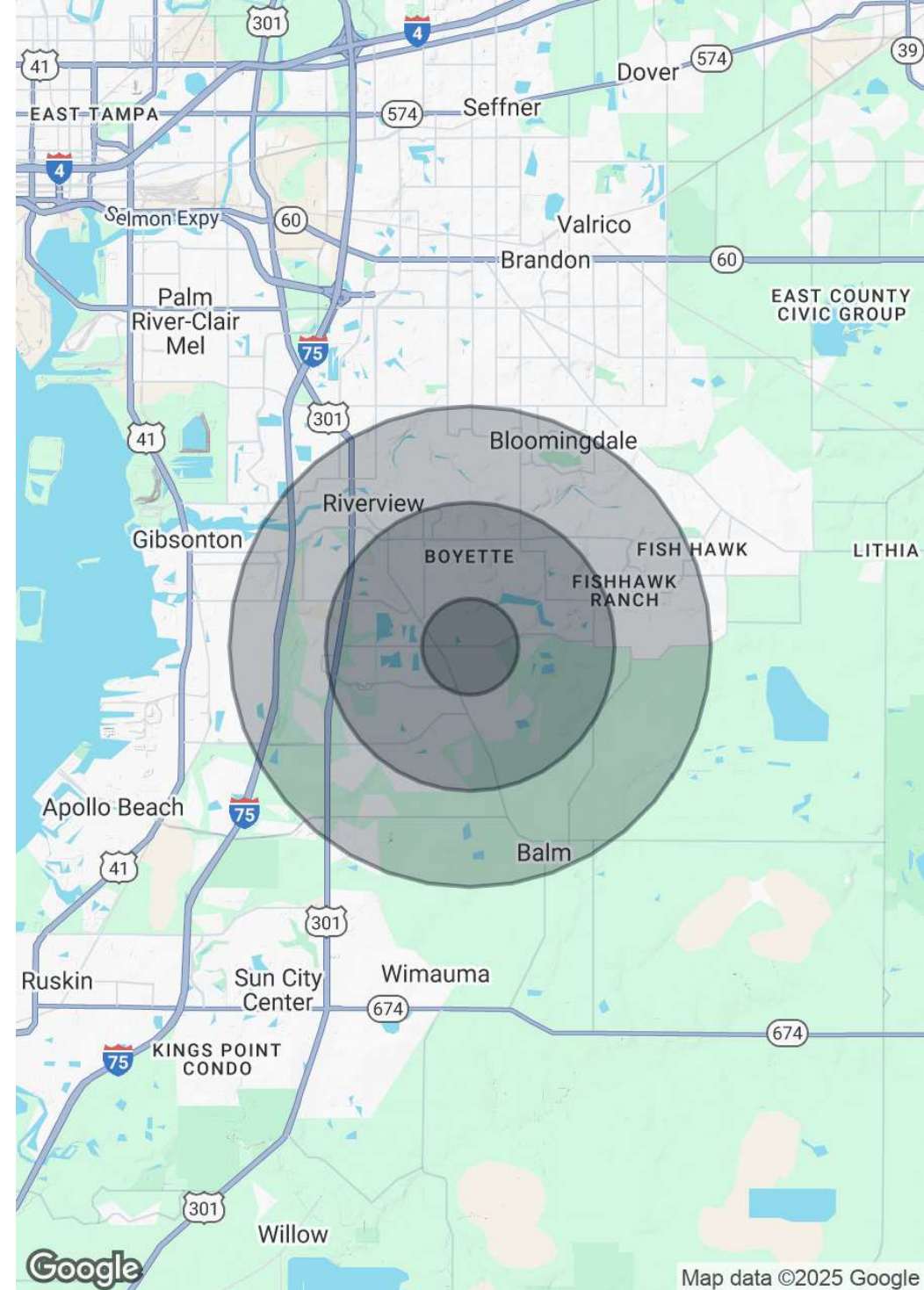
Population

	1 Mile	3 Miles	5 Miles
Total Population	5,397	70,756	169,031
Average Age	37	37	38
Average Age (Male)	36	36	37
Average Age (Female)	37	38	39

Households & Income

	1 Mile	3 Miles	5 Miles
Total Households	1,640	23,143	56,438
# of Persons per HH	3.3	3.1	3
Average HH Income	\$114,505	\$122,093	\$123,772
Average House Value	\$382,938	\$392,619	\$400,429

Demographics data derived from AlphaMap





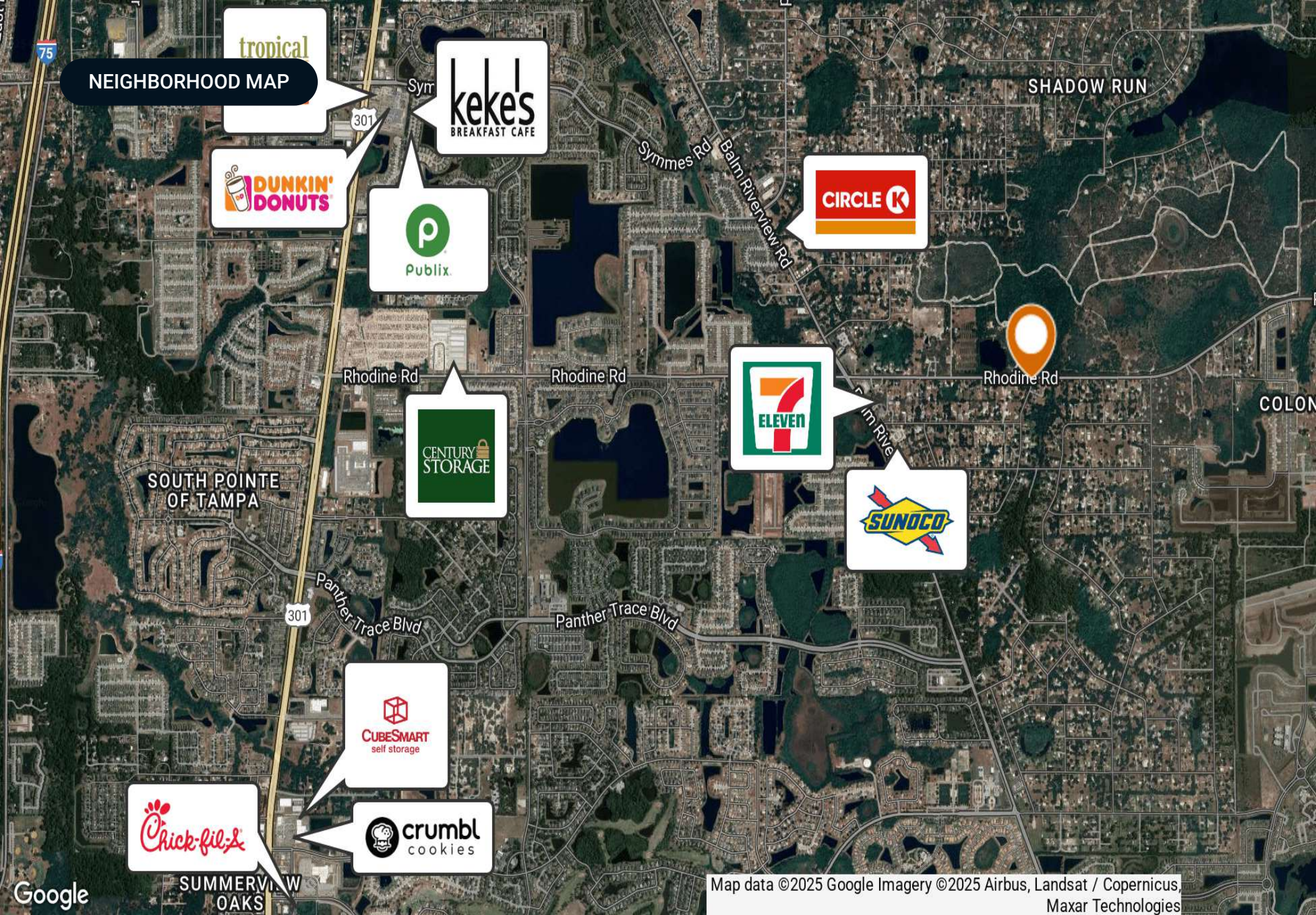
Hillsborough County

FLORIDA



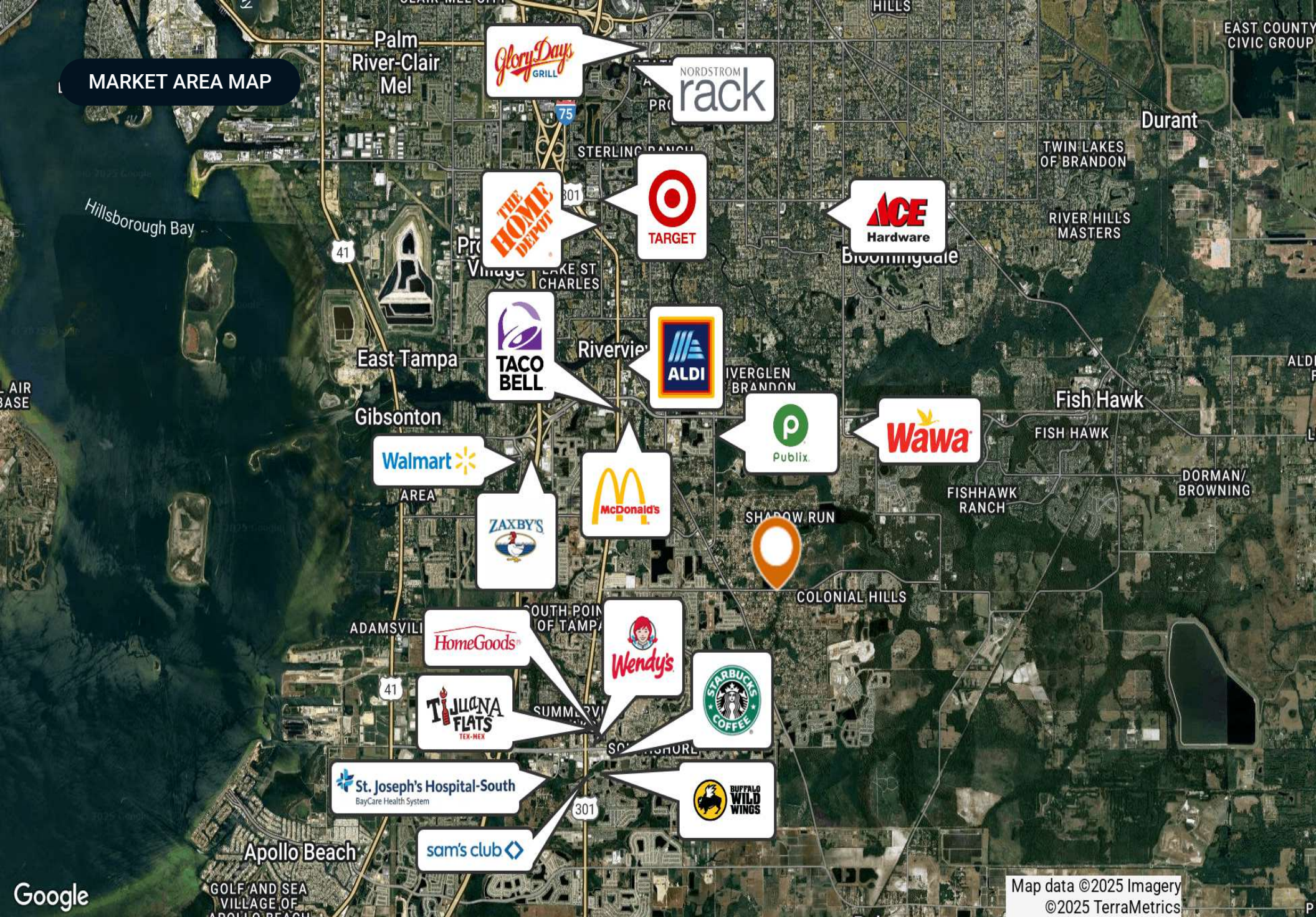
Founded	1834	Density	1,400.5 (2019)
County Seat	Tampa	Population	1,521,410 (2023)
Area	1,051 sq. mi.	Website	hillsboroughcounty.org

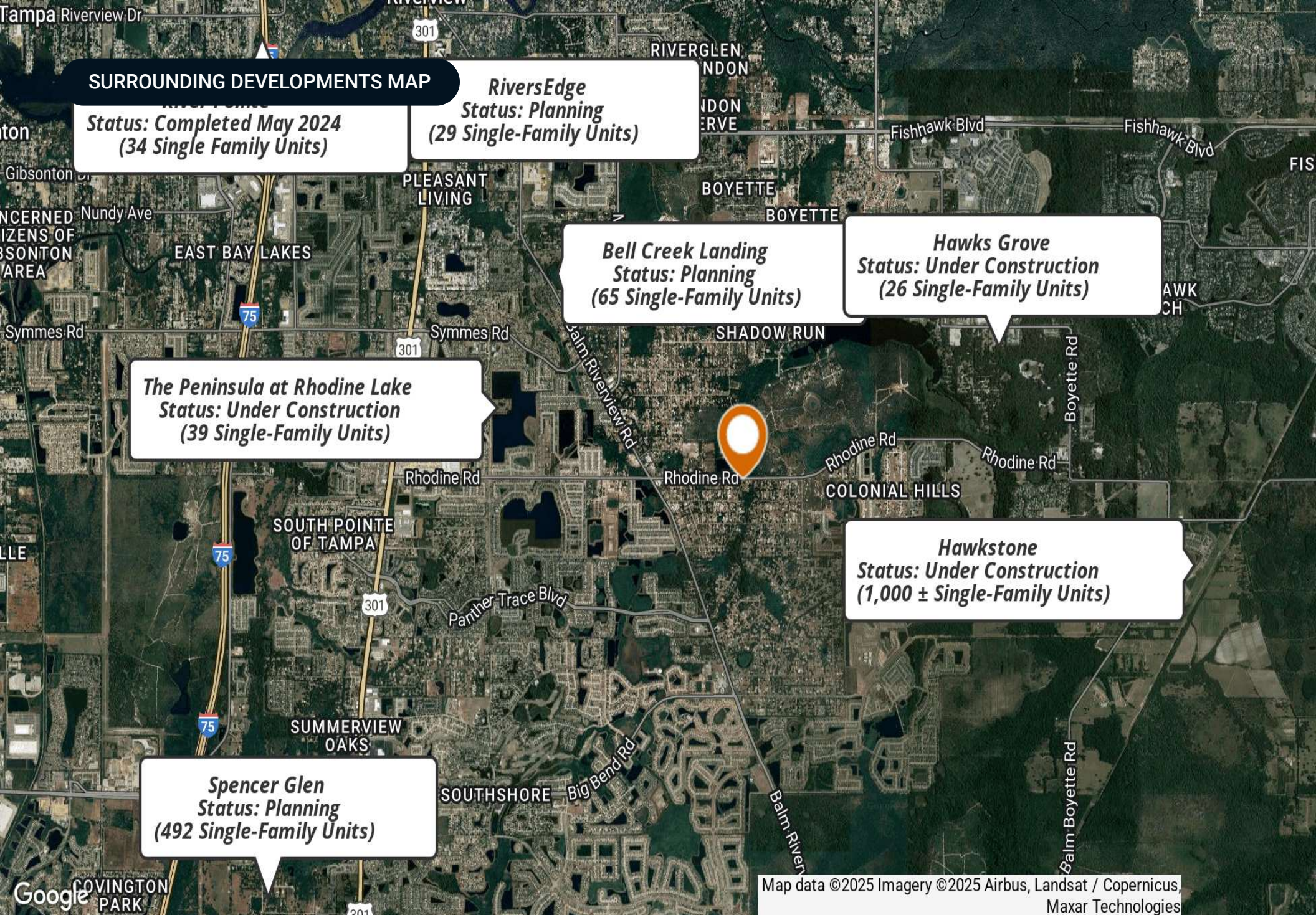
Hillsborough County is located in the west-central portion of the U.S. state of Florida. In the 2010 census, the county's population sat at 1,233,511, making it the fourth-most populous county in Florida and the state's most populous county outside the Miami Metropolitan Area. As of a 2023 estimate, the population of Hillsborough County has now grown to 1,521,410, surpassing the populations of 12 separate US states. Leading this growth, Tampa serves as the county seat and largest city in Hillsborough County. Additionally, the county is part of the Tampa–St. Petersburg–Clearwater Metropolitan Statistical Area.



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MARKET AREA MAP





SURROUNDING DEVELOPMENTS MAP

River Pointe
Status: Completed May 2024
(34 Single Family Units)

RiversEdge
Status: Planning
(29 Single-Family Units)

Bell Creek Landing
Status: Planning
(65 Single-Family Units)

Hawks Grove
Status: Under Construction
(26 Single-Family Units)

The Peninsula at Rhodine Lake
Status: Under Construction
(39 Single-Family Units)

Hawkstone
Status: Under Construction
(1,000 ± Single-Family Units)

Spencer Glen
Status: Planning
(492 Single-Family Units)

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SURROUNDING DEVELOPMENTS



ADVISOR BIOGRAPHY



Clay Taylor, ALC

Senior Advisor

clay@saundersrealestate.com

Direct: 877-518-5263 x311 | Cell: 863-224-0835

Professional Background

Clay Taylor, ALC is a Senior Advisor at SVN | Saunders Ralston Dantzler Real Estate in Lakeland, Florida.

Clay has been with SVN SRD since January 2007. Prior to that, he worked 23 years with the Polk County School Board, 21 of those years being at Lakeland High School as a teacher and football coach. While there, he coached the defensive backs as that was the position, he played at LHS and in college. The last 10 years he was the defensive coordinator, where he helped lead the Dreadnaughts to six State Championships and the "mythical" National Championship twice.

Clay obtained a Bachelor of Science degree in Food and Resource Economics from the University of Florida. Prior to that he attended and played football at Carson Newman College in Jefferson TN and the University of Central Florida in Orlando, FL.

Clay is a member of National RLI (Realtor's Land Institute) where he earned the distinguished Accredited Land Consultant (ALC) designation and has served as treasurer of the Florida RLI Chapter since 2008. He is also a member of the FAR (Florida Association of Realtors ®), the NAR (National Association of Realtors ®) and the LAR (Lakeland Association of Realtors ®).

Clay's personal interests include exercising, hunting, fishing, watching sports, traveling, and spending time with his wife Gigi, his adult children Maddie, Clayton, and Jesse, and his yellow lab Tucker and chocolate lab Trout.

Clay specializes in:

- Residential Development Land
- Ranches & Recreational Land
- Agricultural Land

ADVISOR BIOGRAPHY



Clayton Taylor

Associate Advisor

clayton@saundersrealestate.com

Direct: 877-518-5263 x356 | Cell: 863-255-7406

Professional Background

Clayton Taylor is an Associate Advisor at Saunders Real Estate.

Clayton was born and raised in Lakeland as a sixth-generation Floridian. While attending Santa Fe Catholic High School, he began to develop strong leadership and teamwork skills as a key player on the school's baseball team. He continued his passion for baseball at Santa Fe College before transferring to the University of Florida. There, he earned a Bachelor of Science in Food and Resource Economics, which would enrich his understanding of agriculture, land use, and real estate. While at UF, Clayton held various leadership roles in the Kappa Alpha Order, notably serving as the chapter's Vice President.

Prior to becoming a real estate advisor, Clayton worked with a land management company, where he deepened his knowledge of landowner needs and how to enhance the value of their properties. This role provided him with practical experience in managing various land types and addressing the challenges faced by property owners. Adding to his expertise in the land real estate industry, Clayton would later complete an internship with Saunders Real Estate. Having been mentored by the firm's expert land brokers, he is able to help clients effectively navigate the real estate process, upholding the highest standards of due diligence.

In his spare time, Clayton is an avid outdoorsman who enjoys duck, deer, and turkey hunting.

Clayton specializes in:

- Residential Development
- Agriculture
- Ranch
- Hunting & Recreation



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5000 Regional List



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