

An aerial photograph of a suburban landscape. A large, irregularly shaped lot is outlined with a thick yellow border. The lot is densely wooded with green trees. To the north of the lot, there is a residential development with several houses and a small pond. A multi-lane highway runs horizontally across the upper middle of the image. In the background, more suburban development and a body of water are visible under a clear blue sky.

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**RIVERVIEW
SUBURBAN
MIXED USE
8± ACRES**

Property Overview

Excellent opportunity for a multitude of uses in Riverview, FL, just a mile north of the Big Bend Road/I-75 on ramp and minutes from the amenity rich Big Bend Road and Highway 301 intersection. This property is currently zoned AR with a future land use designation of SMU-6 (Suburban Mixed Use-6) allowing for a range of neighborhood commercial uses, including storage, and light industrial. This 8.081± acres has an 8-inch watermain and 6-inch forcemain in front of the site. This is a rare opportunity to build in an area of explosive growth and convenient proximity to I-75 and Highway 301, amenities, dining, schools, and hospitals.



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Property Highlights



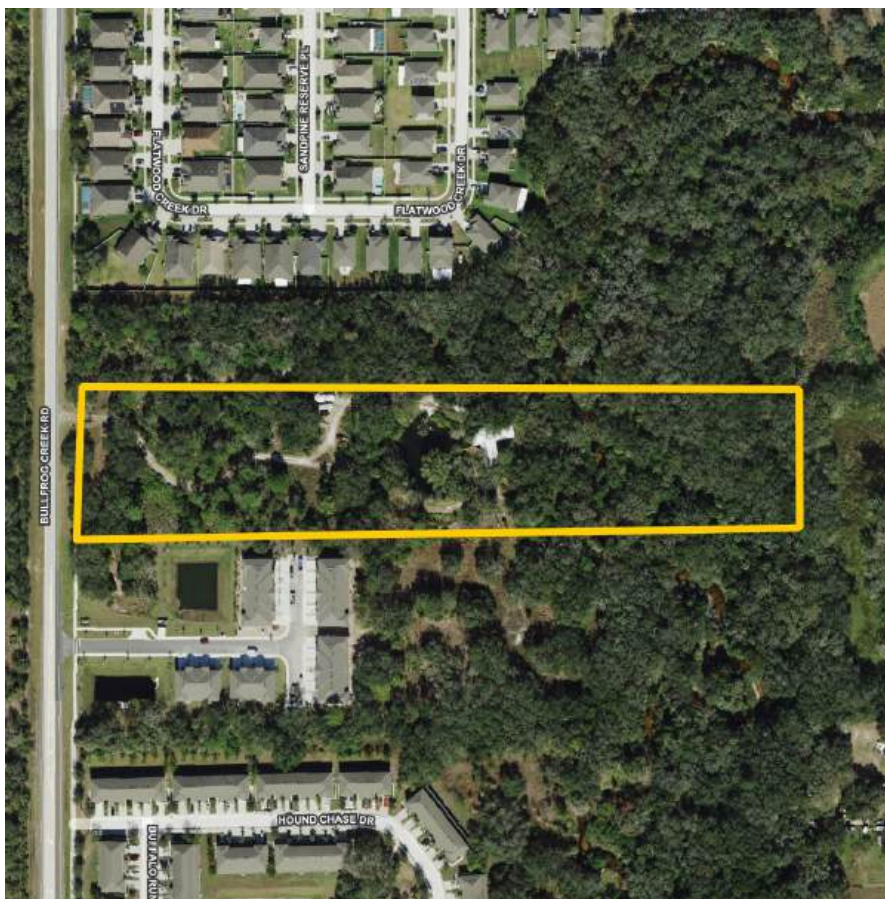
Abundant Growth Area



SMU-6 Land Use



Utilities at Property




Property Address	12730 Bullfrog Creek Road, Gibson, FL 33534	County	Hillsborough
Property Type	Development Land	Folio/Parcel ID	077479-1005
Size	8.081± Acres	STR	17-31-20
Zoning	AR	Utilities	6-inch Force Main and 8-inch Water Main at Site
Future Land Use	SMU-6	Road Frontage	277.19' on Bullfrog Creek Road
Price	\$850,000	Property Taxes	\$3,711.44 (2024)

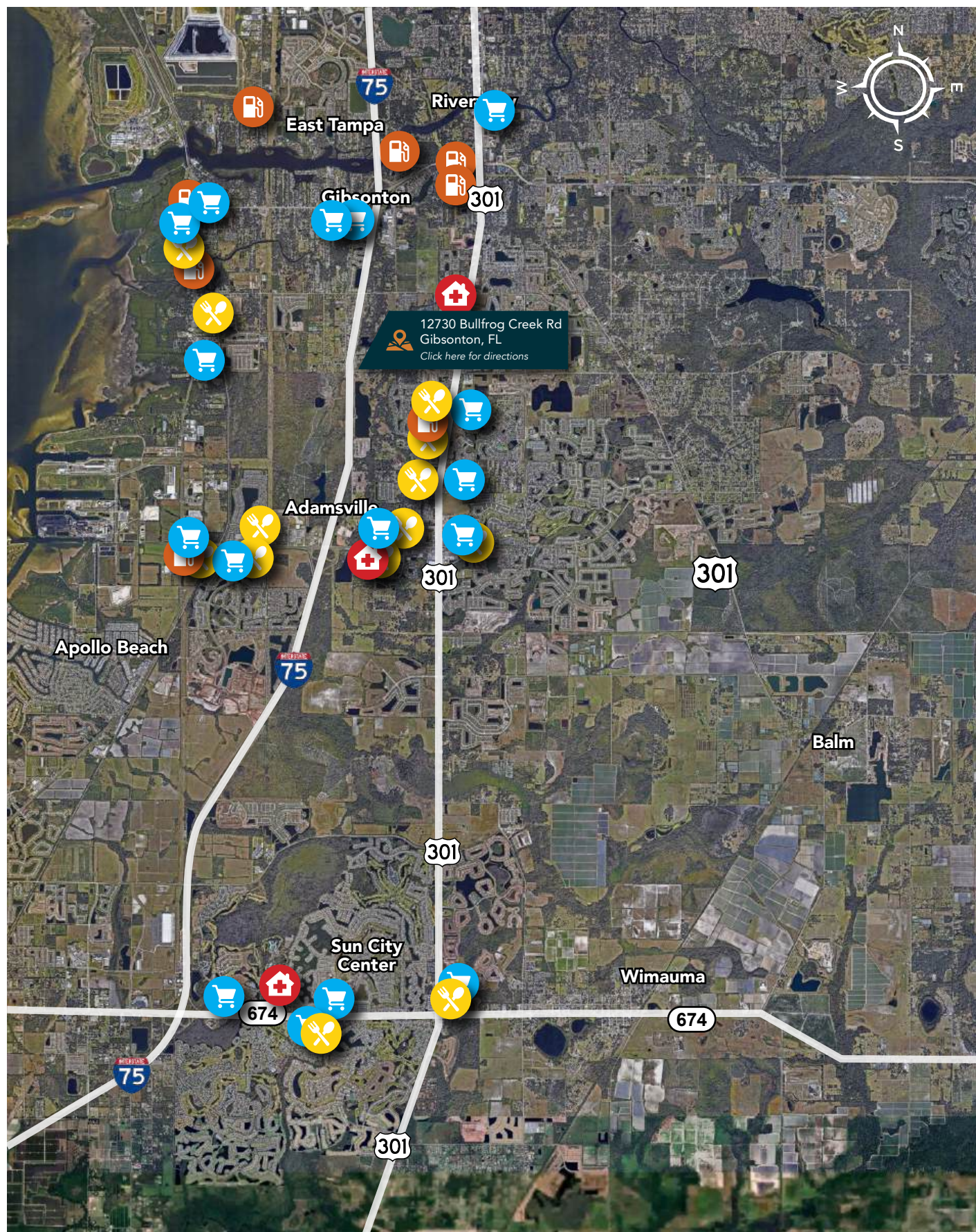
Market Map



Demographics

3 MILES	5 MILES	10 MILES
82,530 Population	167,869 Population	449,724 Population
 27,053 Households	 57,530 Households	 165,067 Households
 \$95,117 Median Household Income	 \$94,180 Median Household Income	 \$84,543 Median Household Income





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