

30 Acres Multifamily Riverview, Florida

Presented by

**BRODERICK & ASSOCIATES
INC.**

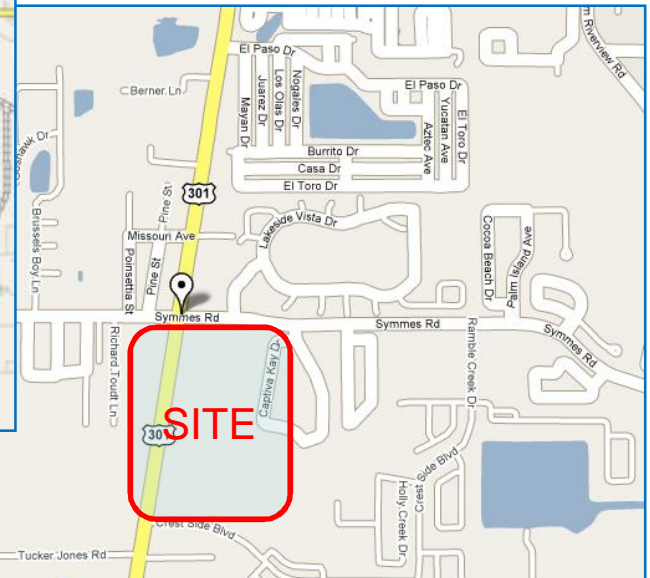
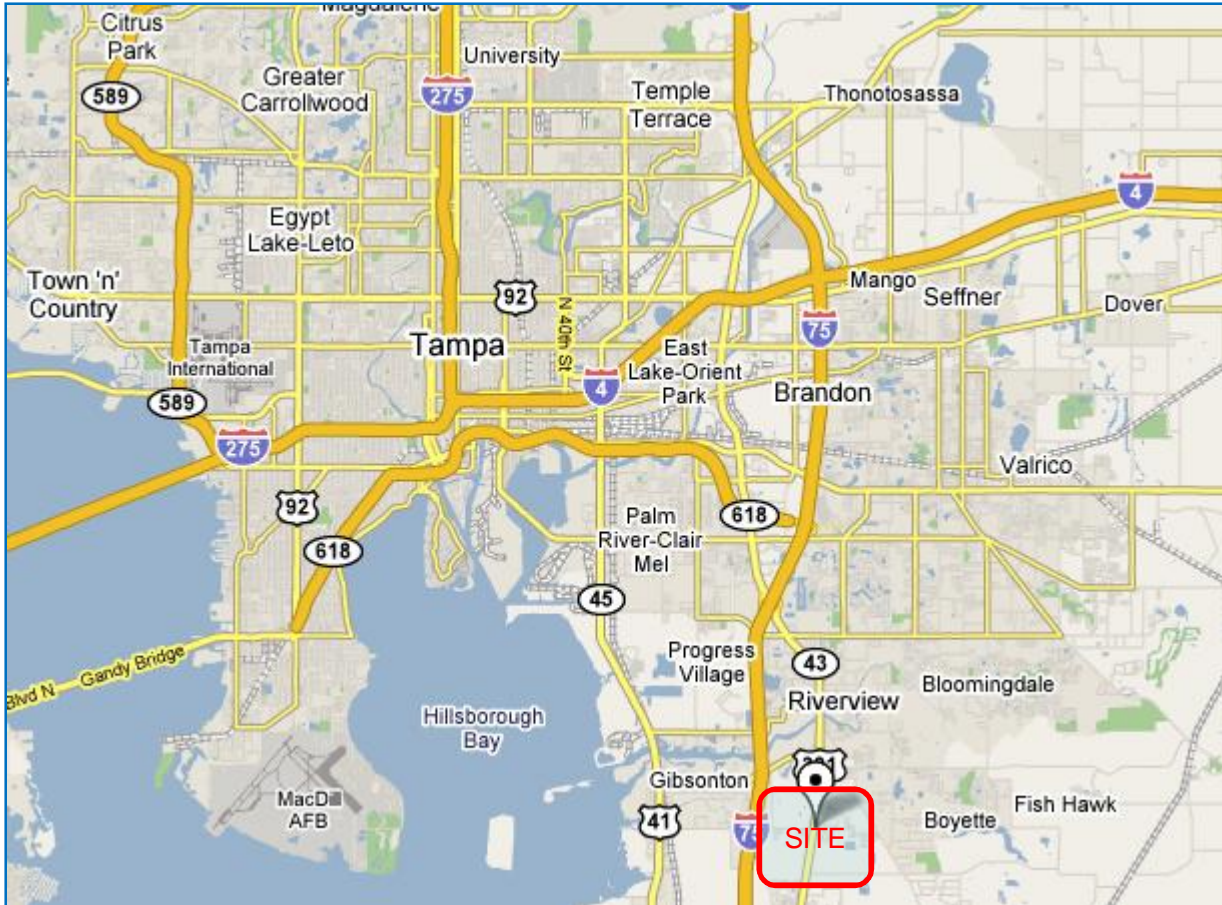
A Licensed Florida Real Estate Broker
General Contractor and Commercial Property Investments



Prepared by Robert Barber



Location Overview



Close proximity to Tampa, I-75, US 301

Highlights



- One block south of Symmes Rd. on East side of US301, Riverview, FL, Hillsborough County PIN: U-32-30-20-ZZZ-000003-07830.2 Folio No.: 0772390200
- Access: Via Crest Side Blvd (south side of parcel) and the commercial entrance off US301 (NW corner of parcel)
- 30.56 +/- Acres gross with 3.25 acres of delineated wetlands
- Land Use: Urban Mixed Use-20
- Zoning: PD (R-6) (entitled for up to 448 residential or multi-family units) The PD is part of a larger master planned Riverview Terrabrook development.
- Utilities: W/S Capacity available at US301 and Crest Side Blvd.
- Up to \$20 million in CDD bonds judicially approved - pending underwriting and floating.
- All concurrency vested for up to 448 units through March 15, 2008. Can be extended.
- Flood Zone: C
- Impact Fees per unit: -Roads \$1241.55 -Schools \$32.60 (2br), \$236.62 (3br) -Parks \$145.60 (2br), \$235.57 (3br) -Police N/A -Fire \$48.66 -Water Capacity \$875 -Water AGRF \$502.50 -Sewer capacity \$1260 -Sewer AGRF \$658 -Notes: 1. Regarding W&S, total of \$1299.60 per unit due at CO

Area Attributes



Area Attributes



Demographics

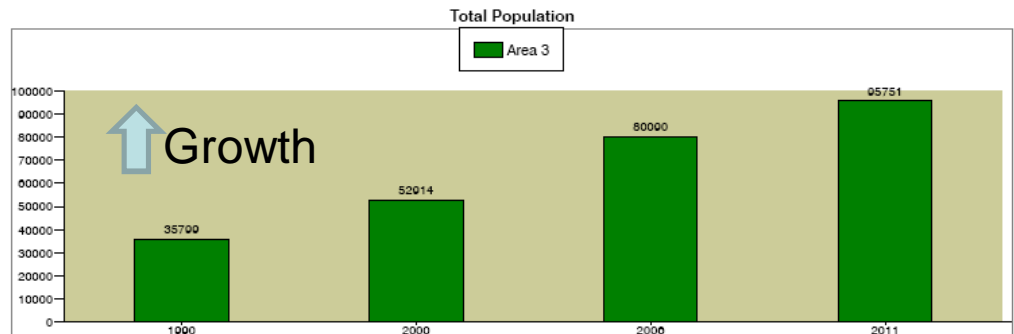
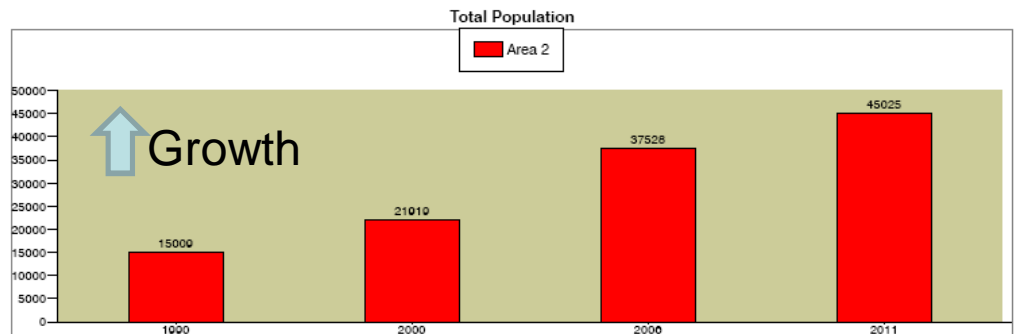
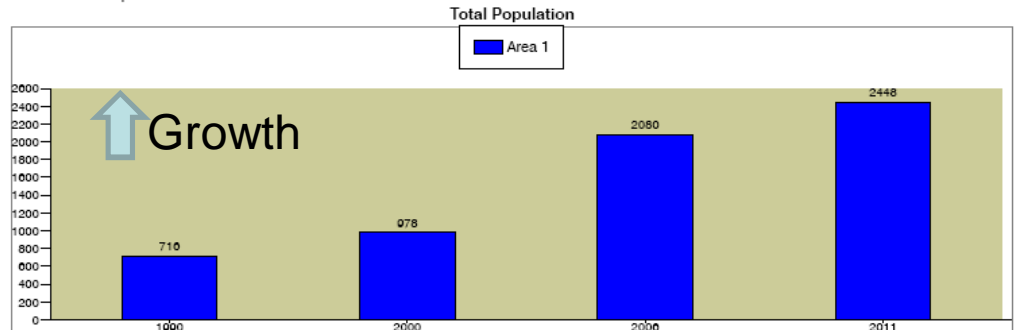
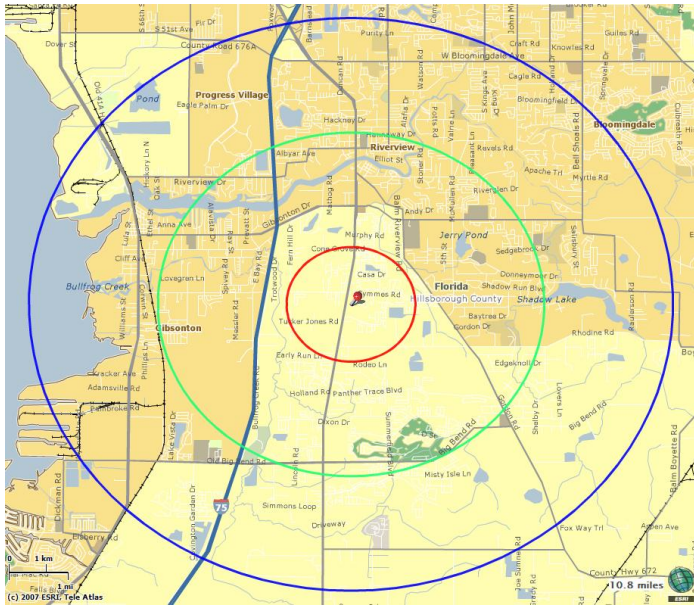


Latitude: 27.832116
Longitude: -82.327865

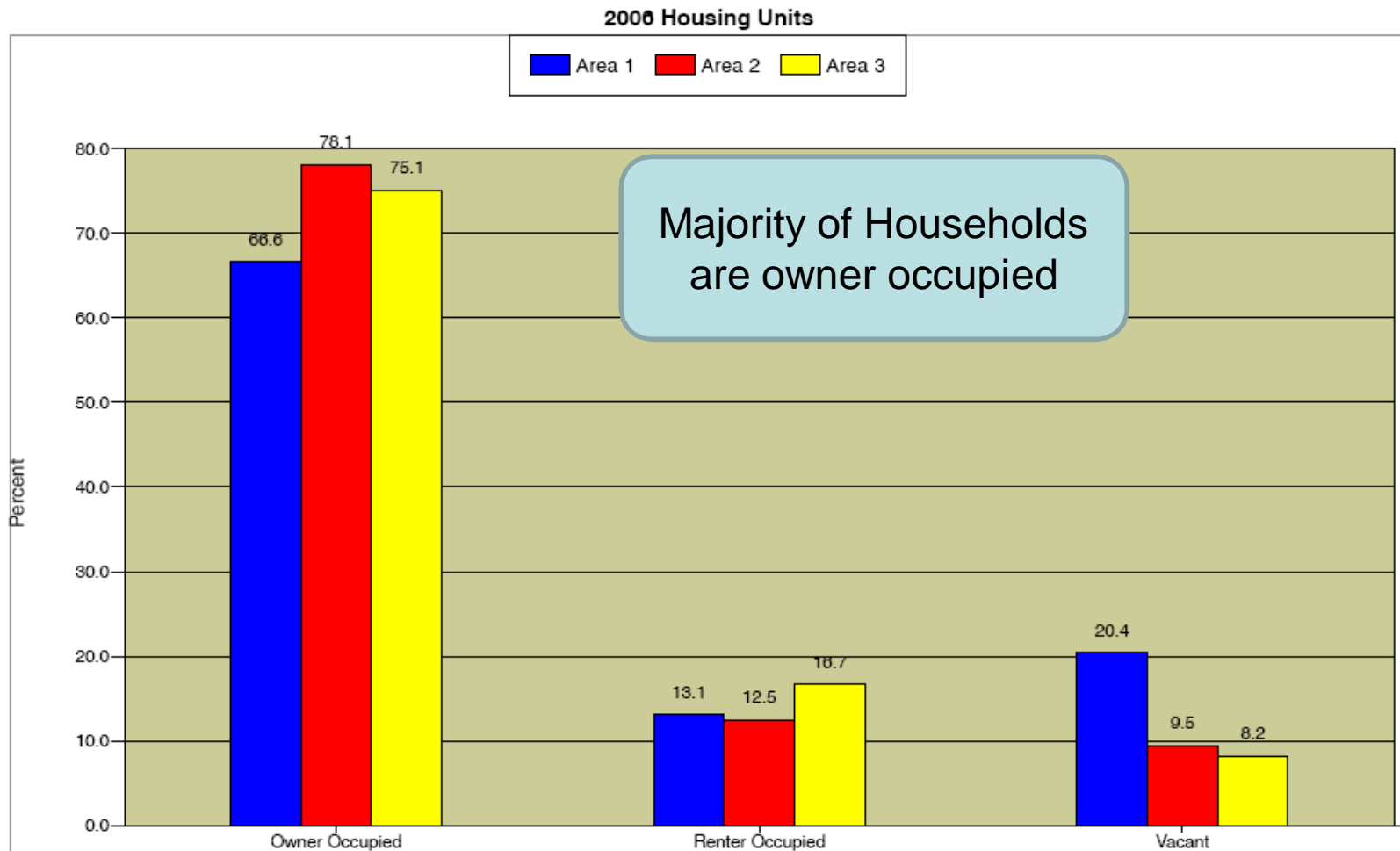
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2000 - 2006 Population Annual Rate
2006 - 2011 Population Annual Rate

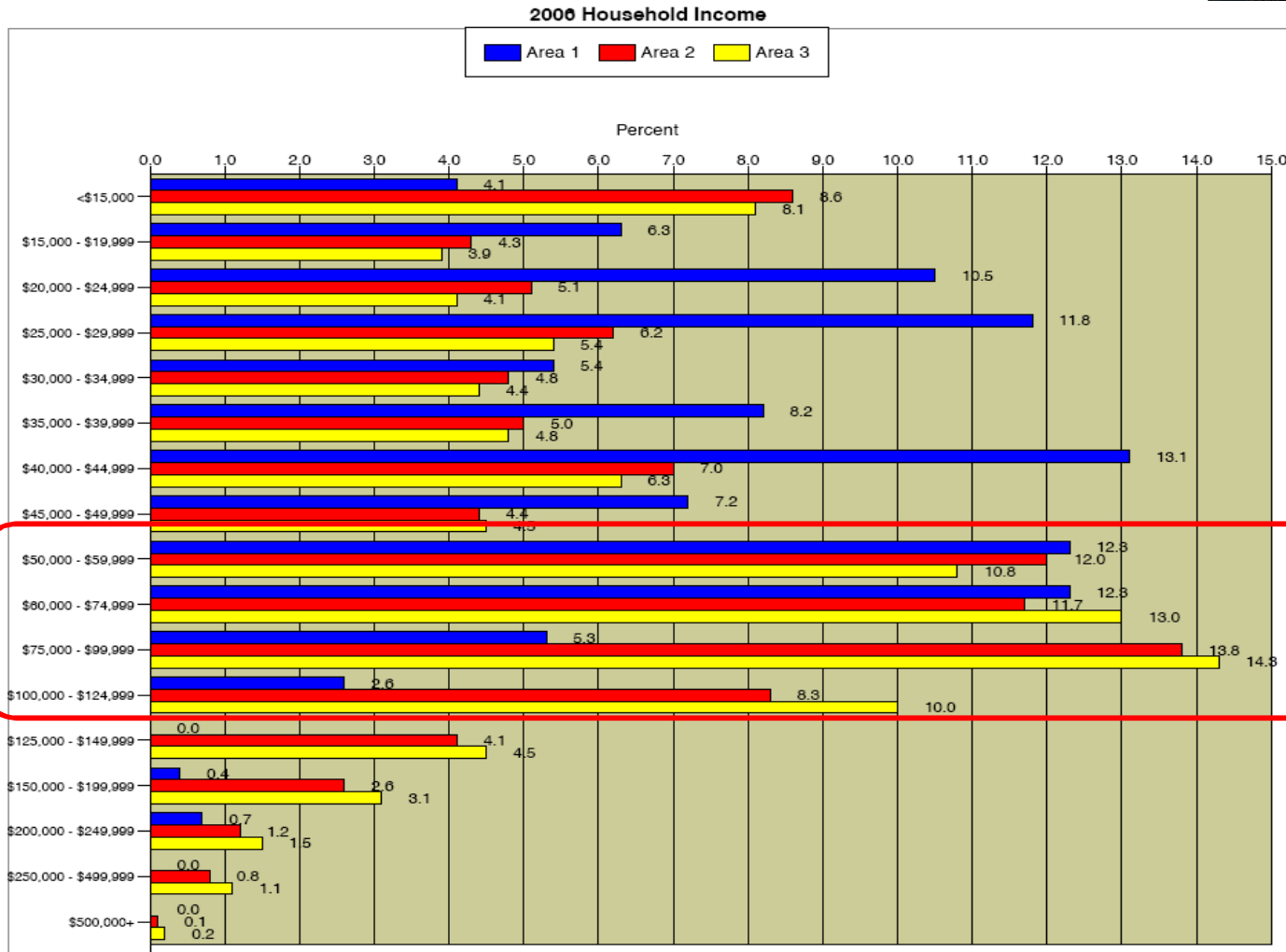
Radius: 1.0 mile	Radius: 3.0 mile	Radius: 5.0 mile
12.83%	8.98%	6.86%
3.31%	3.71%	3.64%



Demographics



Demographics



45% of Households in the 5 mile study area are between income levels of \$50,000 and \$125,000

Contact



Price \$10,000,000
Contact Roger Broderick, CCIM or Robert
Barber

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