

An aerial photograph of a residential development in S. Falkenburg. A multi-lane road curves through the center of the image. To the left of the road is a large, light-colored apartment building with a parking lot. To the right is another apartment complex. A yellow outline highlights a 3.68-acre commercial lot located south of the road, adjacent to a wooded area and a pond. The background shows a suburban neighborhood with houses and a marina.

**Fischbach**  
**LAND COMPANY**

**S. FALKENBURG  
COMMERCIAL  
3.68± ACRES**

# Property Overview

Prime opportunity for 3.68 acres of strategically located land zoned for Manufacturing and BPO uses. This property features 866+ feet of frontage on S. Falkenburg Road, with public utilities at the site. The PD zoning allows for up to 30,000 square feet of Manufacturing or BPO uses and has received formal approval from SWFWMD for mitigation of the wetlands on site. The zoning and location allow for a multitude of uses and is just around the corner from several established manufacturing businesses and excellent access to major transportation routes, just minutes from Highway 301 and I-75.



[FischbachLandCompany.com/SFalkenburgCommercial](https://www.FischbachLandCompany.com/SFalkenburgCommercial)

## Property Highlights



Zoned for Manufacturing  
& BPO Uses



Zoned for up to 30,000 SF

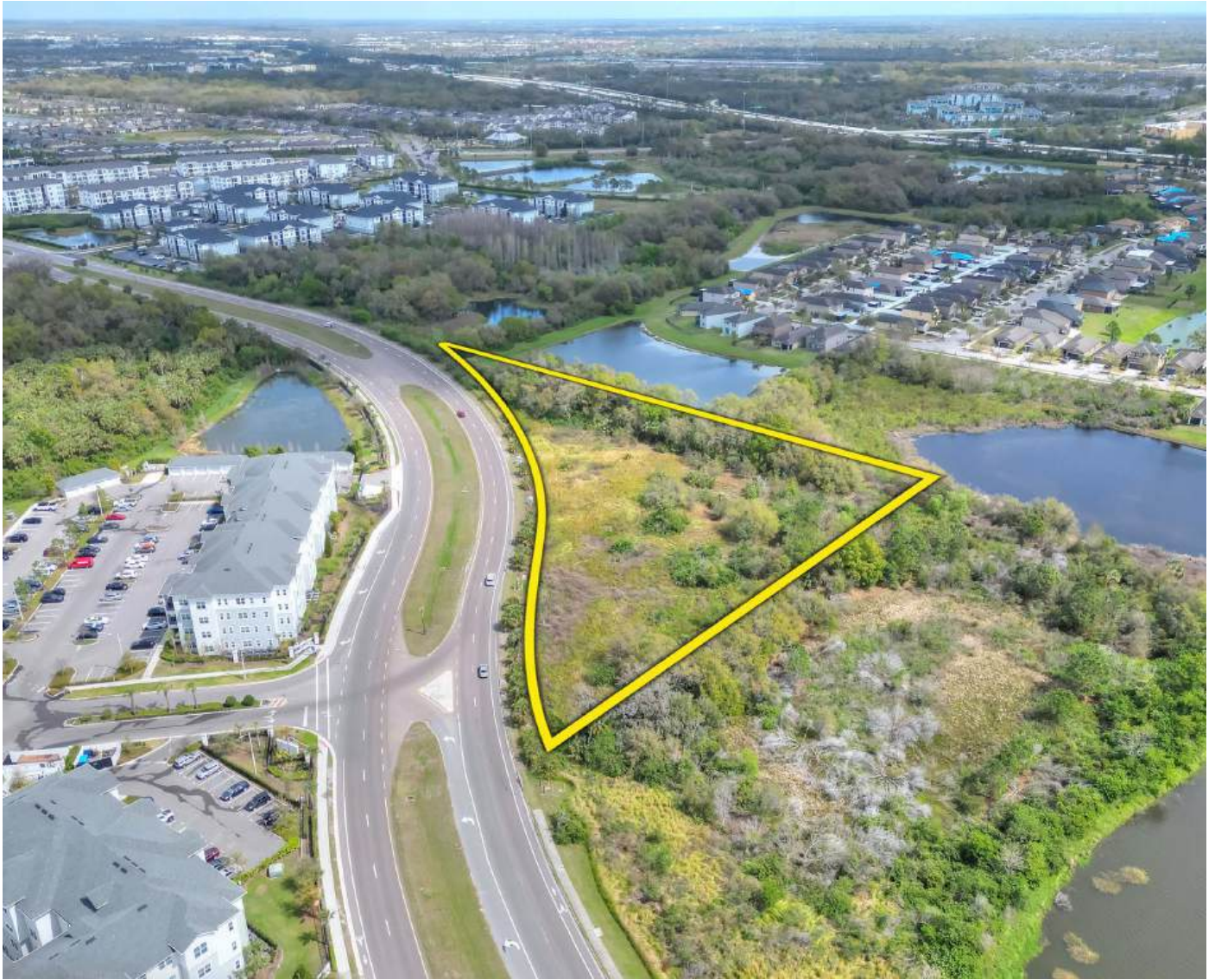


Minutes to US Hwy 301  
and I-75



<b>Price</b>	\$1,150,000	<b>County</b>	Hillsborough
<b>Property Address</b>	0 S. Falkenburg Road, Riverview, FL 33578	<b>Folio/Parcel ID</b>	049070-0100
<b>Property Type</b>	Commercial Land	<b>STR</b>	12-30-19
<b>Size</b>	3.68± Acres	<b>Utilities</b>	Hillsborough County
<b>Zoning</b>	PD 00-1099	<b>Road Frontage</b>	866.42 feet on S. Falkenburg Road
<b>Future Land Use</b>	CMU-12	<b>Property Taxes</b>	\$2,925.09 (2024)

# Zoning and Due Diligence



**PD Conditions**



**Survey**

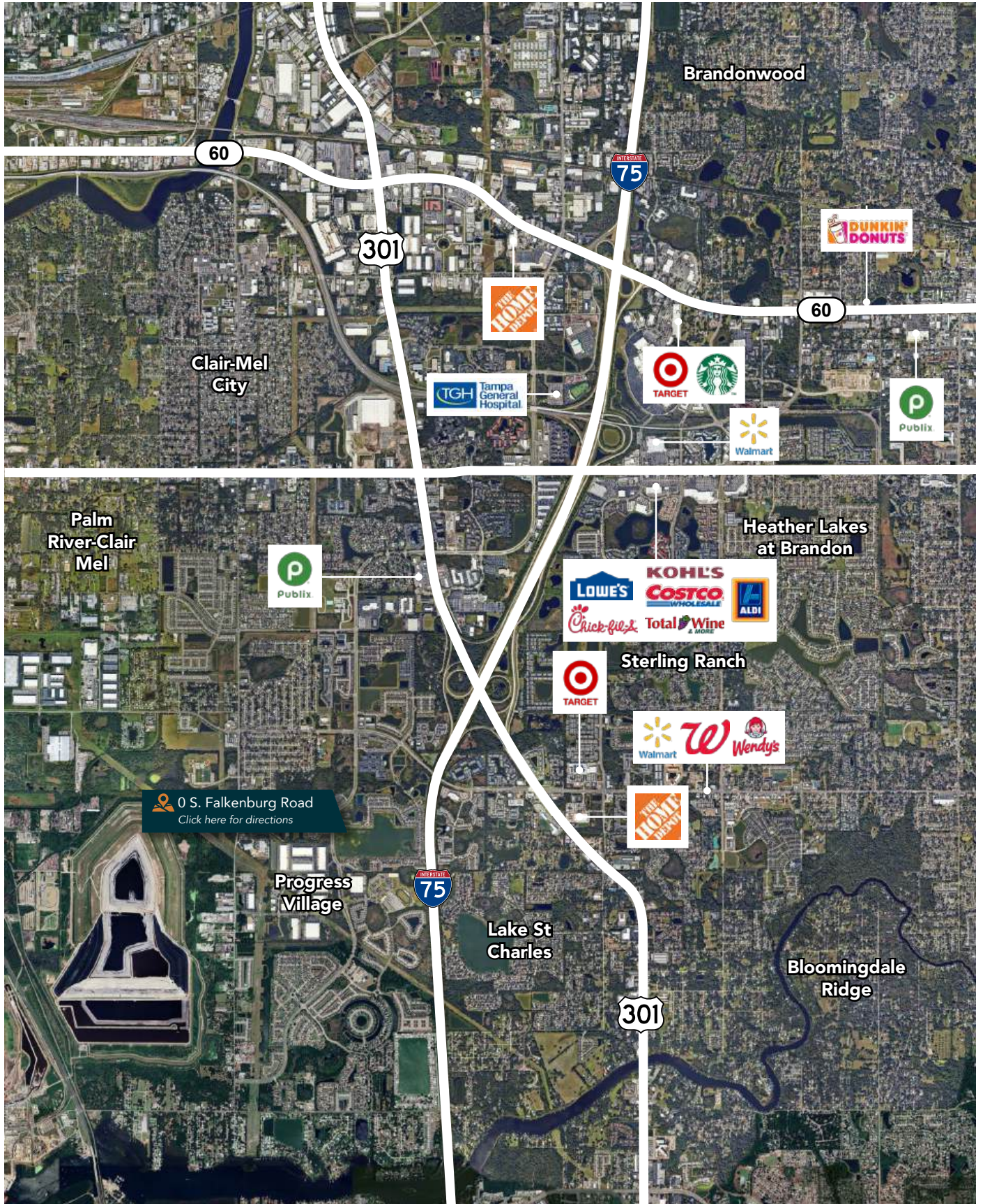


**Phase I**



**Water/Sewer Map**

# Market Map

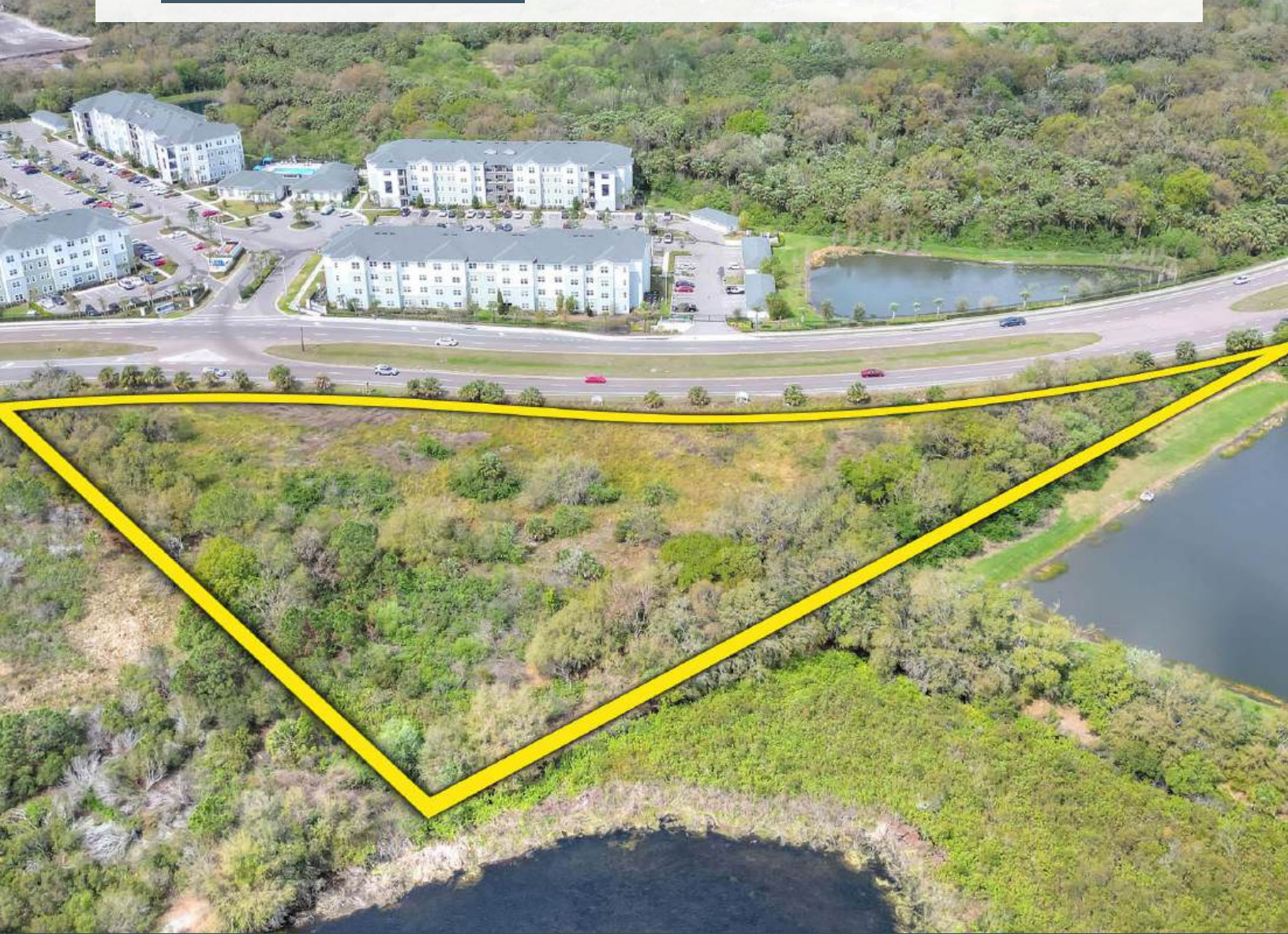


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