



Fischbach
LAND COMPANY

**REGIONAL LAND
OPPORTUNITY ON
I-75 CORRIDOR**

117± ACRES

Property Overview

Positioned at one of Tampa Bay's most dynamic growth corridors, this rare 117± acre offering lies at the high-visibility intersection of I-75 and Big Bend Road in Riverview, Hillsborough County. Its unmatched scale, access, and location make it an exceptional candidate for major sports, recreational, medical, educational, or community-based developments. Included within the property are **12 developable acres ready for up to 188 residential units or 50,000–75,000± square feet of non-residential use.**

Beyond its development opportunities, the land offers a park-like setting just minutes from the interstate yet remarkably private. A scenic 30± acre lake, Bullfrog Creek meandering through oak hammock preserves, and wide stretches of open pasture provide a rare balance of recreation, natural beauty, and long-term investment value.

As one of the last large acreage tracts available in Tampa's core growth corridor, and with significant residential and commercial expansion already underway nearby, this property represents a true crossroads of lifestyle and opportunity.



www.FischbachLandCompany.com/RegionalLandOpportunity

Property Highlights



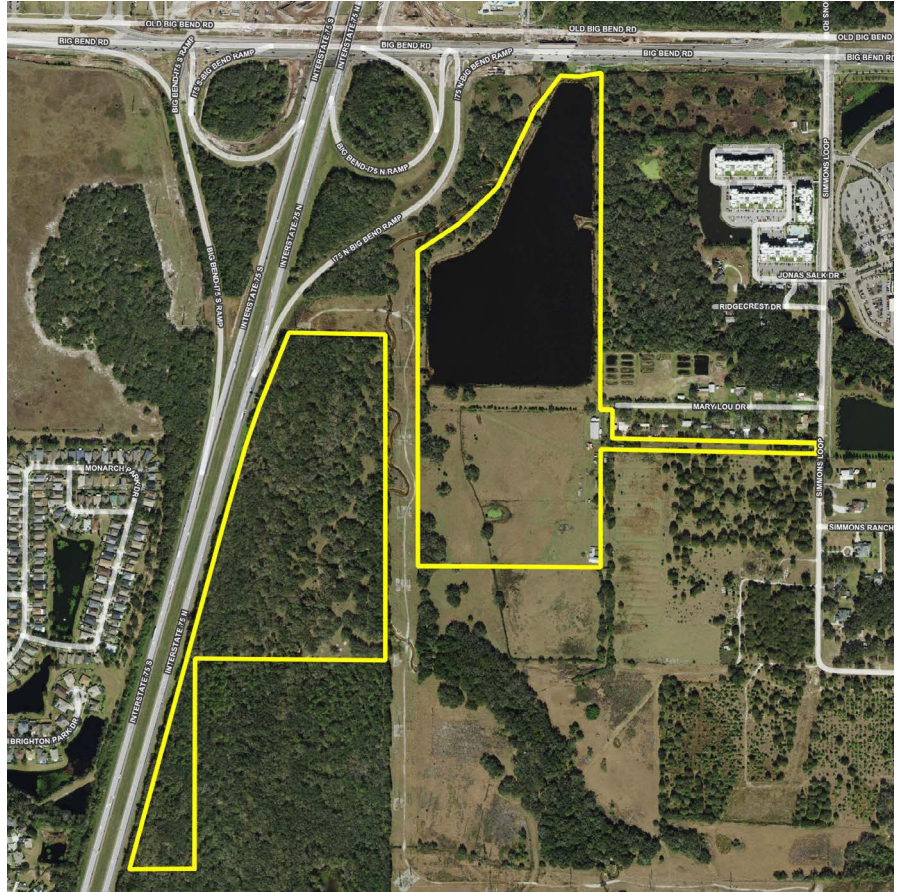
Immediate Access to I-75
Interchange



30± Acre Private Lake



SMU-6 and UMU-20
Future Land Use



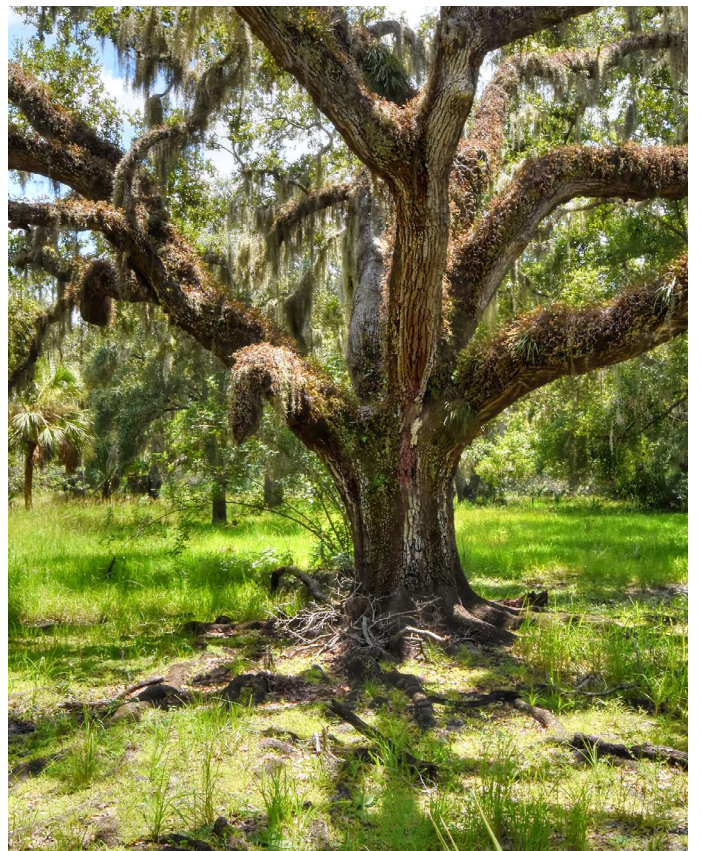
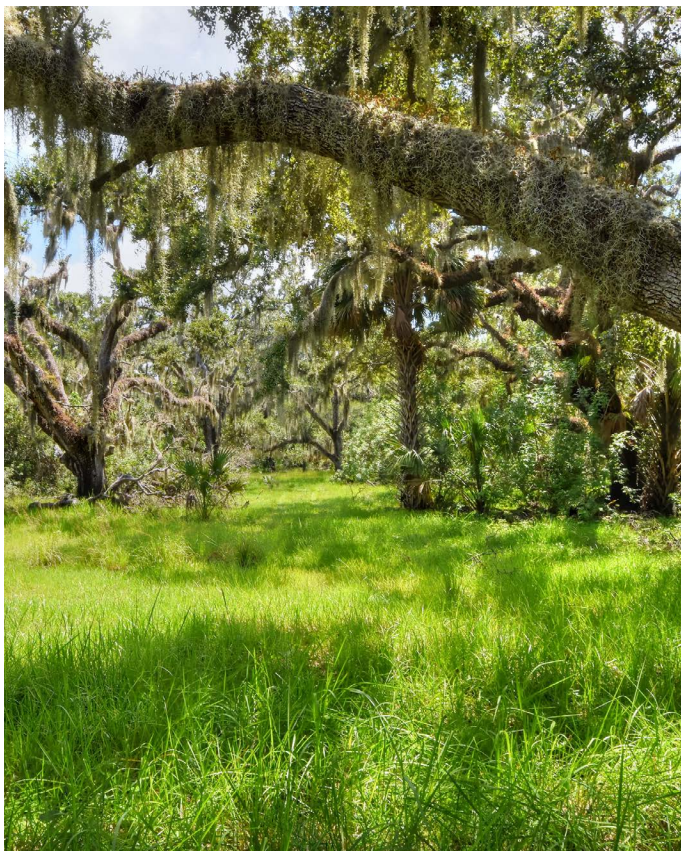
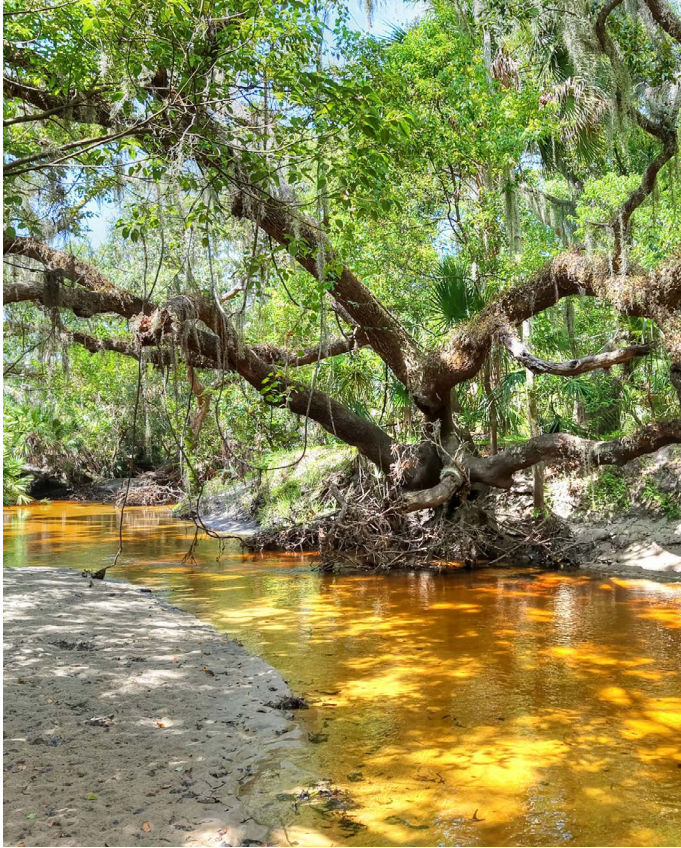
Price	\$4,675,000	County	Hillsborough
Property Address	6838 & 6810 Mary Lou Drive, Riverview, FL 33578	Folio/Parcel ID	077742-0000, 077745-0000, 051514-0000, 051514-5000, 051521-0200
Property Type	Recreational Land	STR	13-31-19
Size	117.8± Acres (12 Developable Acres)	Utilities	8-inch water main and 6-inch force main on Simmons Loop
Future Land Use	SMU-6 and UMU-20 (Up to 188 Unit or 50-75K SF)	Road Frontage	55' on Mary Lou Dr. & 65' on Simmons Loop

Photos





Photos





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917 S PARSONS AVENUE, BRANDON, FL 33511

PHONE: 813-540-1000



REED FISCHBACH | Broker
reed@fischbachlandcompany.com



BLAISE LELAULU, CCIM | Broker Associate
blaise@fischbachlandcompany.com