

US 301 & SAFFOLD ROAD DEVELOPMENT ACREAGE

Wimauma, FL • Hillsborough County

73.2 +/- ACRES



HIGH VISIBILITY ON US 301!

With new residential development and subdivisions nearby, this property is in the direct path of growth and well located in West Central Florida!



Parcel IDs:

- U-30-32-20-ZZZ-000003-26500.0
- U-30-32-20-ZZZ-000003-26340.0
- U-19-32-20-ZZZ-000003-23780.0

Driving Directions:

- From Sun City Center, go east on SR 674 to US 301
- Go south on US 301 for 2.5 miles to the property on the east side of US 301

- 2.5 +/- Miles to Sun City
- 5 +/- Miles to I-75
- 21 +/- Miles to Palmetto
- 22 +/- Miles to Bradenton
- 24 +/- Miles to Brandon
- 26 +/- Miles to Amalie Arena
- 29 +/- Miles to Tampa
- 31 +/- Miles to Anna Maria Island
- 33 +/- Miles to Raymond James Stadium
- 36 +/- Miles to Tropicana Field

Demographics 5-10-15 Miles

Drive Times 15-30-45 Min.



Demographics 5-10-15 Miles			
2015	5 Miles	10 Miles	15 Miles
Population	38,449	128,570	276,239
Households	17,387	48,753	101,993
Median Income	\$40,187	\$52,208	\$55,456

Less than 1 Mile to Vista Palm - New Lennar Development to the North on US 301

1.5 Miles to the Upscale & Gated Development Toscana to the east on Saffold Road

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This is an outstanding residential development tract with extensive road frontage on two roads, including US 301. There is new development and subdivisions nearby. This property is in the direct path of growth and well located in West Central Florida.

Acreage: 73.2 +/- acres

Sale Price: \$3,294,000

Price per Acre: \$45,000

Permitted Lots: 146

Price per Lot: \$22,561.64

Site Address: US 301 & Saffold Road, Wimauma, FL 33598

County: Hillsborough

Nearest Intersection:

- US 301 & Saffold Road border the property
- US 301 & SR 674 is 2.5 miles away

Road Frontage:

- 1,155 +/- feet on US 301
- 1,975 +/- feet on Saffold Road

Utilities & Water:

- Hillsborough County water is located at US 301 (east side) & S. Pebble Beach Blvd. (4,900 +/- feet)
- Sewer force main is on the west side of US 301 (2,700 +/- feet to the north)

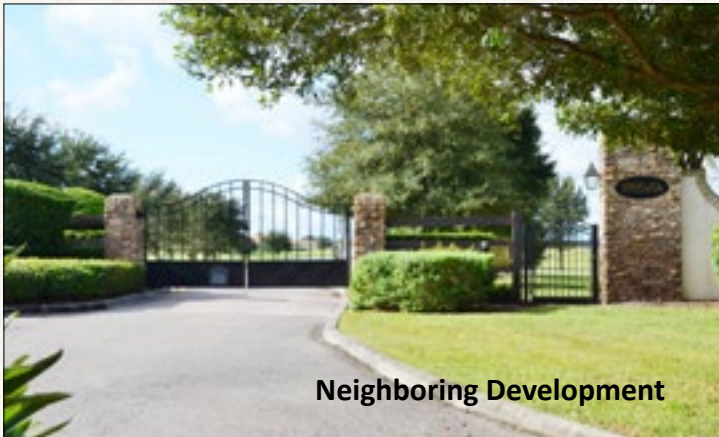
Planning/Permits:

- Up to 2 dwelling units per gross acre, provided that the development is clustered at a minimum of 3.5 dwelling units per net acre on at least 10 acres
- Clustering is required to obtain maximum gross density of 2 dwelling units per acre

Zoning/FLU: WVR2

Uplands/Wetlands: 70.9 +/- acres of upland (97%)

Taxes: \$611.25 (2015)



US 301



US 301 & Saffold Road



Saffold Road

For additional maps and details, go to:
www.SaundersRealEstate.com/US301Development

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Points of Interest and Area Entertainment



Beaches



Raymond James Stadium • Tampa, Florida

Photo Courtesy of Google Street View



Golf



Fishing



Tropicana Field • St. Petersburg, FL

Photo Courtesy of Google Street View

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