



FOR SALE | LAND

MEDICAL OFFICE/OFFICE DEVELOPMENT

# U.S. Hwy 301 Development Land

11005 S 301 Hwy, Riverview, FL 33578

**Michael Saunders & Company**



Licensed Real Estate Broker

1605 Main Street Suite 500 | Sarasota, FL |  
941.957.3730 | MSCcommercial.com

PRESENTED BY:

**BEN GRAHAM**

Senior Commercial Advisor  
941.928.1546

[bengraham@michaelsaunders.com](mailto:bengraham@michaelsaunders.com)

## U.S. HWY 301 DEVELOPMENT LAND LAND

11005 S 301 HWY, RIVERVIEW, FL



### OFFERING SUMMARY

Sale Price:	\$1,490,000
Lot Size:	1.85 Acres
Zoning:	PD
Market:	East Tampa
Submarket:	Riverview
Traffic Count (AADT):	54,500
Price / SF:	\$18.49

### PROPERTY OVERVIEW

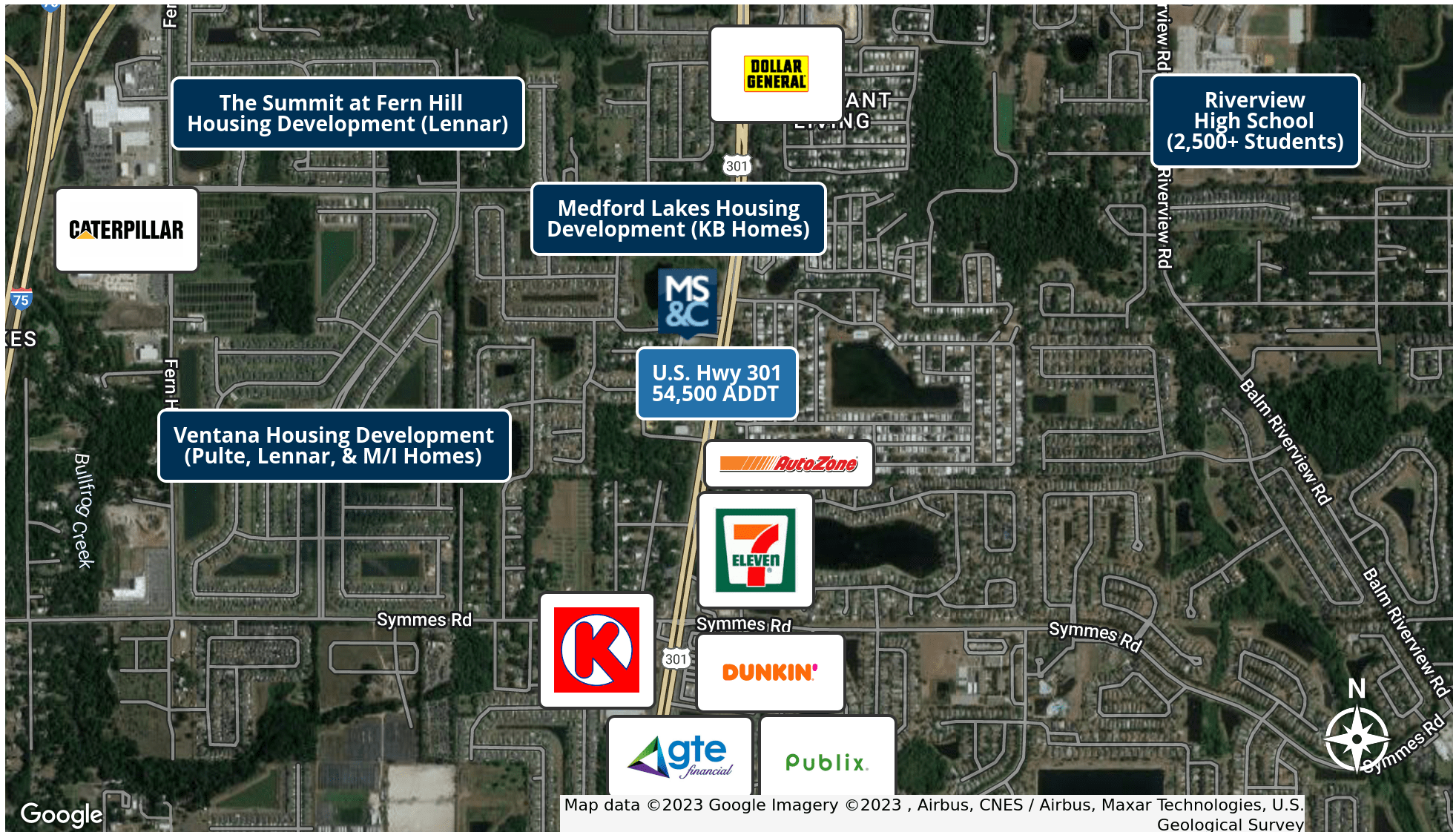
Well located, improved land on busy Hwy 301 in Hillsborough County. All Horizontal Engineering has been completed. Medical Office Development or General Office is permitted up to a 14,000 SF building.

### PROPERTY HIGHLIGHTS

- Call to Discuss

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SURVEYOR'S NOTE:  
ELEVATIONS SHOWN HEREIN ARE BASED ON HILLSBOROUGH COUNTY  
BENCHMARK #10-100 WITH A PUBLISHED ELEVATION OF 29.27  
OF THE NORTH AMERICAN VERTICAL DATUM DATED 1988.

**LEGAL DESCRIPTION:**  
THAT PART OF THE NORTH 1/2 OF THE NORTH 1/2 OF THE NORTHEAST 1/4  
OF THE SOUTHWEST 1/4 LYING WEST OF U.S. HIGHWAY 301, LESS THE  
NORTH 50 FEET OF THE WEST 80 FEET AND LESS RIVERVIEW ESTATES  
CONDOMINIUM, RECORDED IN CONDOMINIUM PLAT BOOK 9, PAGE 35, AS  
DESCRIBED IN OFFICIAL RECORDS BOOK 4819, PAGE 147, ALL IN SECTION  
29, TOWNSHIP 30 SOUTH, RANGE 20 EAST, ALL OF THE PUBLIC RECORDS  
OF HILLSBOROUGH COUNTY, FLORIDA.

PROPERTY ADDRESS: 11005 SOUTH 301 HIGHWAY - RIVERVIEW, FLORIDA 33578

<p><b>LEGAL DESCRIPTION:</b> SEE ABOVE</p>		<p><b>CERTIFIED TO:</b> FOR PROPERTIES OF SARASOTA, LLC, A (DECLANDER 17)</p>	
<p><b>CLIENT:</b> SARASOTA, LLC <b>DATE:</b> 10/1/2024 <b>APPROVED BY:</b> [Signature] <b>CONDUCTED BY:</b> [Signature] <b>DATE:</b> 10/1/2024 <b>REVISION:</b> 01</p>		<p><b>CLIENT:</b> SARASOTA, LLC <b>DATE:</b> 10/1/2024 <b>APPROVED BY:</b> [Signature] <b>CONDUCTED BY:</b> [Signature] <b>DATE:</b> 10/1/2024 <b>REVISION:</b> 01</p>	

GRAPHIC SCALE 1" = 30'

S.S.L. = BOUNDARY SETBACK LINE



Survey

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Zoning Map (Zoned PD - Planned Development)





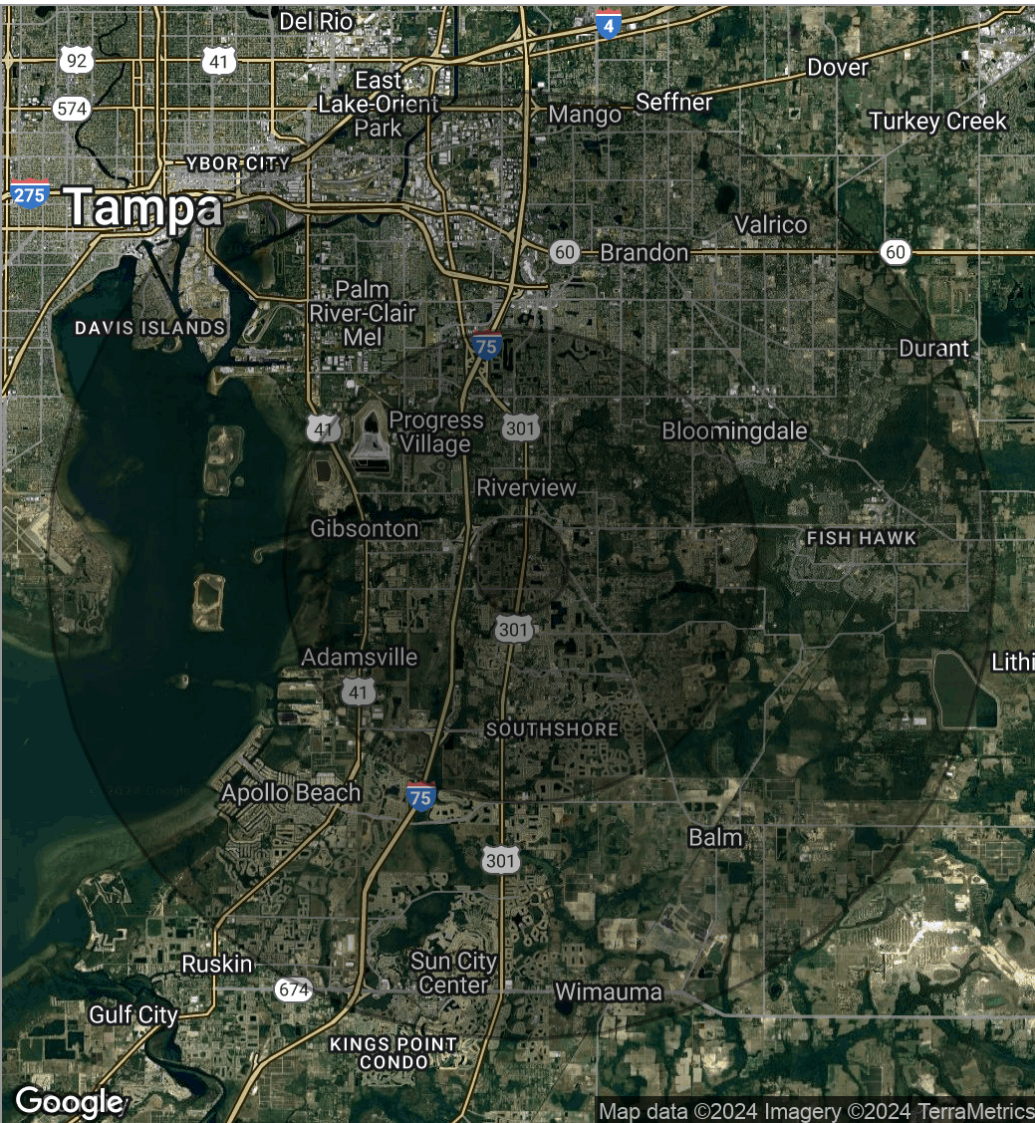
**U.S. HWY 301 DEVELOPMENT LAND  
LAND**

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## U.S. HWY 301 DEVELOPMENT LAND LAND

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POPULATION	1 MILE	5 MILES	10 MILES
Total population	5,460	121,106	354,920
Median age	35.6	34.7	37.0
Median age (male)	35.5	34.4	36.1
Median age (Female)	35.8	35.2	37.8
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	2,056	44,282	130,472
# of persons per HH	2.7	2.7	2.7
Average HH income	\$63,641	\$70,537	\$71,649
Average house value	\$290,551	\$237,006	\$241,964

\* Demographic data derived from 2020 ACS - US Census



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### BEN GRAHAM

Senior Commercial Advisor

[bengraham@michaelsaunders.com](mailto:bengraham@michaelsaunders.com)

**Direct:** 941.928.1546 | **Cell:** 941.928.1546

### PROFESSIONAL BACKGROUND

As a United States Marine, Ben, learned the value of honor, courage and commitment early in life and these core values have translated into all aspects of his business career. His passion for client care and providing the highest levels of service create a genuine trust in his relationships that go beyond simply “doing the deal”.

In addition to his service in the military, Ben has enjoyed positions and excelled in several of Sarasota’s top firms. The Ritz Carlton, PGA Fed-Ex Tour Sponsorship sales and SRQ Magazine are where he learned and polished the fundamentals of customer service and the art of the sale. His easy going yet professional approach to the clientele he works with creates a sense of confidence that translates into continued business and a mutually beneficial relationship.

Travel, friends, volunteering, golf, beaches and musical entertainment are a few of his favorite pastimes.

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,  
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