

LAND FOR SALE

# RIVER CREEK ESTATES

## PUD

3013 SAFFOLD RD

Wimauma, FL 33598

PRESENTED BY:

BO JAHNA

O: 863.800.0332 | C: 863.557.0320

bojahna@svn.com

CLAY TAYLOR, ALC

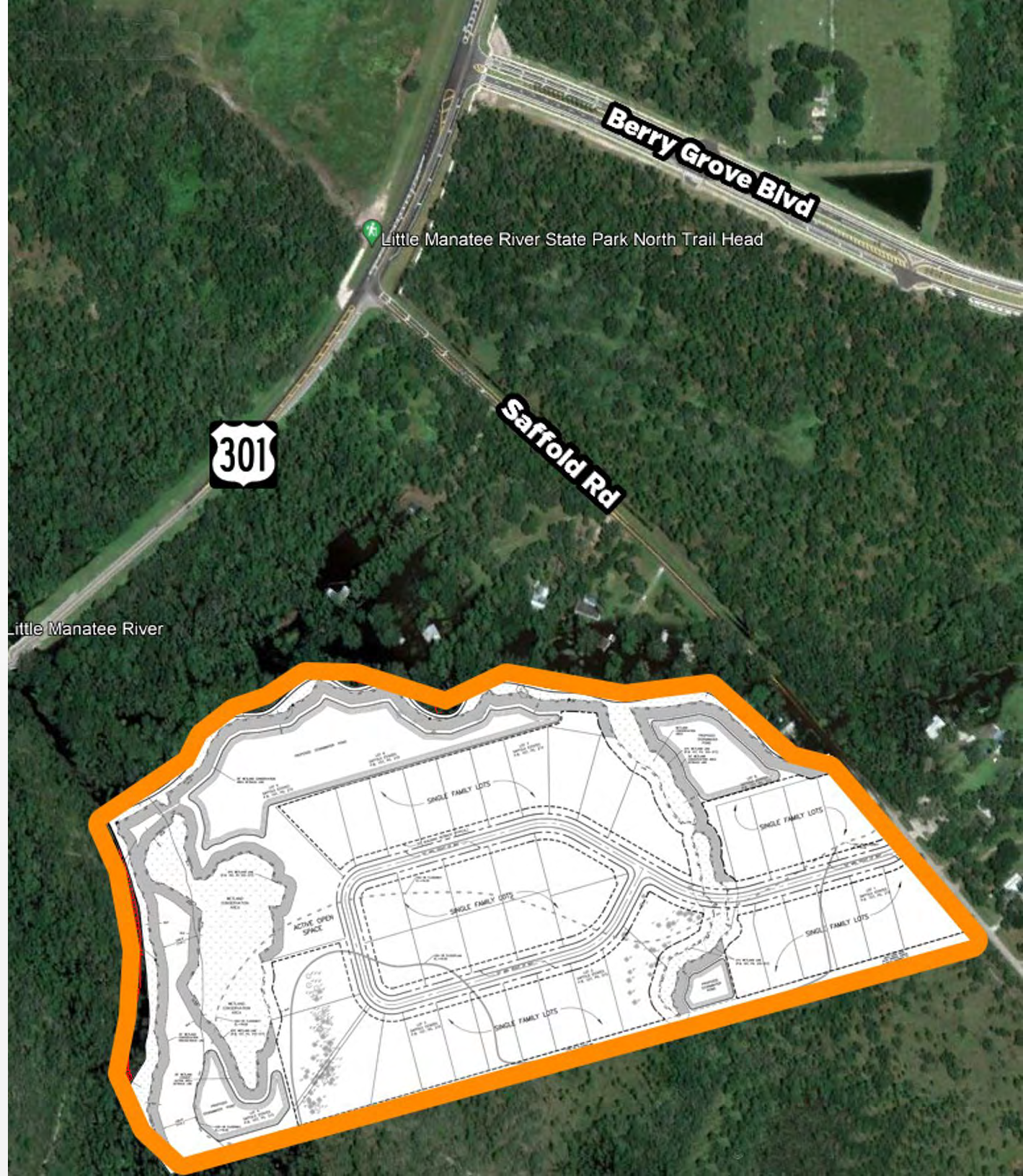
O: 863.774.3532 | C: 863.224.0835

clay.taylor@svn.com

DAVID HITCHCOCK ALC, CCIM

O: 863.272.7155 | C: 863.557.0082

david.hitchcock@svn.com











<b>SALE PRICE</b>	<b>\$1,400,000</b>
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### OFFERING SUMMARY

<b>ACREAGE:</b>	55.36 Acres
<b>PRICE / ACRE:</b>	\$25,289
<b>CITY:</b>	Wimauma
<b>COUNTY:</b>	Hillsborough
<b>PROPERTY TYPE:</b>	Land: Residential Development

### PROPERTY OVERVIEW

Rivercreek Estates is a PUD and 55.36 ± acres permitted to accommodate 42 lots. This partially cleared land provides mature trees and is perfectly located between US 301 and I-75. Rivercreek Estates is within walking distance of Little Manatee River State Park and Canoe Outpost and is under 3 miles away from multiple large housing communities like Golf Villas, Greenbriar, Wedgewood, Egret Point, Club Manor, and many more. This property offers many features adding value to future home buyers.



## SPECIFICATIONS & FEATURES

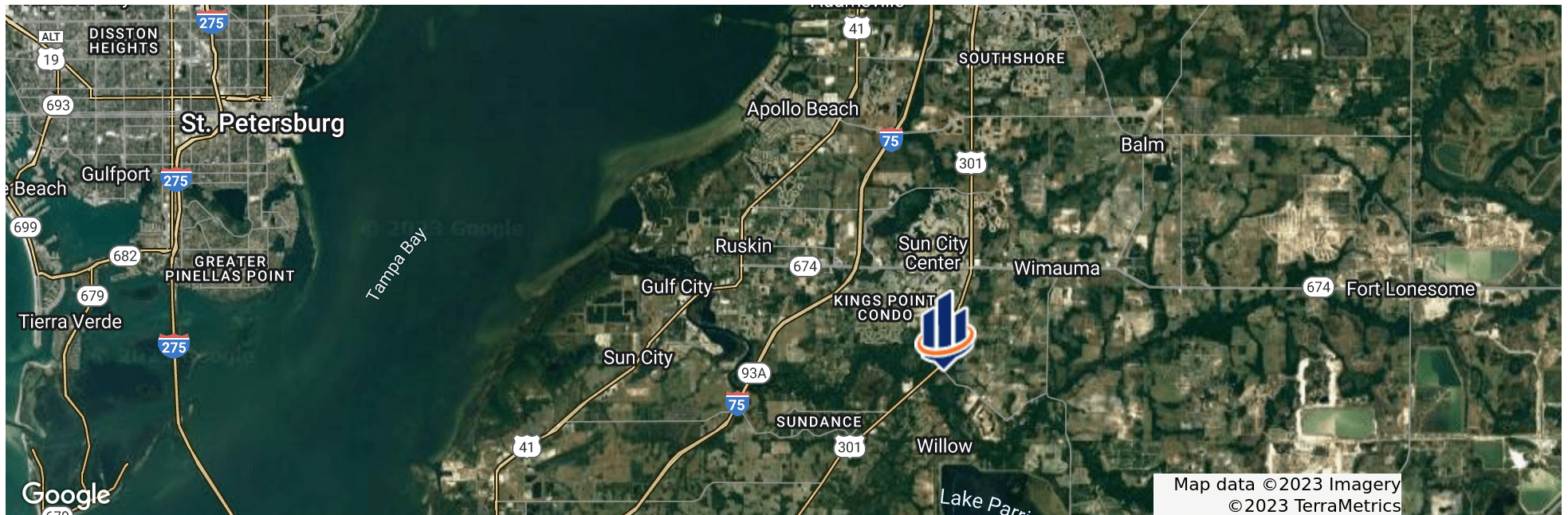
<b>LAND TYPES:</b>	Residential Development
<b>UPLANDS / WETLANDS:</b>	5.97 Acres of wetlands
<b>TAXES &amp; TAX YEAR:</b>	\$201.99 - 2022
<b>ZONING / FLU:</b>	PUD
<b>LAKE FRONTAGE / WATER FEATURES:</b>	Frontage on Little Manatee River and Dug Creek
<b>ROAD FRONTAGE:</b>	Frontage on Saffold Rd. 550 ft from US 301
<b>NEAREST POINT OF INTEREST:</b>	Walking distance to Little Manatee River State Park and Canoe Outpost. Under 3 miles to multiple large housing communities such as Golf Villas, Greenbriar, Wedgewood, Egret Point, Club Manor and many more.
<b>FENCING:</b>	Property is currently fenced for cattle
<b>CURRENT USE:</b>	8 lots for estate-style lots. Cattle operation
<b>POTENTIAL RECREATIONAL / ALT USES:</b>	Potential for up to 42 units.
<b>UTILITIES &amp; WATER SOURCE:</b>	Electric to property. Water and sewer could be connected through the property's northern neighbor. There is an open line of communication.
<b>PLANNING AND / OR PERMITS:</b>	Planned Unit Development
<b>PERMITTED LOTS:</b>	42 lots
<b>PRICE PER LOT:</b>	\$33,333 per lot
<b>AVERAGE LOT SIZE:</b>	See concept plan



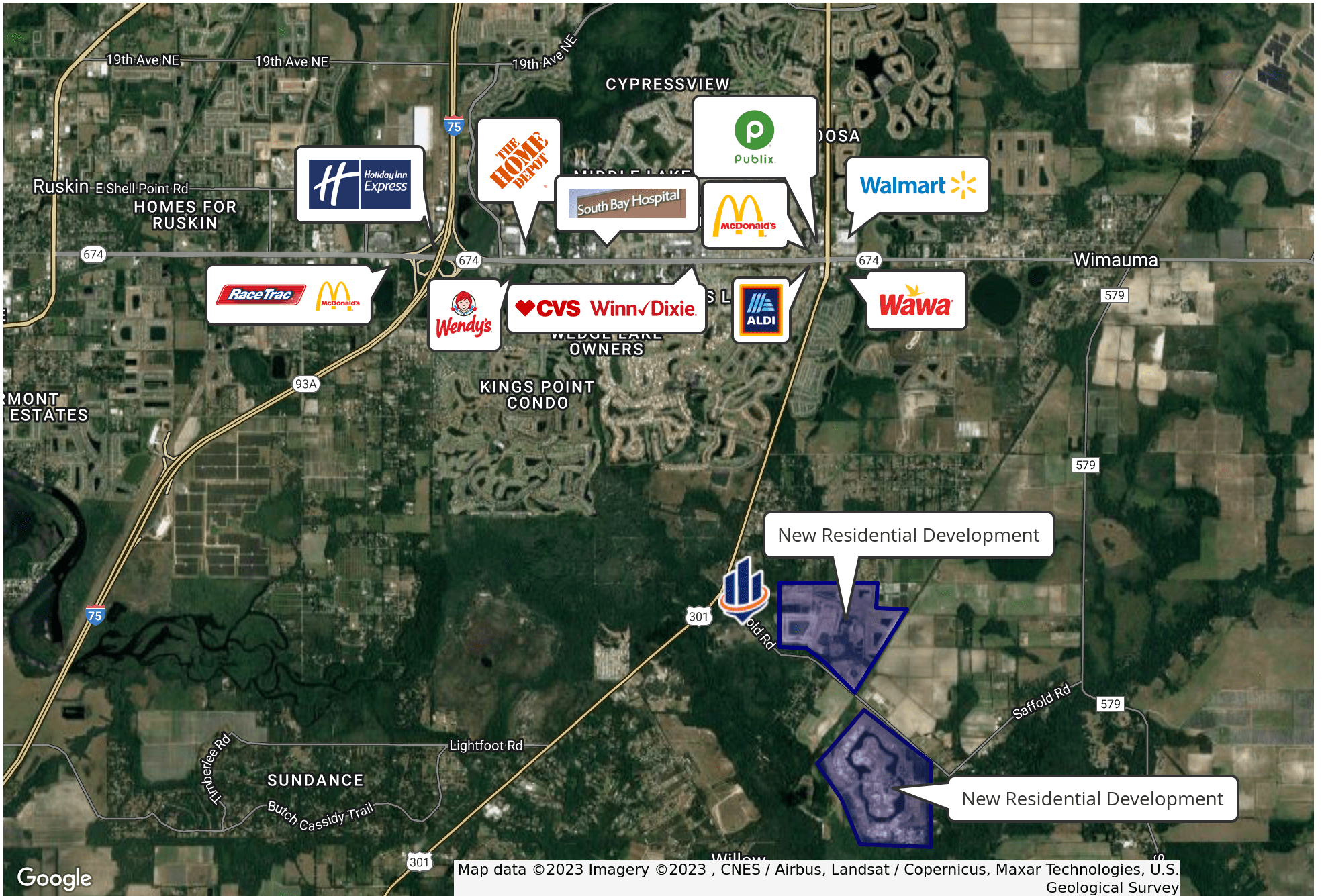


## LOCATION & DRIVING DIRECTIONS

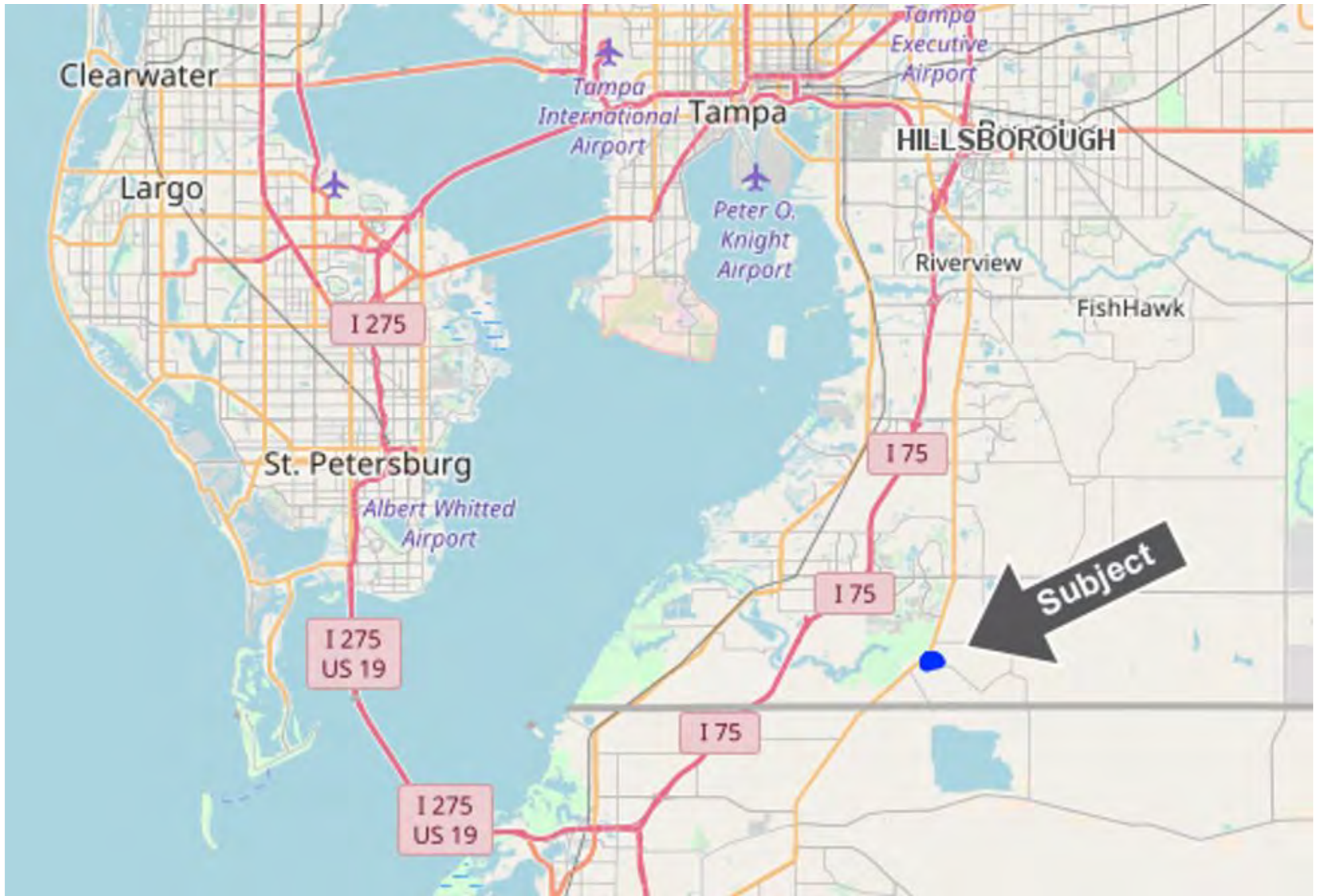
<b>PARCEL:</b>	U-30-32-20-89Q-000000-00001.0 and many more
<b>GPS:</b>	27.67065, -82.345784
<b>DRIVING DIRECTIONS:</b>	Call Bo Jahna
<b>SHOWING INSTRUCTIONS:</b>	Call Bo Jahna



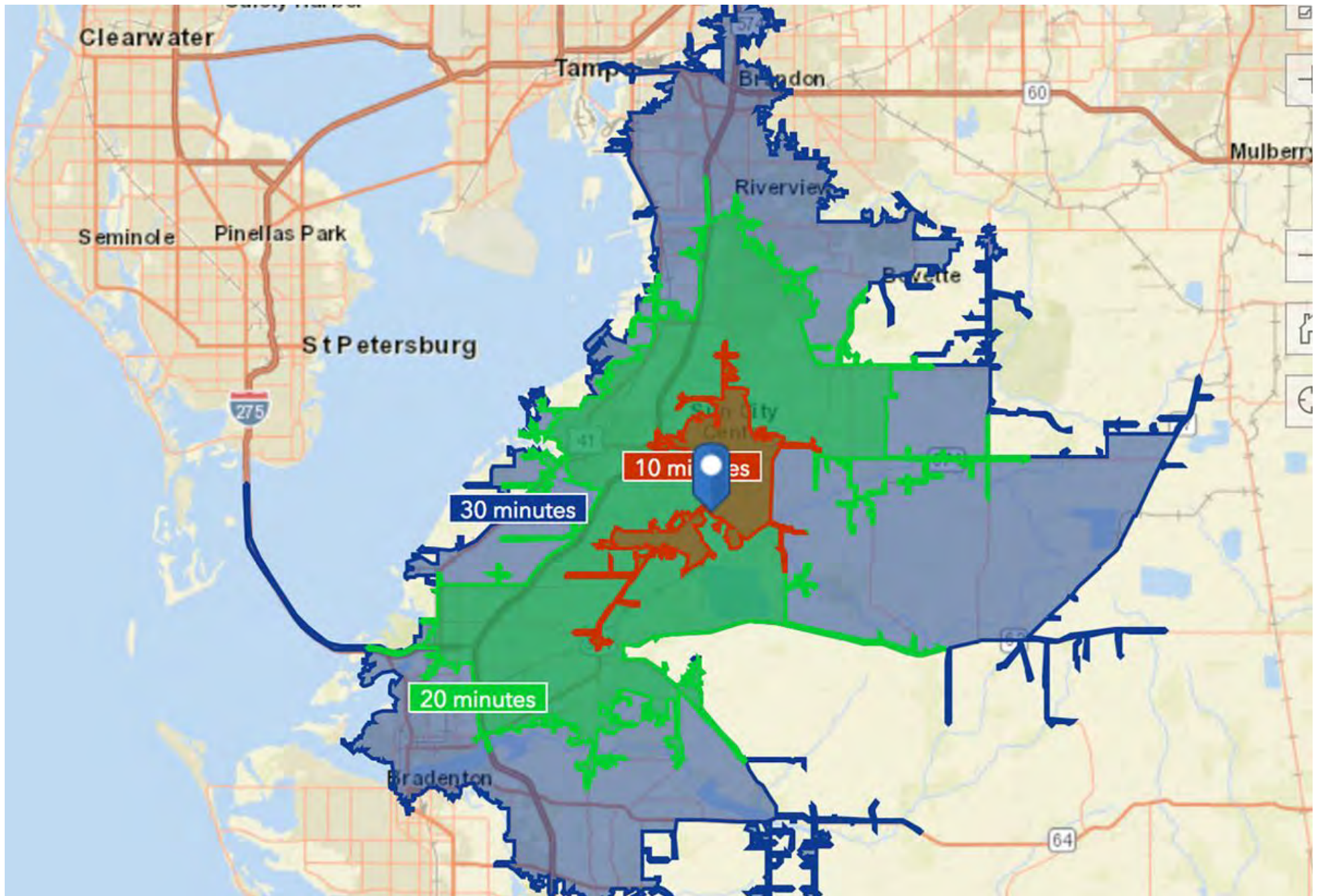




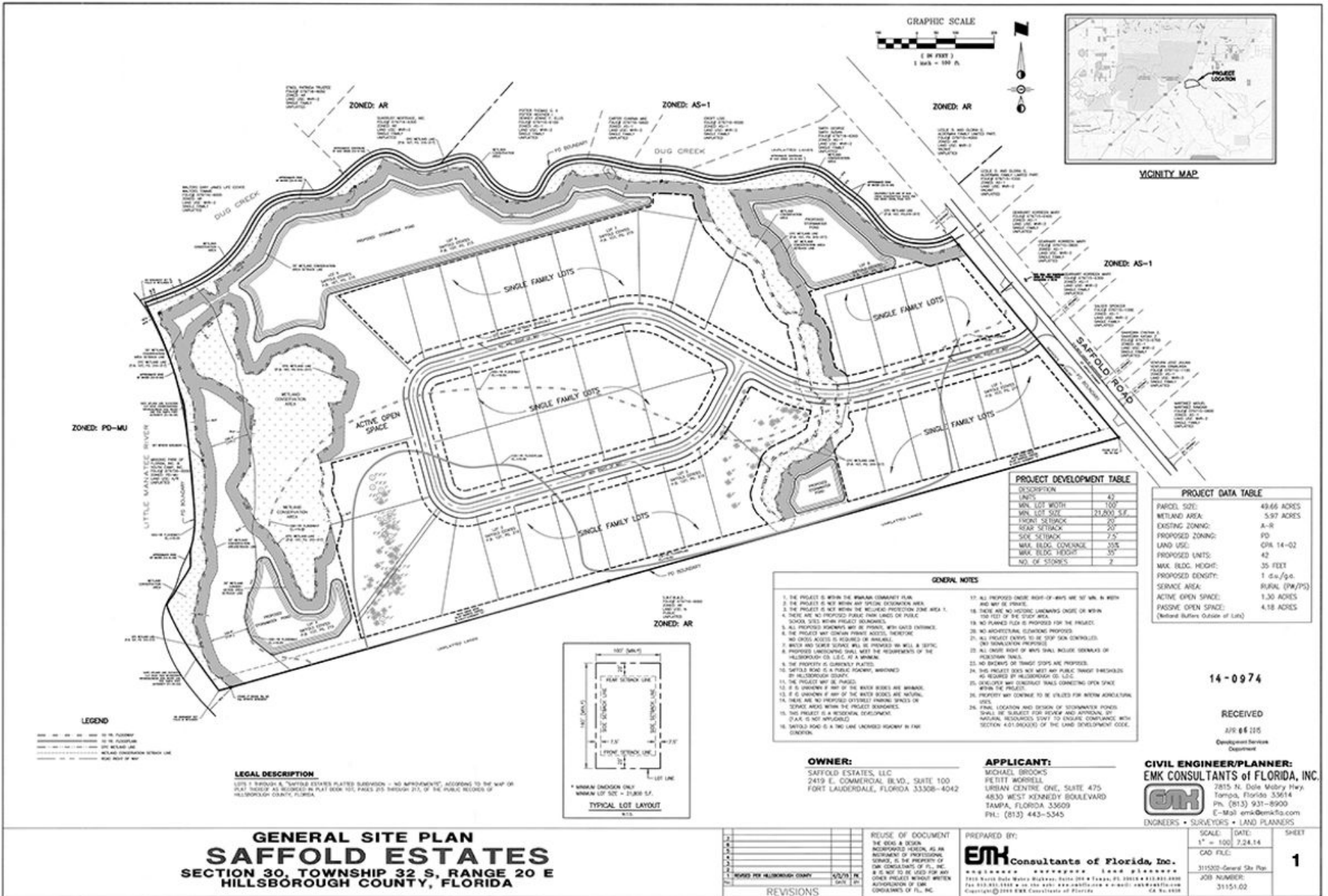
























## HILLSBOROUGH COUNTY

### FLORIDA

<b>FOUNDED</b>	1834	<b>DENSITY</b>	1,206.26
<b>COUNTY SEAT</b>	Tampa	<b>POPULATION</b>	1,267,775 [2012]
<b>AREA</b>	1,051 sq. mi.	<b>WEBSITE</b>	<a href="http://hillsboroughcounty.org">hillsboroughcounty.org</a>

Hillsborough County is a county located in the west-central portion of the U.S. state of Florida. In the 2010 census, the population was 1,229,226, making it the fourth-most populous county in Florida and the most populous county outside the Miami metropolitan area. A 2019 estimate has the population of Hillsborough County at 1,471,968 people, which itself is greater than the populations of 12 states according to their 2019 population estimates. Its county seat and largest city is Tampa. Hillsborough County is part of the Tampa–St. Petersburg–Clearwater Metropolitan Statistical Area.









For more information visit [SVNsaunders.com](http://SVNsaunders.com)

**HEADQUARTERS**

1723 Bartow Road  
Lakeland, Florida 33801  
863.648.1528

**ORLANDO**

605 E Robinson Street, Suite 410  
Orlando, Florida 32801  
407.516.4300

**NORTH FLORIDA**

356 NW Lake City Avenue  
Lake City, Florida 32055  
352.364.0070

**GEORGIA**

218 W Jackson Street, Suite 203  
Thomasville, Georgia 31792  
229.299.8600

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