



264 Units, Class A

Ridgecrest Drive

9925

6816

Simmons Loop



St. Joseph's Hospital South
223 Beds

Exalt Health Inpatient
Rehabilitation Hospital
40,000-SF, 40-Beds
Under Construction, Opening Summer 2027

2.5-ACRE SUBURBAN MIXED-USE DEVELOPMENT SITE

Adjacent to Multiple New Developments and St. Joseph's Hospital South

9925 Ridgecrest Drive & 6816 Simmons Loop, Riverview, FL 33578

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Marcus & Millichap
PATEL YOZWIAK GROUP

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HIGHLIGHTS // 6816 SIMMONS LOOP & 9925 RIDGECREST DRIVE

- **PRIME DEVELOPMENT OPPORTUNITY:** Two parcel fee simple development sites located in the rapidly expanding Riverview, FL market.
- **ACQUISITION OPTIONS:** Contiguous ±1.26-acre and ±1.24-acre parcels; available for purchase individually or as a portfolio.
- **FLEXIBLE FUTURE LAND USE:** Future land use designated as Suburban Mixed-Use 6 (SMU-6), allowing for a wide range of office, mixed-use, neighborhood commercial, residential and light industrial uses.
- **PREMIER MEDICAL ACCESS:** Located immediately adjacent to St. Joseph's Hospital South, a comprehensive 223-bed medical center. The site's healthcare connectivity will be further strengthened by a new 40-bed, 40,000-square-foot hospital scheduled to open in late summer 2027.
- **SURROUNDING MULTIFAMILY DENSITY:** Strategically positioned next to multiple new Class A multifamily developments, including LOLA Apartments (264 units) and The Whitt Apartments (211 units).
- **RESIDENTIAL SYNERGY:** Located near Spencer Glen by Pulte Homes, a new community with over 100 homes.
- **EXCELLENT CONNECTIVITY:** Convenient access to Interstate 75, which sees approximately 122,000 vehicles per day (VPD).
- **MAJOR THOROUGHFARE VISIBILITY:** Situated just off Big Bend Road, a primary retail artery with over 43,000 VPD.
- **RETAIL EPICENTER:** Surrounded by national powerhouse retailers including Walmart, Sam's Club, Publix, Aldi, HomeGoods, Marshalls and more.
- **TAMPA MSA:** Part of the Tampa-St. Petersburg metro, which has grown to over 3.3 million residents with a favorable business climate and diverse economy.

OFFERING SUMMARY // 6816 SIMMONS LOOP

\$865,000

LIST PRICE

\$686,507

PRICE/ACRE

\$1,715,000

PORTFOLIO PRICE

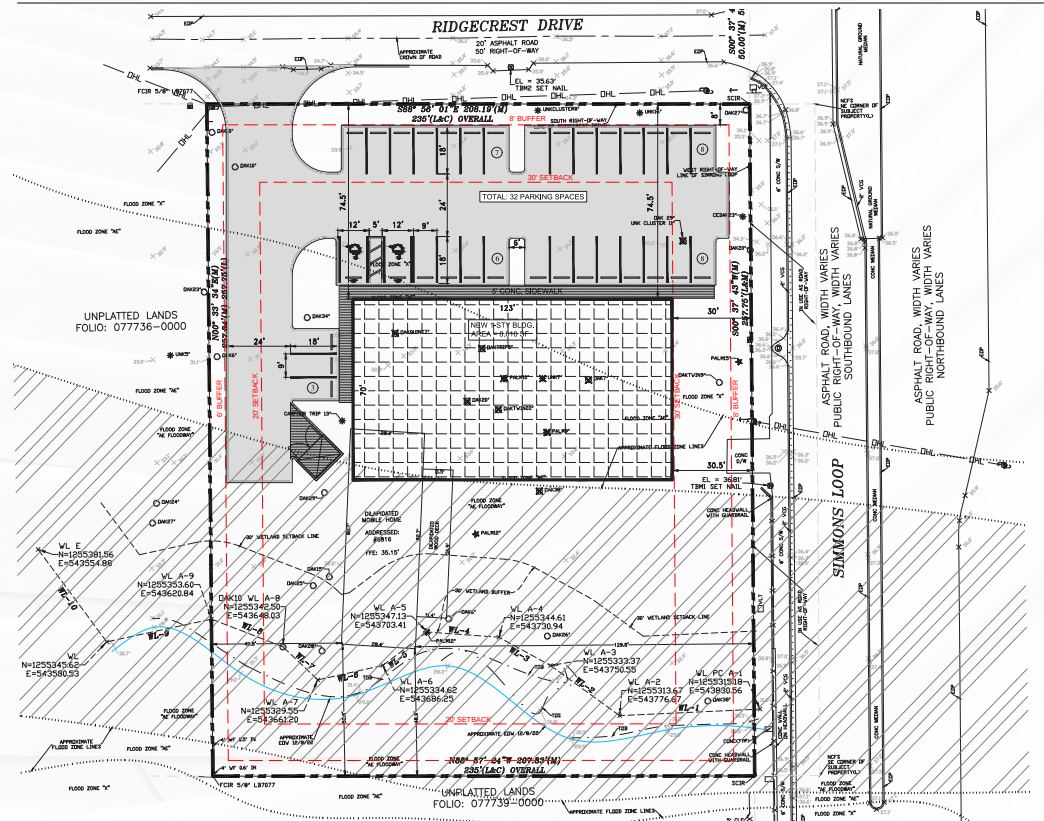
PROPERTY DESCRIPTION

Address:	6816 Simmons Loop, Riverview, FL 33578
Lot Size:	+/-1.26-Acres
Gross Land SF:	54,668-Sq. Ft.
Type of Ownership:	Fee Simple
Parcel No.:	U-18-31-20-ZZZ-000003-15210.0
Flood Zone:	Yes, AE

ZONING DESCRIPTION

Future Land Use:	SMU-6: Suburban Mixed-Use-6
Intent:	Urban/Suburban in intensity and density of uses. Rezonings approved through site planned controlled rezoning district.
Permitted Uses:	Range of residential, neighborhood commercial, office, research corporate park, light industrial and mixed use. Office uses are not subject to locational criteria.
Max Density:	6; du/ga clustered, planned development using open space to ensure preservation of open lands
Floor Area Ratio:	Neighborhood commercial up to 175K-Sq. Ft. or 0.25 FAR. Office and mixed-use projects up to 0.35 FAR. Light industrial up to 0.50 FAR.

SITE PLAN



Site plan in place: Civil engineering site plan is dated September 2024 and signed and sealed by a licensed Florida PE. The site plan prepared by Northside Engineering positions an 8,610 SF single-story office building with 32 parking spaces, 5-foot concrete sidewalk, and required setbacks (30' front/side, 20' rear). This layout is consistent with comparable medical/professional office projects along the corridor and represents an efficient use of the 1.24-acre site.

OFFERING SUMMARY // 9925 RIDGECREST DRIVE

\$850,000

LIST PRICE

\$685,483

PRICE/ACRE

\$1,715,000

PORTFOLIO PRICE

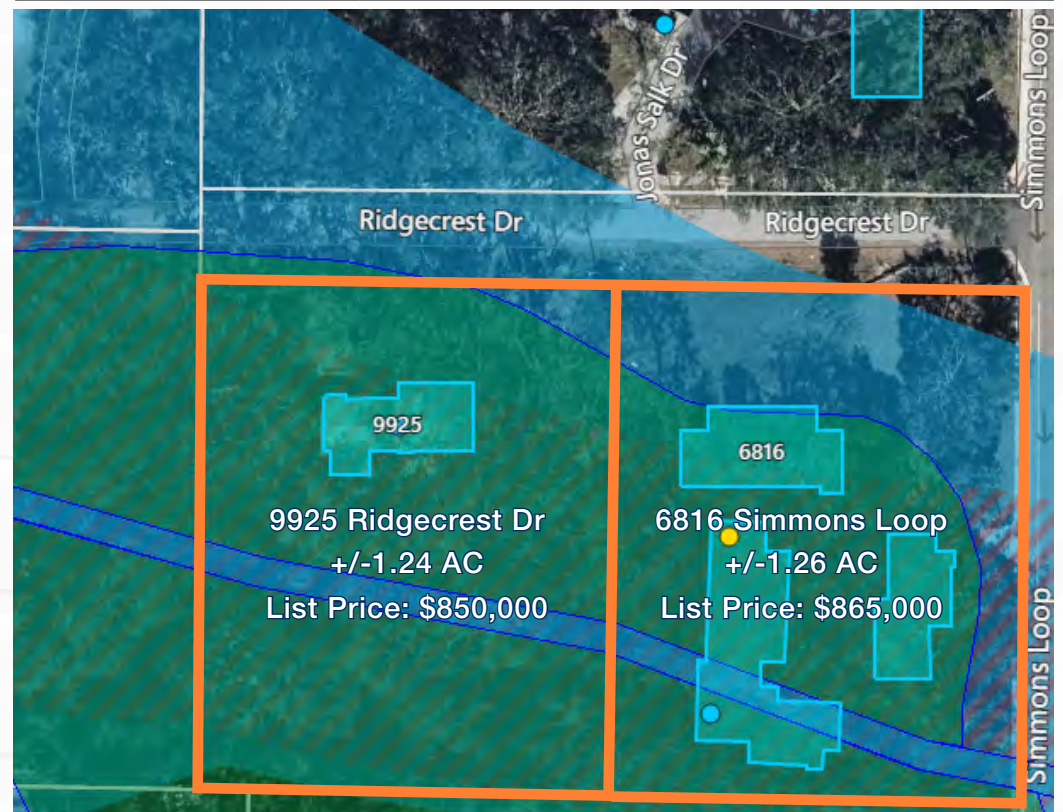
PROPERTY DESCRIPTION

Address:	9925 Ridgcrest Dr, Riverview, FL 33578
Lot Size:	+/-1.24-Acres
Gross Land SF:	54,014-Sq. Ft.
Type of Ownership:	Fee Simple
Parcel No.:	U-18-31-20-ZZZ-000003-15330.0
Flood Zone:	Yes, AE
Wetlands:	Yes

ZONING DESCRIPTION

Future Land Use:	SMU-6: Suburban Mixed-Use-6
Intent:	Urban/Suburban in intensity and density of uses. Rezoning approved through site planned controlled rezoning district.
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SITE PLAN



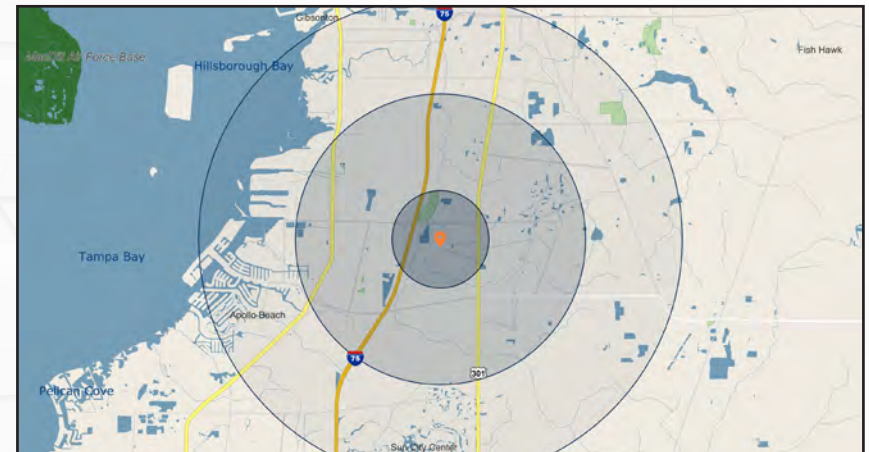
AERIAL // 6816 SIMMONS LOOP & 9925 RIDGECREST DRIVE



DEMOGRAPHIC REPORT // RIVERVIEW, FL

POPULATION	1 Mile	3 Miles	5 Miles
2030 Projection			
Total Population	7,521	85,889	176,605
2025 Estimate			
Total Population	6,388	77,702	161,155
2020 Census			
Total Population	4,394	65,049	138,136
2010 Census			
Total Population	1,669	32,124	79,020
Daytime Population			
2025 Estimate	3,536	45,775	108,347
HOUSEHOLDS	1 Mile	3 Miles	5 Miles
2030 Projection			
Total Households	2,889	29,368	64,586
2025 Estimate			
Total Households	2,452	26,560	59,115
Average (Mean) Household Size	3.0	2.9	2.8
2020 Census			
Total Households	1,617	21,198	48,664
2010 Census			
Total Households	595	10,445	29,052

HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
2025 Estimate			
\$250,000 or More	8.1%	7.1%	7.4%
\$200,000-\$249,999	4.3%	4.0%	4.0%
\$150,000-\$199,999	10.5%	12.3%	10.7%
\$125,000-\$149,999	6.8%	10.6%	9.4%
\$100,000-\$124,999	13.9%	18.3%	15.9%
\$75,000-\$99,999	22.9%	18.6%	17.6%
\$50,000-\$74,999	17.4%	13.7%	14.5%
\$35,000-\$49,999	6.3%	5.7%	7.2%
\$25,000-\$34,999	3.5%	3.4%	4.2%
\$15,000-\$24,999	2.0%	2.4%	3.7%
Under \$15,000	4.2%	3.9%	5.2%
Average Household Income	\$119,344	\$121,337	\$117,492
Median Household Income	\$93,404	\$103,417	\$97,784
Per Capita Income	\$40,078	\$41,900	\$42,813



MARKET SUMMARY // TAMPA, FL MSA

TAMPA-ST. PETE METRO OVERVIEW

Tampa Bay refers to both a larger metropolitan area and to the bay that extends inland from the Gulf of Mexico. The Tampa-St. Petersburg metro has over 3.3 million residents and spans four counties along the west coast of central Florida: Hillsborough, Pasco, Hernando and Pinellas. Northeast of the bay, Tampa — the county seat of Hillsborough County — is the most populous city with nearly 405,000 people. St. Petersburg follows; located on the peninsula near the mouth of the bay, it has over 260,000 residents. Robust job growth since 2020 has attracted new people to the metro, many of whom moved into higher-density redevelopment projects near city cores or larger master-planned communities in the suburbs.



METRO HIGHLIGHTS



FAVORABLE BUSINESS CLIMATE

A relatively low cost-of-living and economic development support a growing business landscape in the Tampa Bay-St. Petersburg metro.



PORT ACTIVITY

One of the Southeast's largest seaports, the Port of Tampa services passenger cruise ships and commercial freighters. The Port of St. Petersburg, the only superyacht marina on Florida's Gulf Coast, is also in the metro.



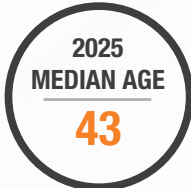
DIVERSE ECONOMY

High-tech industries as well as the tourism, military, finance and seaborne commerce segments drive the region's economy.

ECONOMY HIGHLIGHTS

- Local ports contribute to a major presence in the shipping, distribution and logistics industry. The CSX Intermodal facility in nearby Polk County provides quick access to markets throughout the nation.
- Bioscience and other high-tech industries are expanding. Local Fortune 500 companies include Tech Data, Mosaic, Raymond James Financial and Jabil.
- Tourism also plays a significant role in the local economy, with visitors drawn to Busch Gardens, the Salvador Dalí Museum and the region's many beaches.

DEMOGRAPHIC HIGHLIGHTS



2 PARCEL DEVELOPMENT

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