



CROSS CREEK BLVD LAND OPPORTUNITY | 2.48 ACRES

10831 cross creek blvd, Tampa, FL 33647

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Property Summary



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PROPERTY DESCRIPTION

This parcel offers a strong land opportunity in the growing New Tampa market, positioned near established residential communities, future townhome development, and Heritage Isles Golf & Country Club.

The property provides flexibility for investors, developers, land bankers, or owner-users seeking a well-located parcel along a key New Tampa corridor. With residential growth surrounding the area and continued demand throughout the Cross Creek/New Tampa submarket, this site presents an attractive opportunity for long-term investment or future development planning. Potential uses are subject to zoning, site plan, and county approvals.

OFFERING SUMMARY

Sale Price:	\$1,250,000
Lot Size:	2.48 Acres

PROPERTY HIGHLIGHTS

- 2.48 Acres: Land parcel available for sale on Cross Creek Blvd
- Folio/STRAP: 059251-0007
- New Tampa Location: Positioned in the Tampa 33647 submarket
- Strong Residential Surroundings: Near established communities including Heritage Isles and Cory Lake Isles
- Growth Corridor: Located along Cross Creek Blvd with continued residential and area development nearby
- Future Development Potential: Flexible opportunity subject to zoning, site plan, and county approvals
- Investment Opportunity: Ideal for land banking, development planning, or long-term hold
- Strategic Positioning: Across from established residential and golf course communities with future townhomes nearby

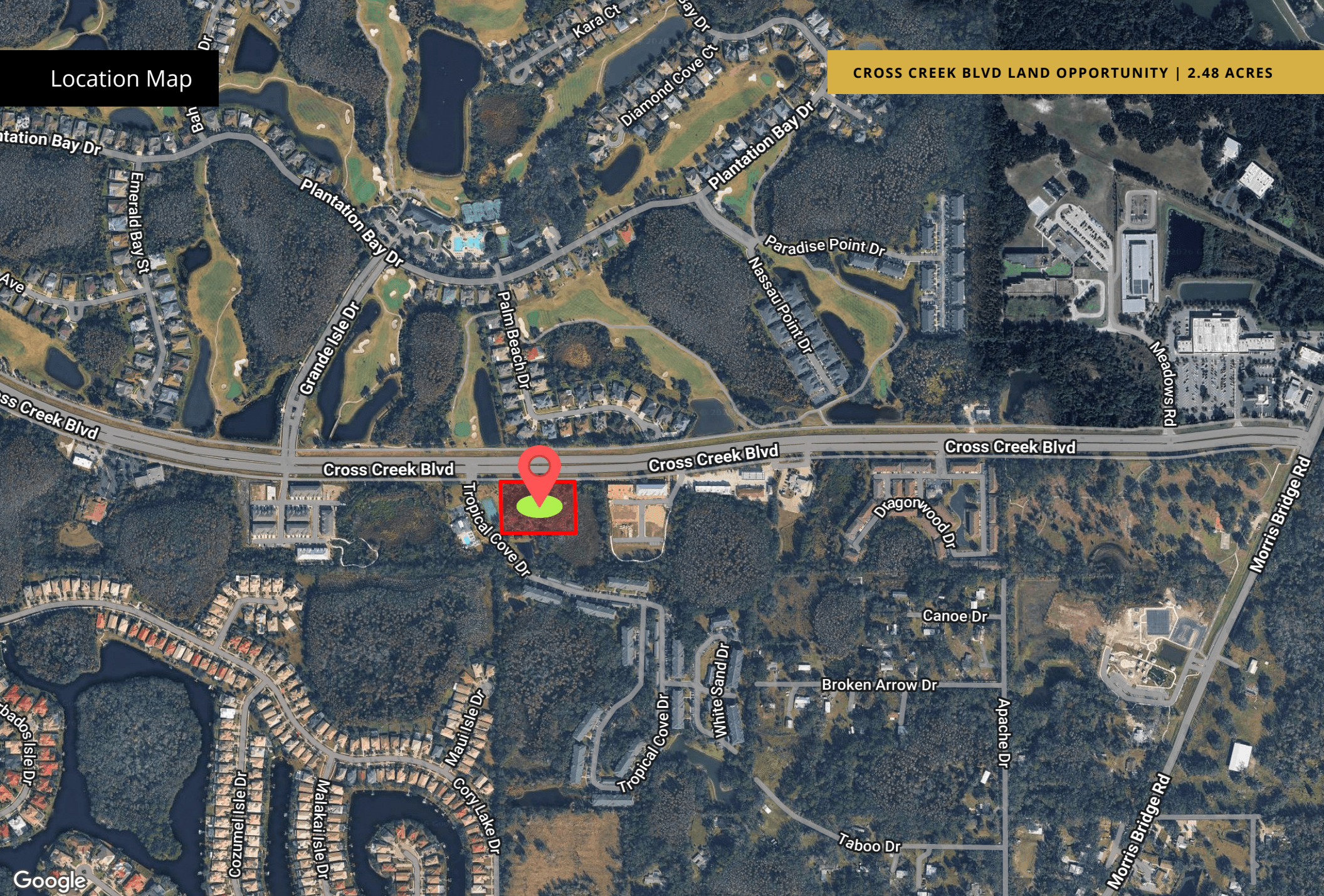
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Location Map

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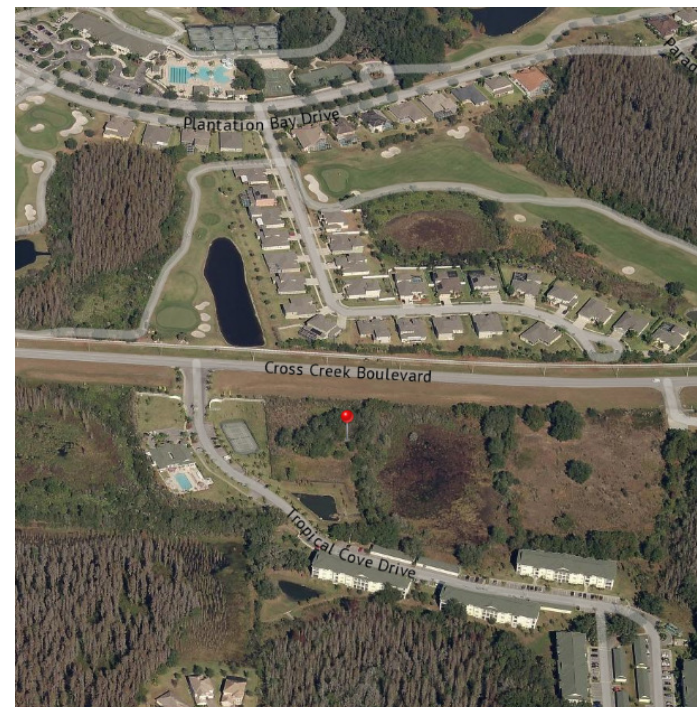
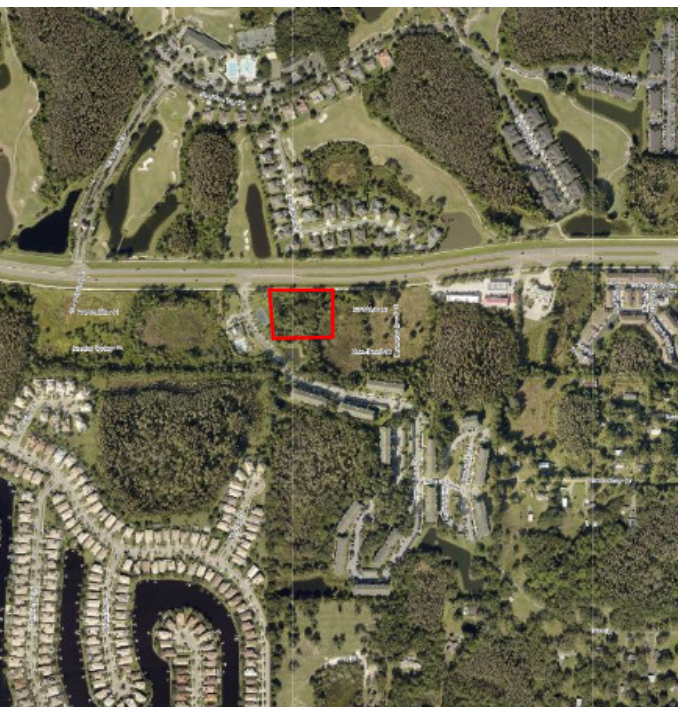
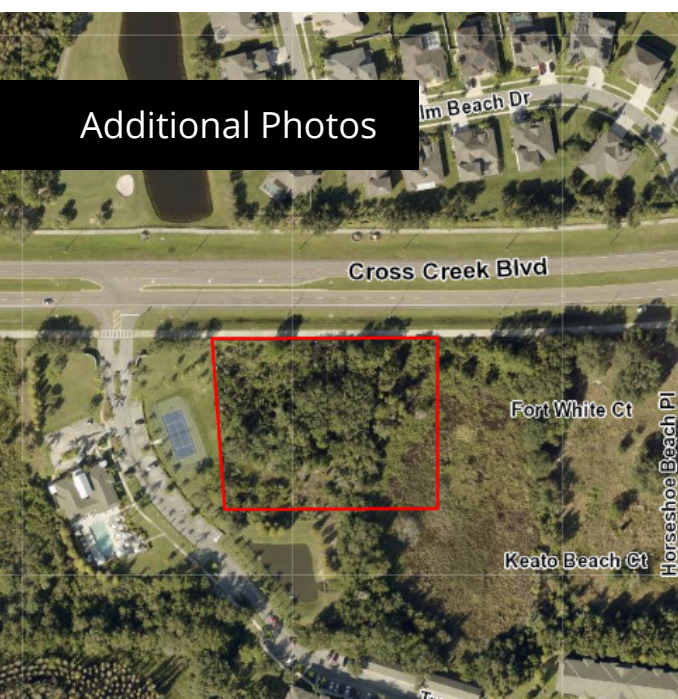
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Additional Photos



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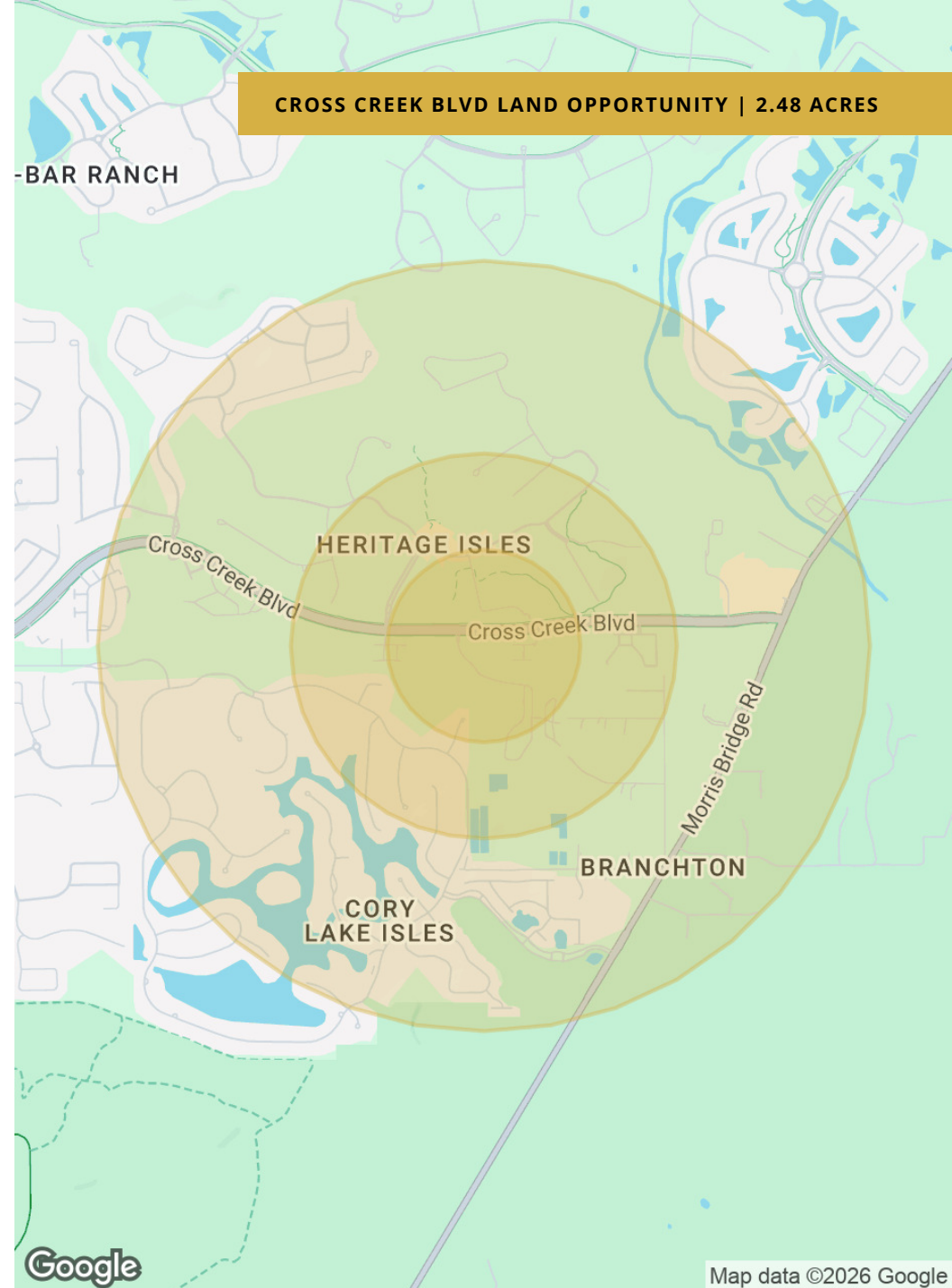
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Demographics Map & Report

POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	643	2,247	6,620
Average Age	29.1	30.9	34.4
Average Age (Male)	25.4	28.0	32.8
Average Age (Female)	30.2	31.6	34.4

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	216	756	2,217
# of Persons per HH	3.0	3.0	3.0
Average HH Income	\$126,486	\$144,330	\$169,462
Average House Value	\$364,335	\$441,180	\$521,781

2023 American Community Survey (ACS)



Map data ©2026 Google

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Community Map

Fox Ridge CROSS CREEK BLVD LAND OPPORTUNITY | 2.48 ACRES



Wesley Chapel

Zephyrhills

Seven Oaks

The Shops at Wiregrass

Meadow Pointe

Tampa Premium Outlets

New River

Two Rivers

Live oaks

Hawk Valley at K-Bar Ranch

Pebble Creek

K-Bar Ranch

Easton Park

New Tampa

Hillsborough River State Park

Branchton Park

Hunters Green

Arbor Greene

Cory Lake Isles

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