

# We know this land.



# Eshenbaugh

LAND COMPANY



The Dirt Dog

304 S. WILLOW AVENUE

TAMPA, FL 33606

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# Property Summary



## PROPERTY DESCRIPTION

6.2 acres in rapidly growing Ruskin, FL. This area has seen a significant amount of residential development in recent years with hundreds of additional for-sale and for-rent homes, townhomes, and apartments either under development or in planning. Retention, lift station, and utilities in place making this site virtually development ready. Site will be delivered substantially cleared once the existing palm tree farm has been harvested.

## LOCATION DESCRIPTION

Located in South Hillsborough County which has experienced rapid growth over the past five to ten years. Along with Manatee County just to the south, the population of this area, also known as South County, is slated to continue to increase as in-migration numbers to the area remain strong. Less than one mile to the east along College Avenue, Moffitt Cancer Center has broken ground on a 75,000 square foot clinical facility that will service an estimated 9,000 patients annually. Suncoast Community Health Centers is planning a two-story, 24,000 square foot facility directly across College Avenue from the subject property.

## CURRENT ZONING

Current PD zoning allows for up to 50,000 sq. ft. of office, warehouse, and other Commercial General Uses, 15,000 sq. ft. of Commercial Neighborhood uses (drive thru and liquor store restrictions in place), and 7,500 square feet of business professional office (BPO) uses.

## PROPERTY DOCUMENTS

Contact Jack Koehler for additional property documents at [Jack@TheDirtDog.com](mailto:Jack@TheDirtDog.com).

- Phase I
- PD Zoning Information
- Geotechnical Report
- Survey
- Traffic Study

## PRICING

\$2,950,000



# Centrally Located in Rapidly Growing Ruskin, FL





# Proximity to I-75 and New Residential Development

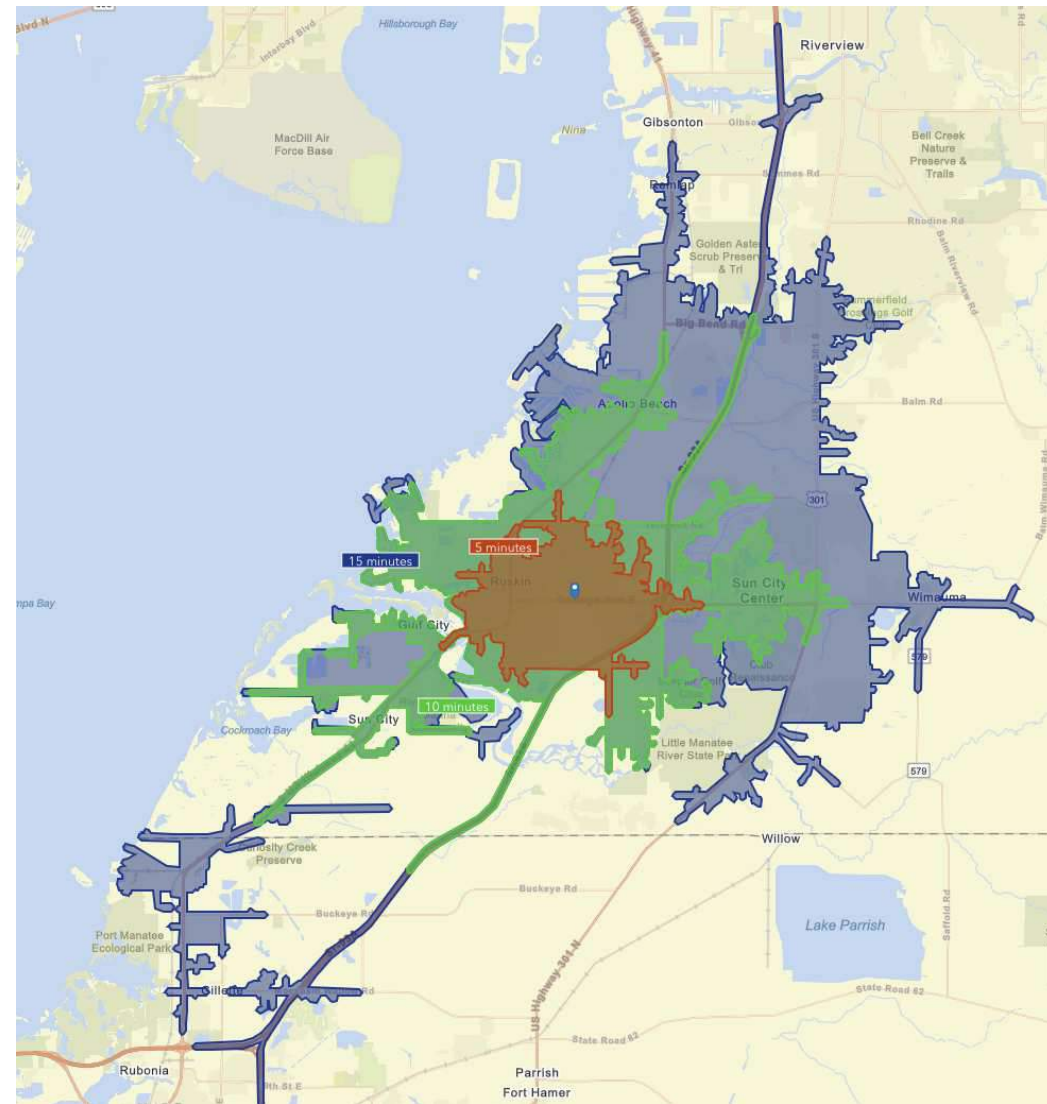


# Significant Road Frontage with Two Access Points In Place

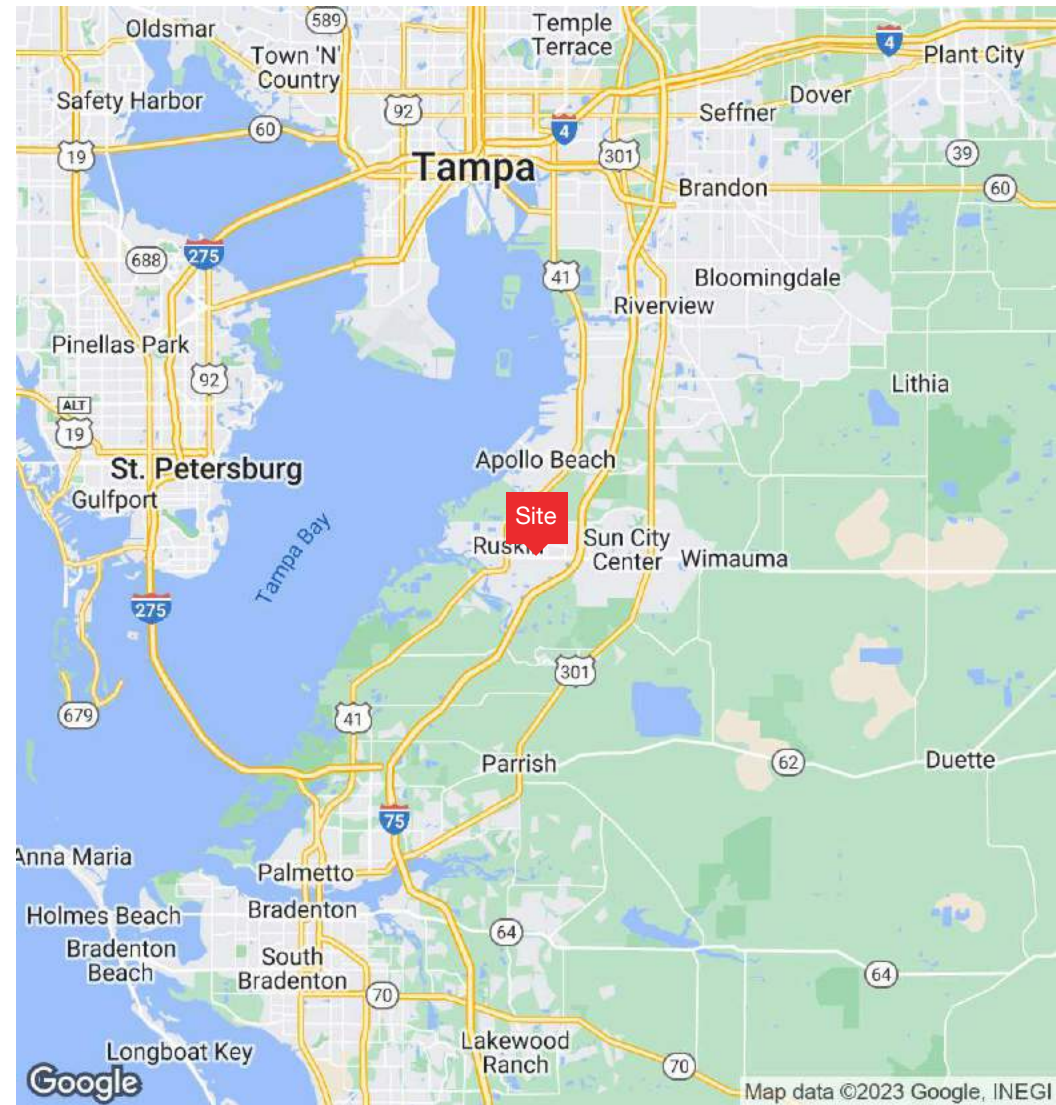
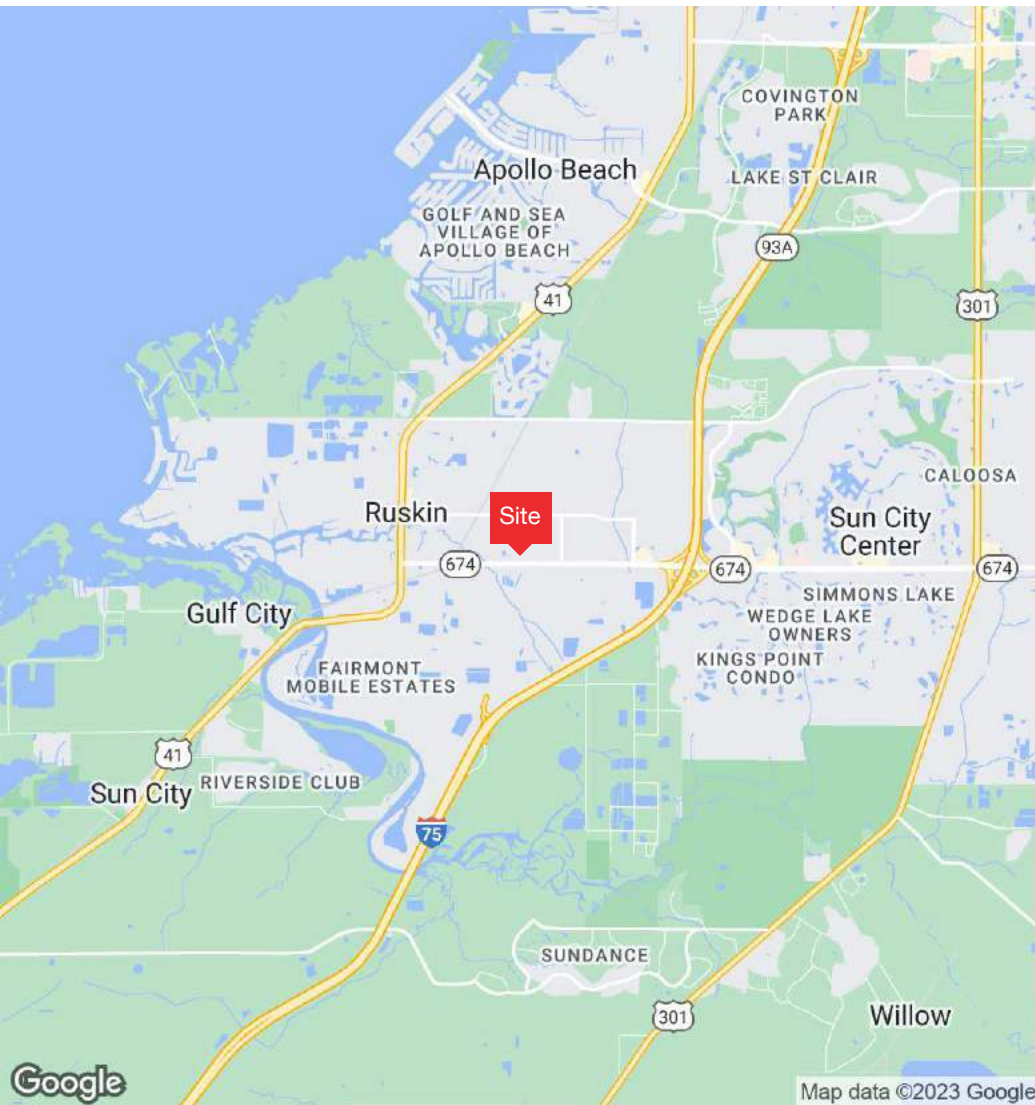


# Strong Local Demographics

DRIVE TIMES	5 MINUTES	10 MINUTES	15 MINUTES
Total Population	18,761	56,295	122,966
Total Households	5,834	21,537	47,200
Average Household Income	\$80,930	\$95,094	\$100,056
Families	4,229	14,095	32,304
Median Age	32.7	42.2	41.6



# Regional Map





# Confidentiality & Disclaimer

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Eshenbaugh Land Company, LLC in compliance with all applicable fair housing and equal opportunity laws.

Eshenbaugh Land Company is a licensed real estate brokerage firm in Florida and William A. Eshenbaugh is the broker of record.