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813.935.9600

TINA MARIE ELOIAN, CCIM
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FLORIDA COMMERCIAL GROUP
401 EAST PALM AVENUE, TAMPA, FL 33602
FLORIDACOMMERCIALGROUP.COM

2001 US HWY 41 S.
RUSKIN, FL 33570 :: FOR SALE: \$1,300,000/

VACANT COMMERCIAL LAND
260' OF ROAD FRONTAGE :: ZONED CG

• 1.75 AC SITE ON US HWY 41 S. •
DEVELOPMENT OPPORTUNITY



This information is from sources deemed to be reliable. We are not responsible for misstatements of facts, errors or omissions, prior sale, change of price and/or terms or withdrawal from the market without notice. Buyer shall verify all information with their own representatives as well as state and local agencies.

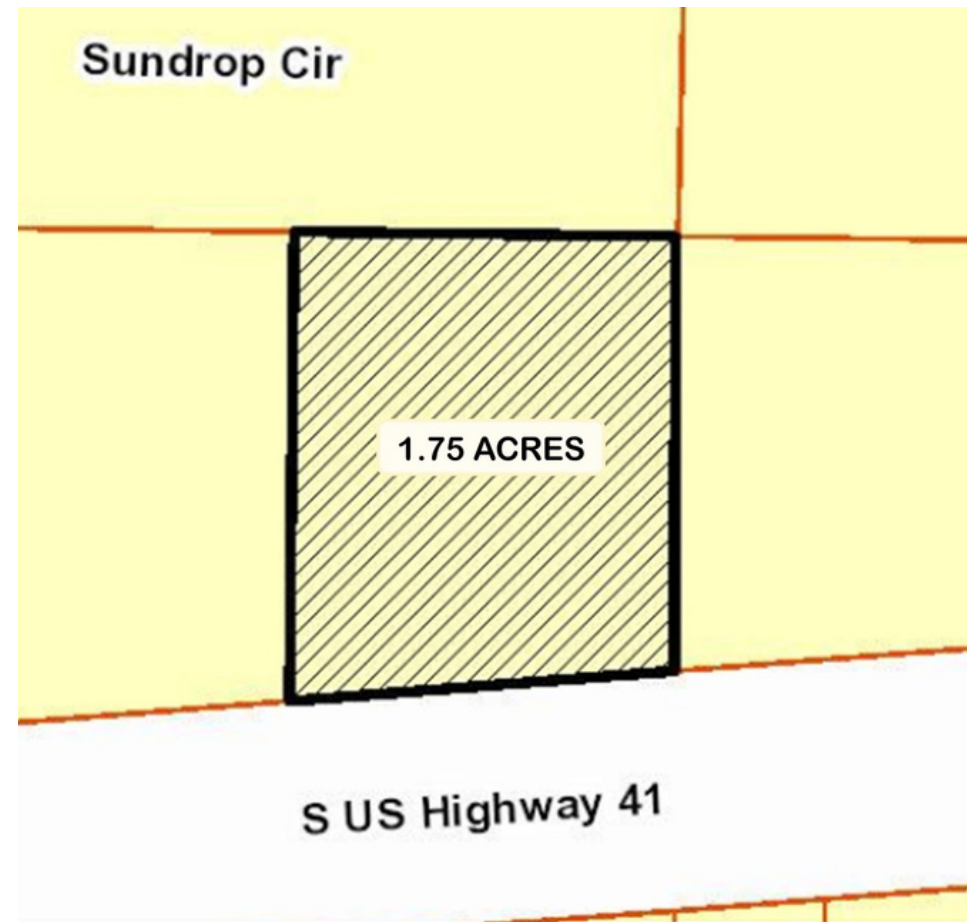
CONVENIENT TO HIGHWAYS AND PORTS

RARE SOUTH-SHORE INVESTMENT OPPORTUNITY- LOCATED JUST OFF THE SIGNALIZED INTERSECTION OF US HWY 41 S. & 14TH AVE. SE

PROPERTY FEATURES

- **Offering price: \$1,300,000/**
- Price/ acre: \$742,857.14/
- 1.75-acre parcel
- GREAT LOCATION- Directly on US Highway 41 S.
- Average Daily Traffic count of 20,500+ cars a day
- This land offers a huge growth opportunity for the South Shore Community.
- A great location for new construction, warehouse/ storage, marina warehouses, shipbuilding, boat repair and storage, etc.
- Within a 5-mile radius of this site, approximately 24,000 people with an average age of 46 and the HH income is over \$70,000 reside

VALUE IS IN THE LAND



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LISTING DETAILS

FINANCIAL & TERMS

Status: Active

Offering Price: **\$1,300,000/**

Price per acre: **\$742,857.14/**

Purchase Options: Cash, Hard Money, Conventional, SBA

Financing Available: TBD, Contact Broker

Expenses: Available Upon Request

(Property Taxes, Insurance, Utilities, Alarm, Lawn/ Maintenance, Pest Control, etc...)

LOCATION

Street Number: 2001

Street Name: US Hwy. 41 S.

Street City: Ruskin

County: Hillsborough

Traffic Count/ Cross Streets: 20,500 VTD (US Hwy 41 South and 4th Street SW) AADT, 2021

Market: Tampa/ St. Petersburg/ Clearwater

Sub-Market: Southeast Hillsborough

THE PROPERTY

Folio Numbers: 057576-0000

Zoning: CG (Commercial General)

Current Use: Vacant Land

Site Improvements: N/A

Lot Size: 76,230 SF

Lot Dimensions: 262' x 317' x 260' x 292'

Front Footage: 262' (approx.)

Total Acreage: 1.7 AC

LEGAL DESCRIPTION

RUSKIN COLONY FARMS 3RD ADDITION A PORTION OF LOT 801 LYING N OF US HWY 41 BEING MORE PARTICULARLY DESC AS: COMM AT N 1/4 POST OF SEC 18 THN RUN S 89 DEG 20 MIN 51 SEC E 418.84 FT THN S 00 DEG 48 MIN 26 SEC W 15 FT TO A PT ON N LINE OF LOT 801 FOR A POB THN S 89 DEG 20 MIN 51 SEC W 255.44 FT TO NE COR OF LOT 801 THN S 00 DEG 40 MIN 45 SEC W 286.50 FT ALG E LINE OF LOT 801 TO A PT ON N R/W LINE OF US HWY 41 THN S 85 DEG 34 MIN 56 SEC W 257.15 FT THN N 00 DEG 48 MIN 26 SEC E 309.23 FT TO POB

THE COMMUNITY

Community/Subdivision Name: Ruskin Colony Farms

Flood Zone Area: X

Flood Zone Panel: 12054C0654J

UTILITIES

Electricity: TECO

Water: Hillsborough County Water & Sewer

Waste: Hillsborough County Water & Sewer

Communications: Spectrum/ Frontier

TAXES

Tax Year: 2021

Taxes: **\$4,834.22**



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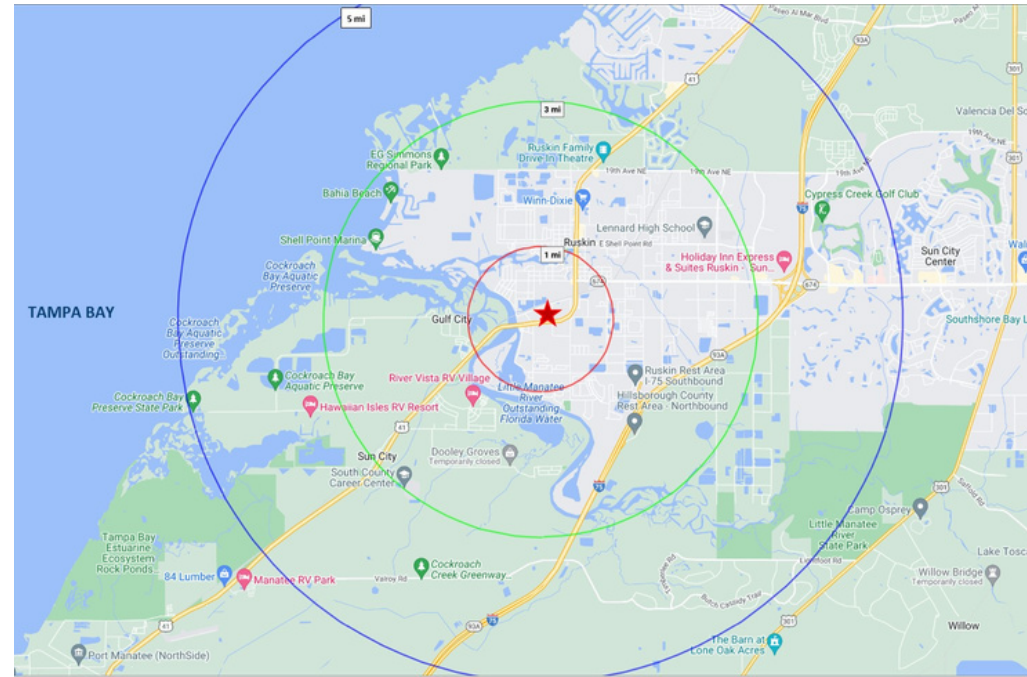
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AREA HIGHLIGHTS | DEMOGRAPHICS

- Level, high and dry parcel
- Located within a Qualified HUB Zone
- Highest and best use: sales and service for recreational vehicles, boat/marine, golf carts and/ or automotive uses. There is abundant space for outdoor parking and storage
- All utilities are available near the site
- Suitable for distribution, manufacturing and warehousing
- The area is exploding with new commercial and residential growth and is surrounded by countless developments.
- Neighboring businesses include: Sunoco Gas Station, Dollar General, Metro/ T-Mobile, Ruskin Elementary School, U-Haul, US Postal Office, etc.
- Minutes from Sun City Center, Apollo Beach, Gibsonton, Riverview, Brandon, Downtown Tampa, I-75 and US Hwy 301 S.
- This is a great location for a business that needs easy highway access and flexible space
- 40 minutes (approx.) to Tampa International Airport
- 15 minutes to the Sunshine Skyway Bridge
- 10 miles north of Port Manatee
- Industrious business/ retail district that is frequented by local residents- a great investment opportunity, relocation site or expansion location for your growing business



POPULATION	1 Mile	3 Miles	5 Miles
Total population	4,027	25,781	52,269
Median age	39.8	37.5	46.6
Median age (Male)	37.4	37	46.5
Median age (Female)	40.5	37.9	46.5
HOUSEHOLDS & INCOME	1 Mile	3 Miles	5 Miles
Total households	1,688	9,881	23,897
# of persons per HH	2.4	2.6	2.2
Average HH income	\$58,761	\$68,371	\$70,157
Average house value	\$176,093	\$195,337	\$206,010

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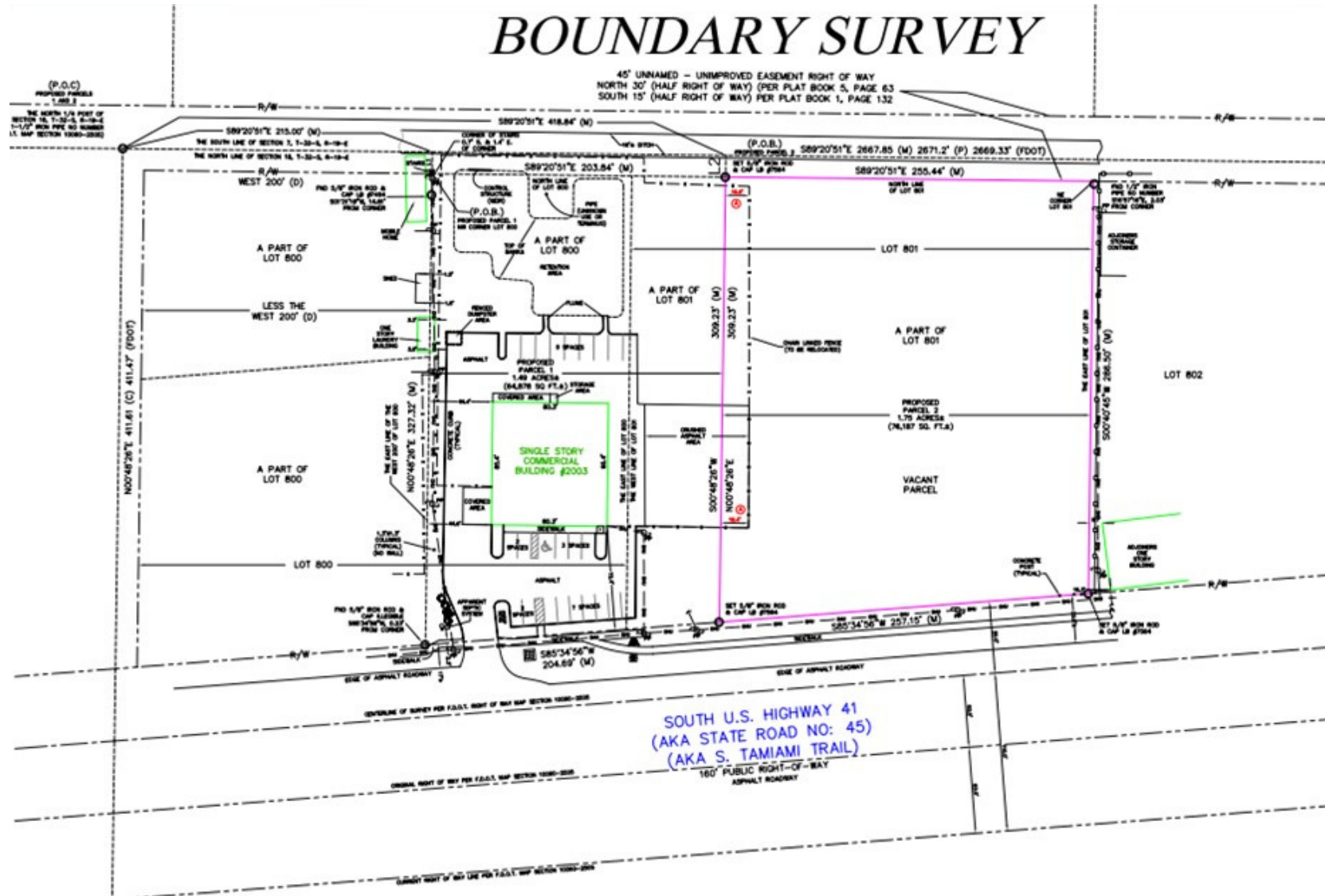
CALL TODAY FOR ADDITIONAL PROPERTY DETAILS! 813.935.9600

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BOUNDARY SURVEY

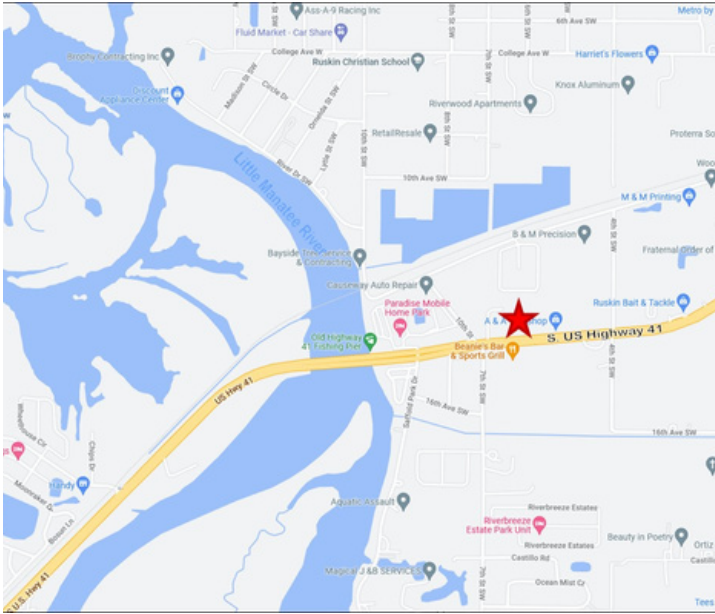


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MAPS & DIRECTIONS



DIRECTIONS

From Tampa: Head south on Interstate 75. Take exit 240B/ (CR674) onto College Avenue-Westbound. Head west 2.6 miles on College Avenue to S Tamiami Trail/S U.S. Hwy 41. Turn left. Head south approximately 1 mile. Property is on the right. Arrive at 2001 US Hwy 41 S.

AERIAL VIEW



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