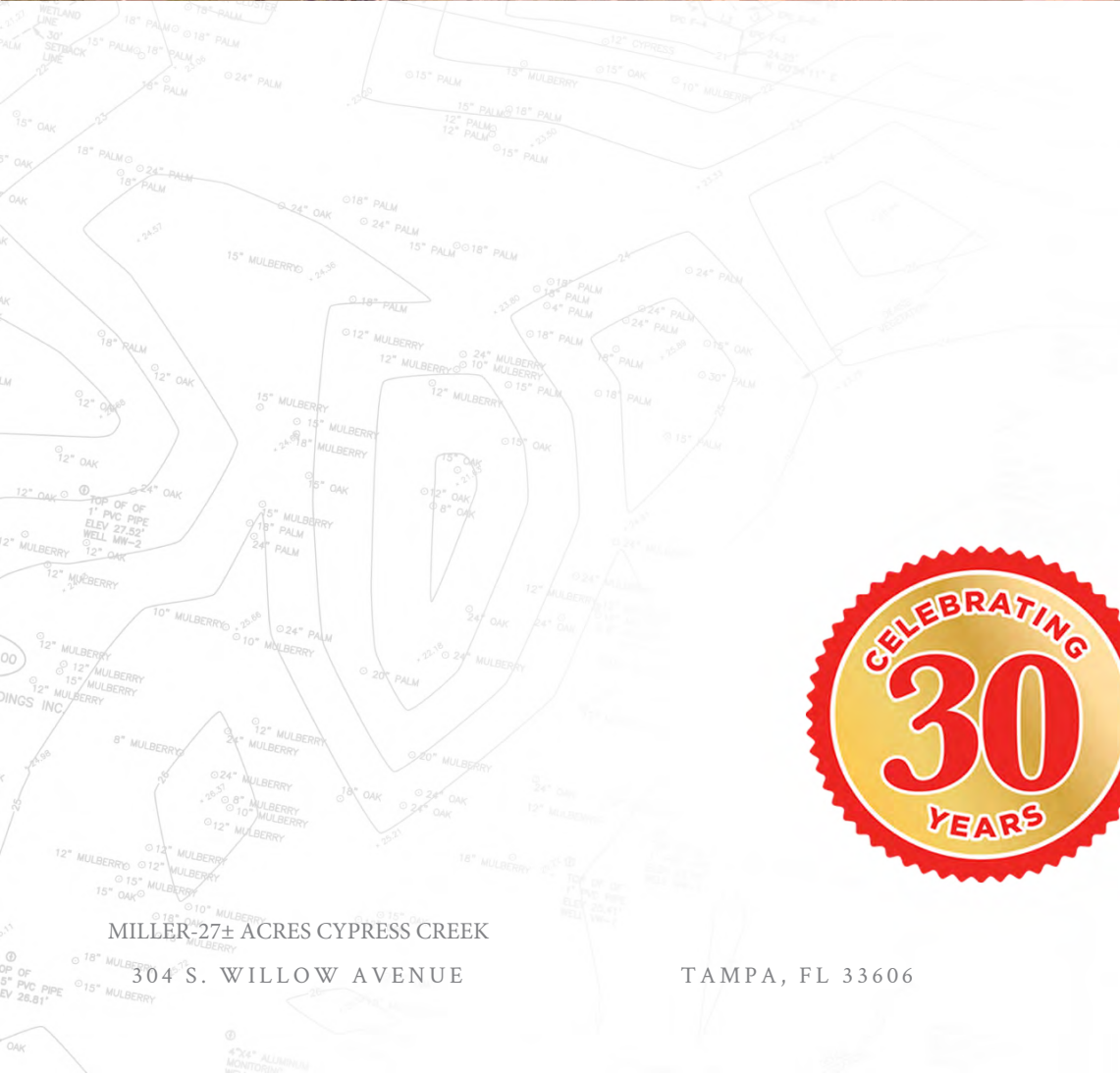
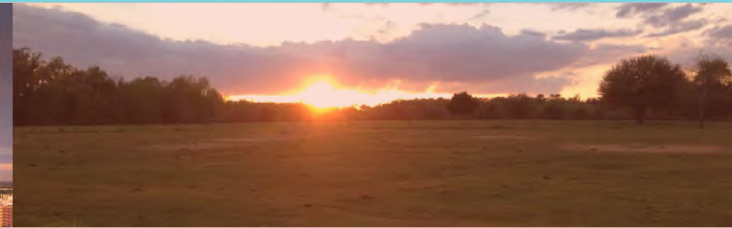
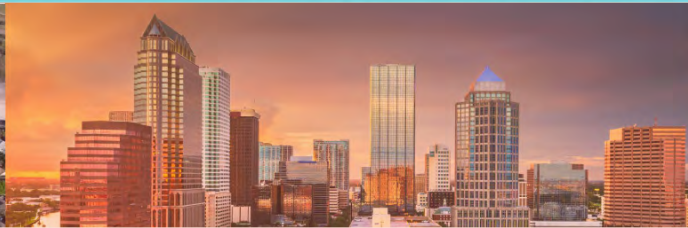


We know this land.



Eshenbaugh
LAND COMPANY



The Dirt Dog

MILLER, 27± ACRES CYPRESS CREEK
304 S. WILLOW AVENUE

TAMPA, FL 33606

813.287.8787

www.thedirtdog.com

Property Description

PROPERTY DESCRIPTION

This is the opportunity to develop a commercial parcel which is 45.5 acres of which 18.3 acres are wetlands, with a .5 FAR and 6 acres with a .35 FAR zoned for offices, banks, and similar commercial uses. There is not a height restriction for the R-1 and R-2 designated properties in the Villages of Cypress Creek. It abuts an 18-acres lake and an 18 acres nature preserve. It has frontage on Cypress Creek Blvd, 4 lanes with a landscaped median. The western boundary has full exposure from I-75. To have a look inside Amazon Fulfillment Center, click here <http://fw.to/w2fy52e>. This listing has a Dual Variable Commission rate.

LOCATION DESCRIPTION

The Villages of Cypress Creek is a planned community located in Ruskin, FL in southeast Hillsborough County just east of Interstate 75 and north of State Road 674, (also known as Sun City Center Boulevard) and south of 19th Avenue Northeast. It includes Ventana North, La Paloma and Villa D'Este developed by Miller Florida Homes. Located Just north of the site is the new upcoming 260 unit Shadetree Residential community, Eshenbaugh Land Company assisted with the closing on that parcel. For more information on Shadetree visit the link. www.gables.com/communities/florida/ruskin/shadetree/

MUNICIPALITY

Hillsborough County

PROPERTY SIZE

27.21± Upland Acres

ZONING

The site is currently zoned as a Research Park for office and hotel development. Preliminary discussions with County officials at the neighborhood indicated the site might be developed with up to 180 units and a hotel and self-storage.

FUTURE LAND USE

MPUD

PARCEL ID

0542481700

BROKER CONTACT INFO

Bill Eshenbaugh, CCIM, ALC

President, Lic. Real Estate Broker

813.287.8787 x1

Bill@TheDirtDog.com

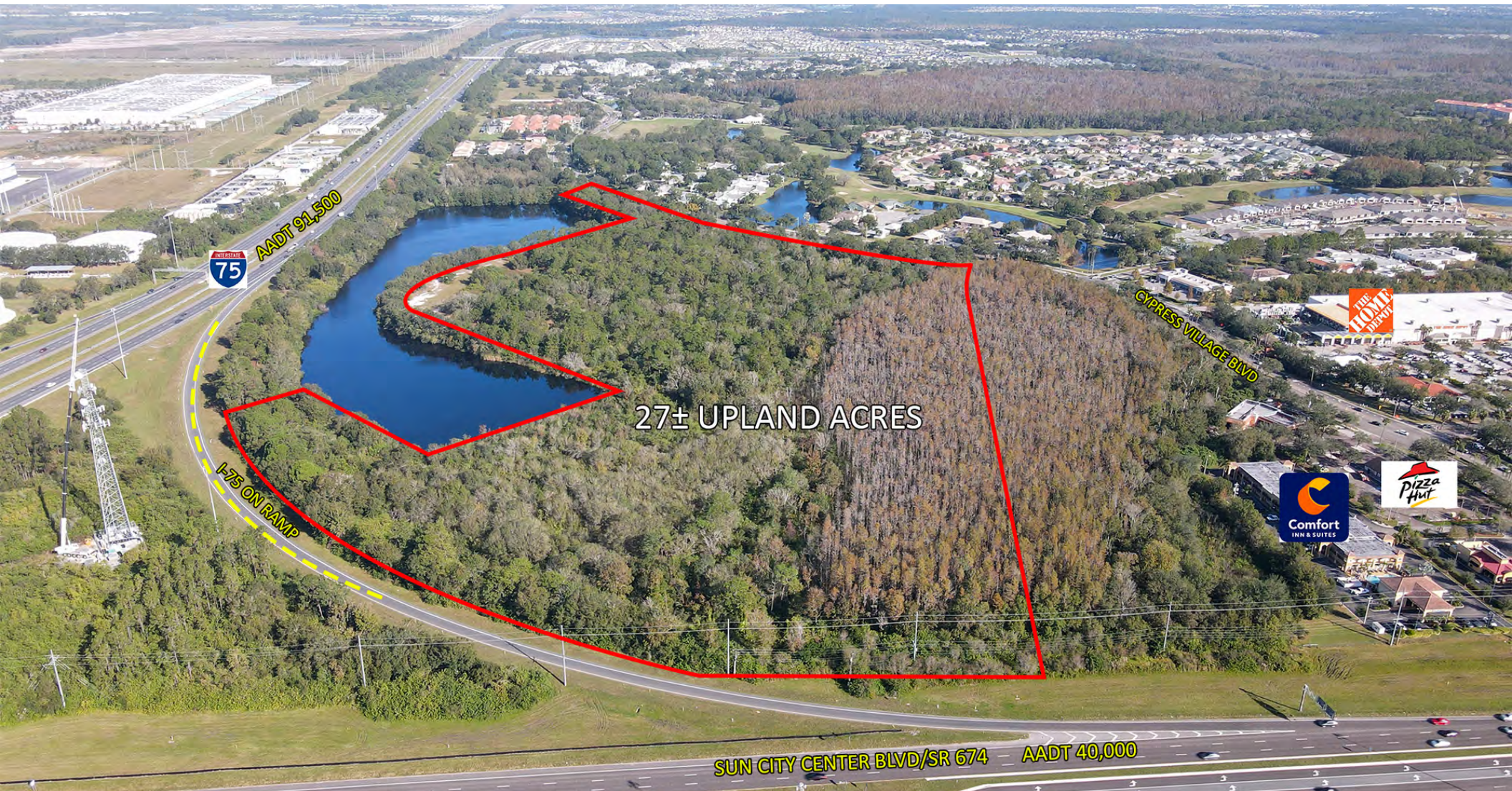
Aerials



Aerials (cont.)



Aerials (cont.)



Demographics Map & Report

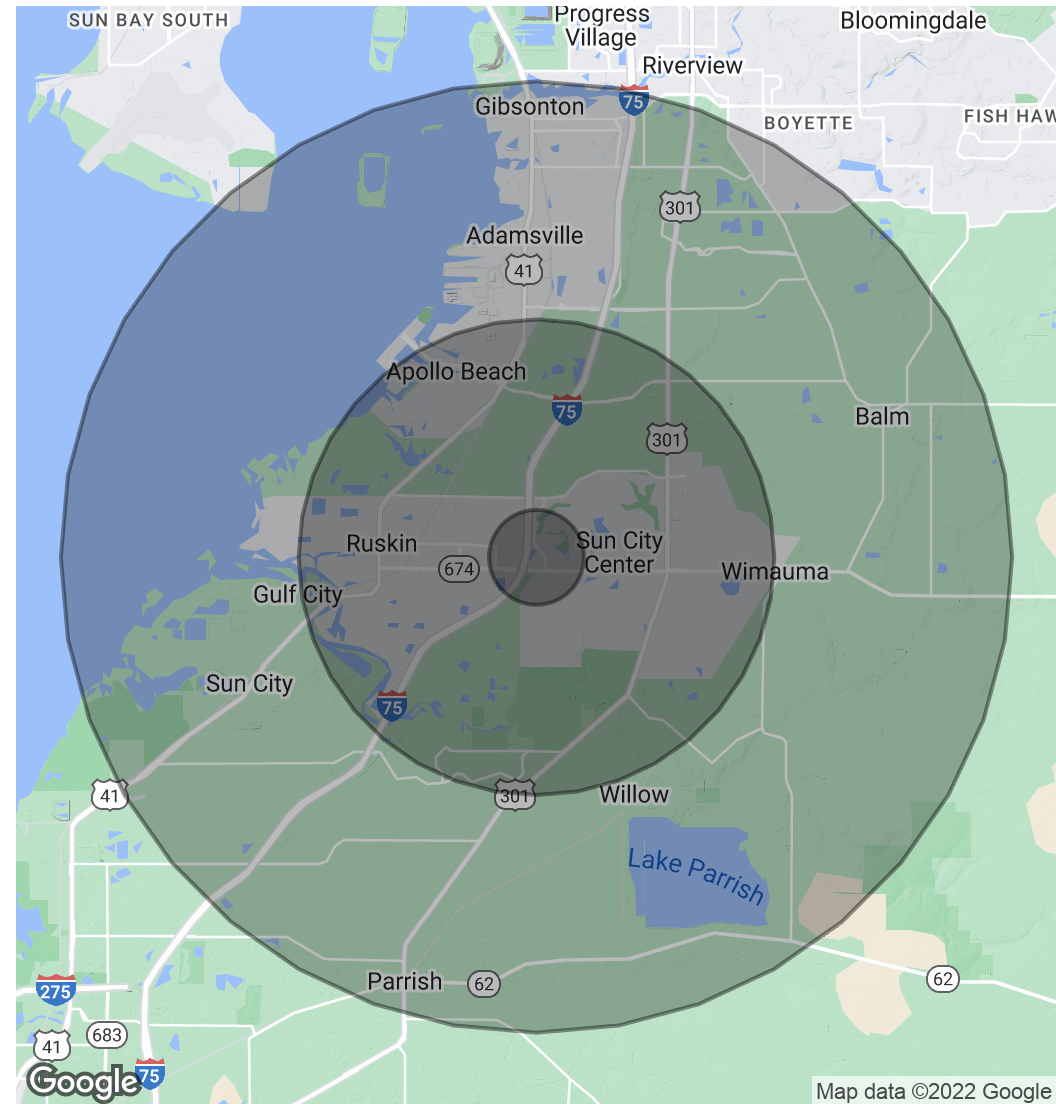
POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	3,571	52,763	120,080
Average Age	67.2	50.9	42.4
Average Age (Male)	65.0	50.1	41.8
Average Age (Female)	70.1	52.2	43.4

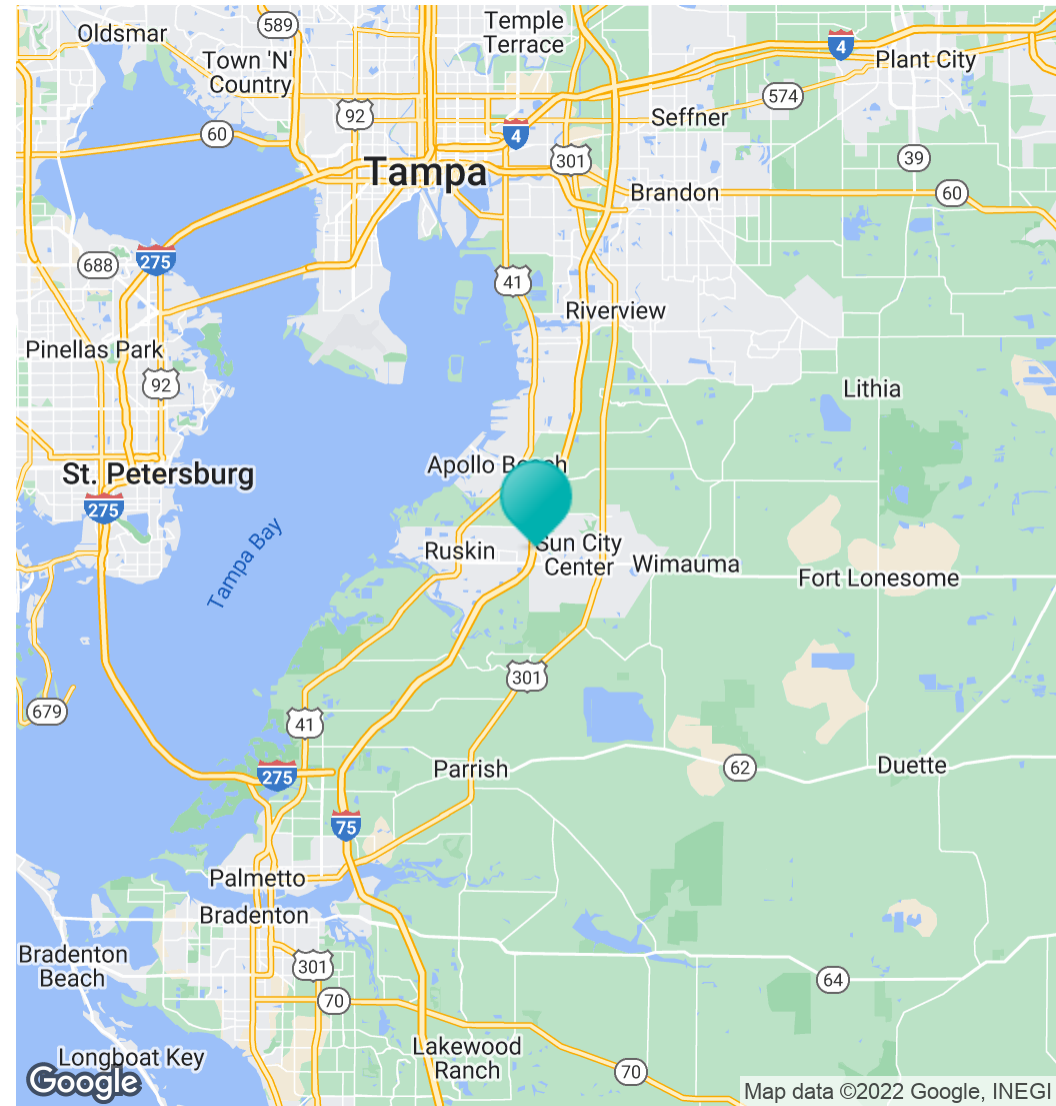
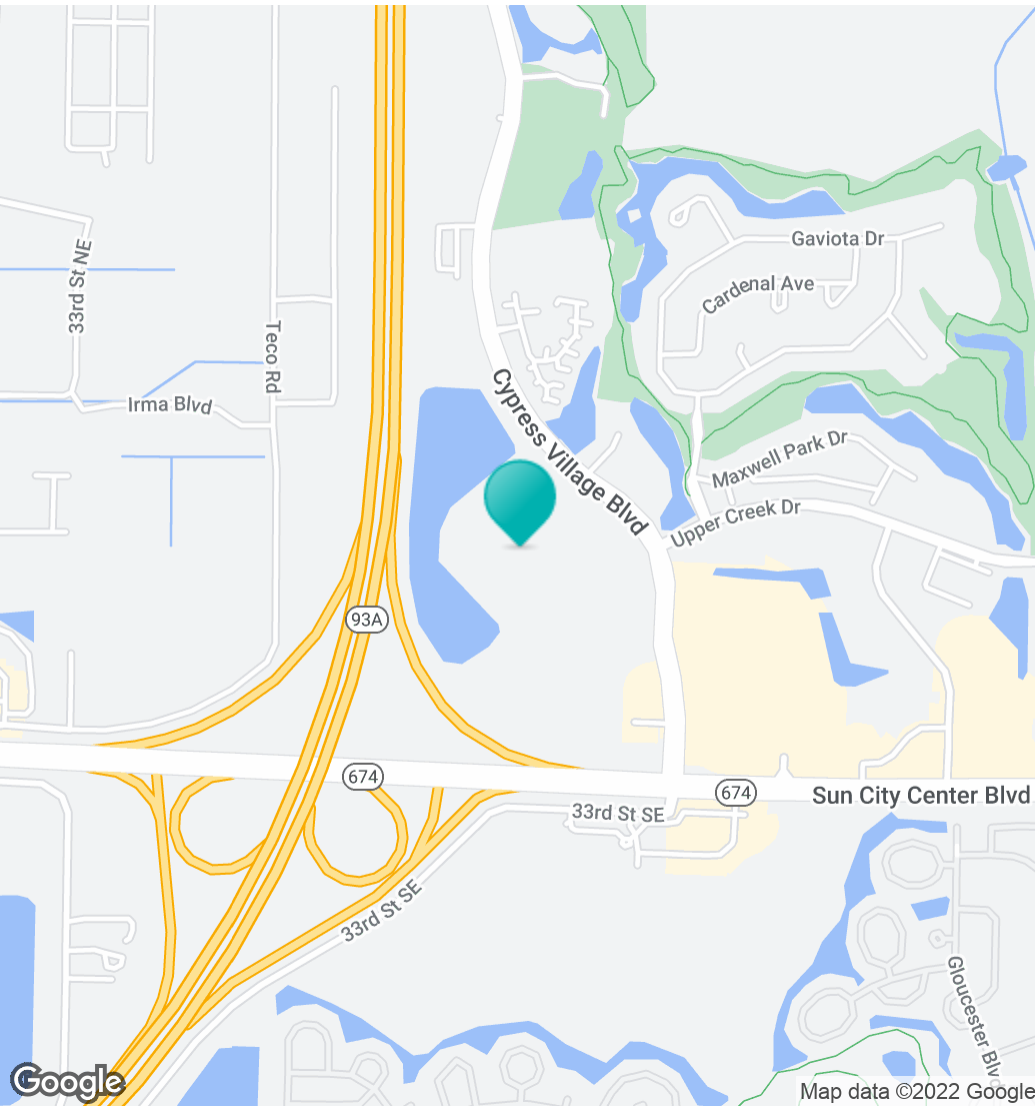
HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	1,845	23,846	48,342
# of Persons per HH	1.9	2.2	2.5
Average HH Income	\$49,859	\$62,176	\$64,482
Average House Value	\$146,188	\$209,685	\$217,614

* Demographic data derived from 2020 ACS - US Census



Location Maps



Confidentiality & Disclaimer

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Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Eshenbaugh Land Company, LLC makes no warranties and/or representations

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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.