

We know this land.



# Eshenbaugh

LAND COMPANY



The Dirt Dog

304 S. WILLOW AVENUE

TAMPA, FL 33606

813.287.8787

[www.thedirtdog.com](http://www.thedirtdog.com)

# Property Summary



## PROPERTY DESCRIPTION

5.5 acres located at the intersection of 19th Avenue Northeast and 24th Street Northeast. Onsite retention is in place leaving approximately 3.5 acres of developable space. A cross access easement is in place on the south side of the property providing access to Windstone Avenue and 24th Street Northeast.

## LOCATION DESCRIPTION

Located across from the renowned masterplanned community, Waterset, which is currently developing southward towards 19th Avenue Northeast. An expansion of Waterset Boulevard is planned to align with the 19th Avenue/24th Street intersection at which point a roundabout will be put in place.

## ZONING

The property lies within the South Shore Corporate Park DRI. Current entitlements allow for uses that fall within the zoning categories of Commercial Neighborhood (CN) and Business Professional Office (BPO) uses. Floor Area Ratio of 0.35 is permitted.

## UTILITIES

Both municipal sewer and water are available to the site.

## PRICING

\$1,200,000

To submit offers, please contact:

Jack Koehler, CCIM, ALC  
Jack@TheDirtDog.com  
813-541-4156

The listing has a variable rate commission.

# Proximity to Major Employers and Thousands of Homes

amazon

HILLSBOROUGH  
Community College

Future Apartments

Future Roundabout  
Intersection

24th Street Northeast

5.5 Acres

19th Avenue Northeast

Future Expansion of Wareset Boulevard

# Located at a Future Roundabout Intersection



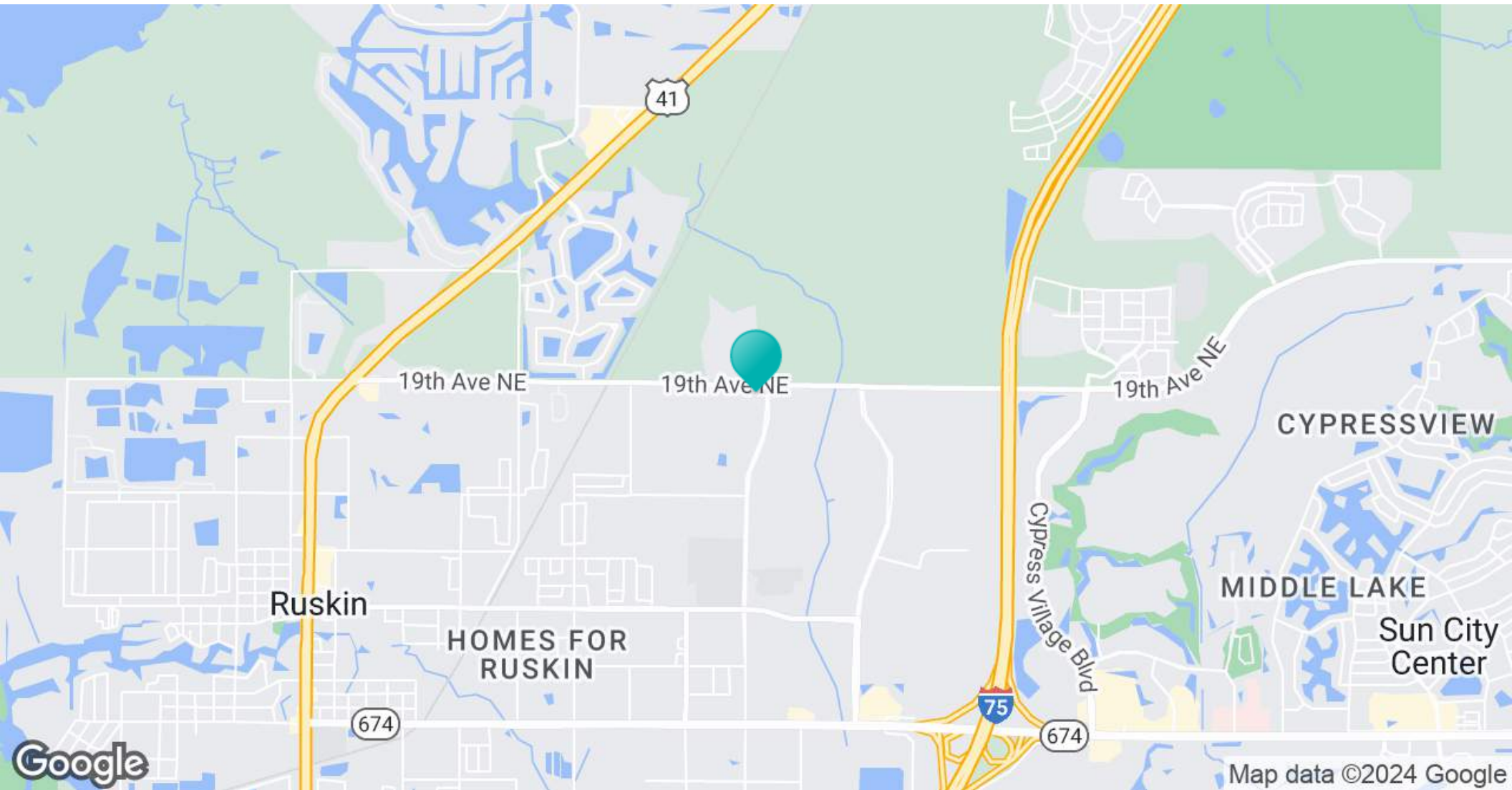
# Across from the Waterset Masterplanned Community



# Cross Access Easement in Place

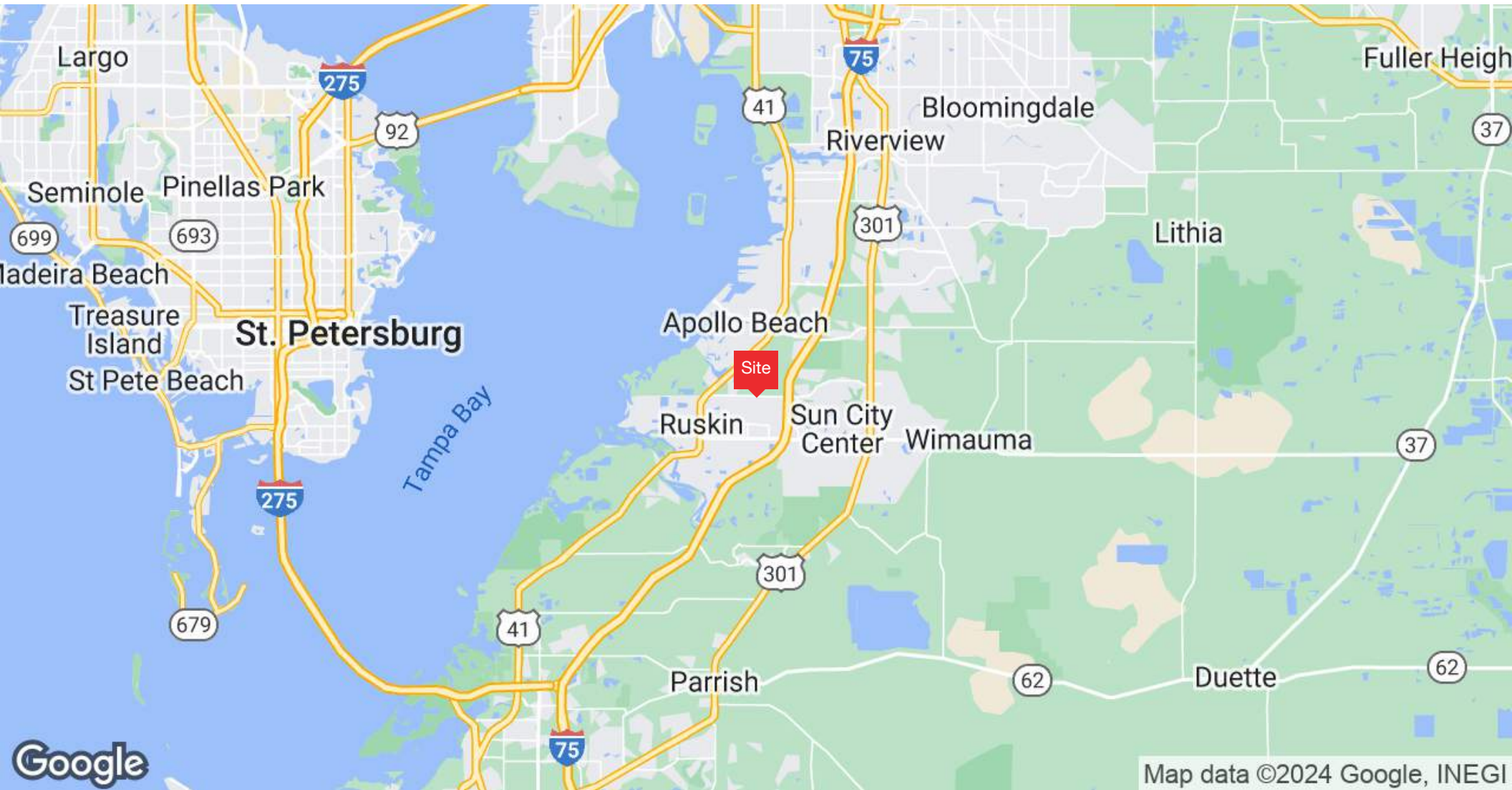


# Location Map



7 SW CORNER 19TH AVE/24TH ST // RUSKIN, FL 33570

# 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.