

Property Summary



PROPERTY DESCRIPTION

Approximately 17 acres (~15 developable acres) located along the north side of College Avenue in Ruskin, Florida. The property has ~575' of frontage along College Avenue and ~1,200' along 27th Street Southeast.

LOCATION DESCRIPTION

Located in South Hillsborough County which has experienced rapid growth over the past 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 grow for the foreseeable future. Directly across 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.

ZONING

The property lies within the South Shore Corporate Park DRI. Current entitlements allow for uses that fall within the zoning categories of Commercial General (CG) and Business Professional Office (BPO). Floor Area Ratio of 0.5 is permitted.

UTILITIES

Both municipal sewer and water are available to the site.

ADDITIONAL INFORMATION

For pricing guidance or to submit an offer, please contact:

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

This listing has a variable rate commission.

Surrounded by Development Activity



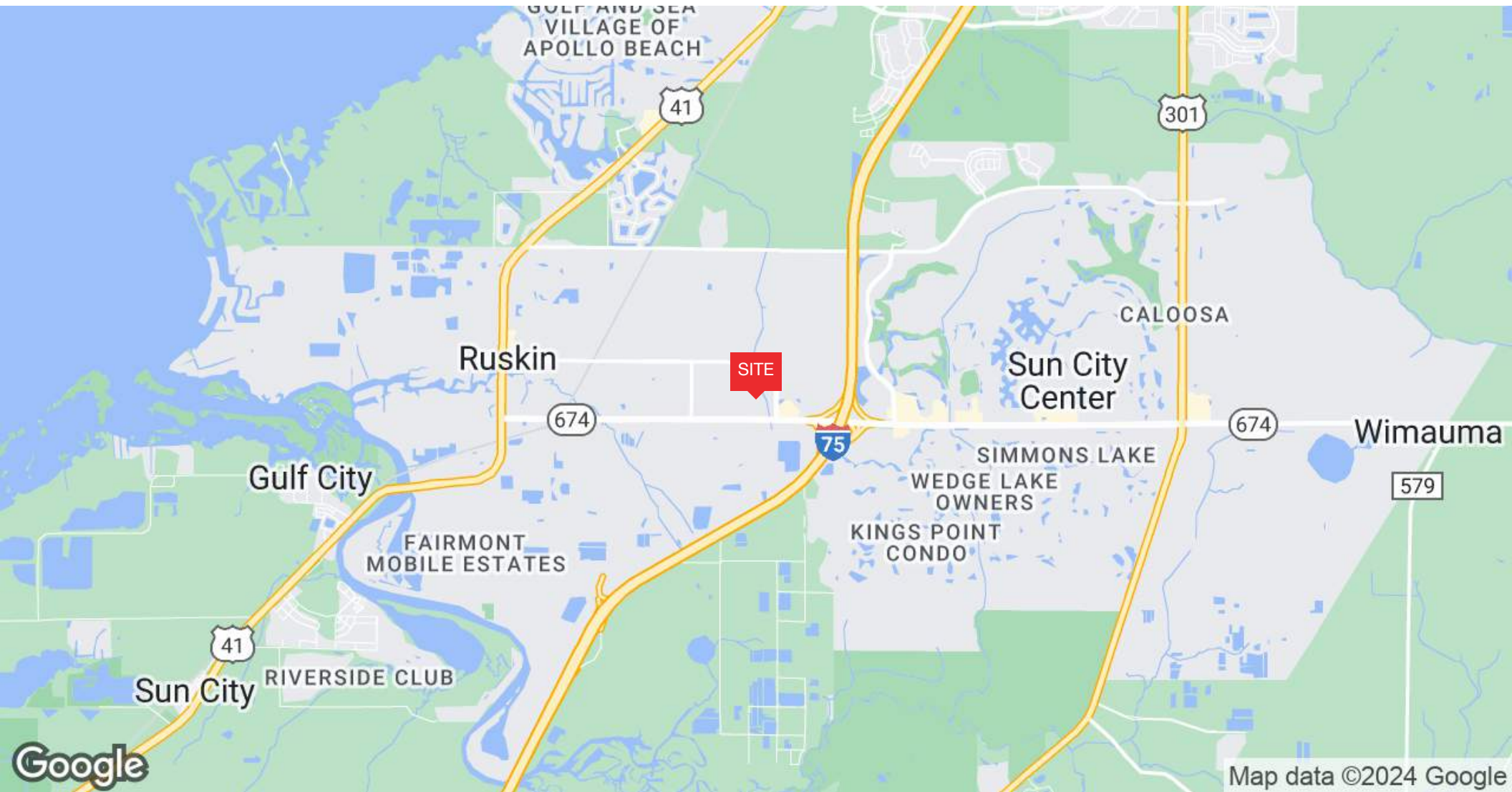
Across from 75,000 sq. ft. Moffitt Cancer Treatment Facility



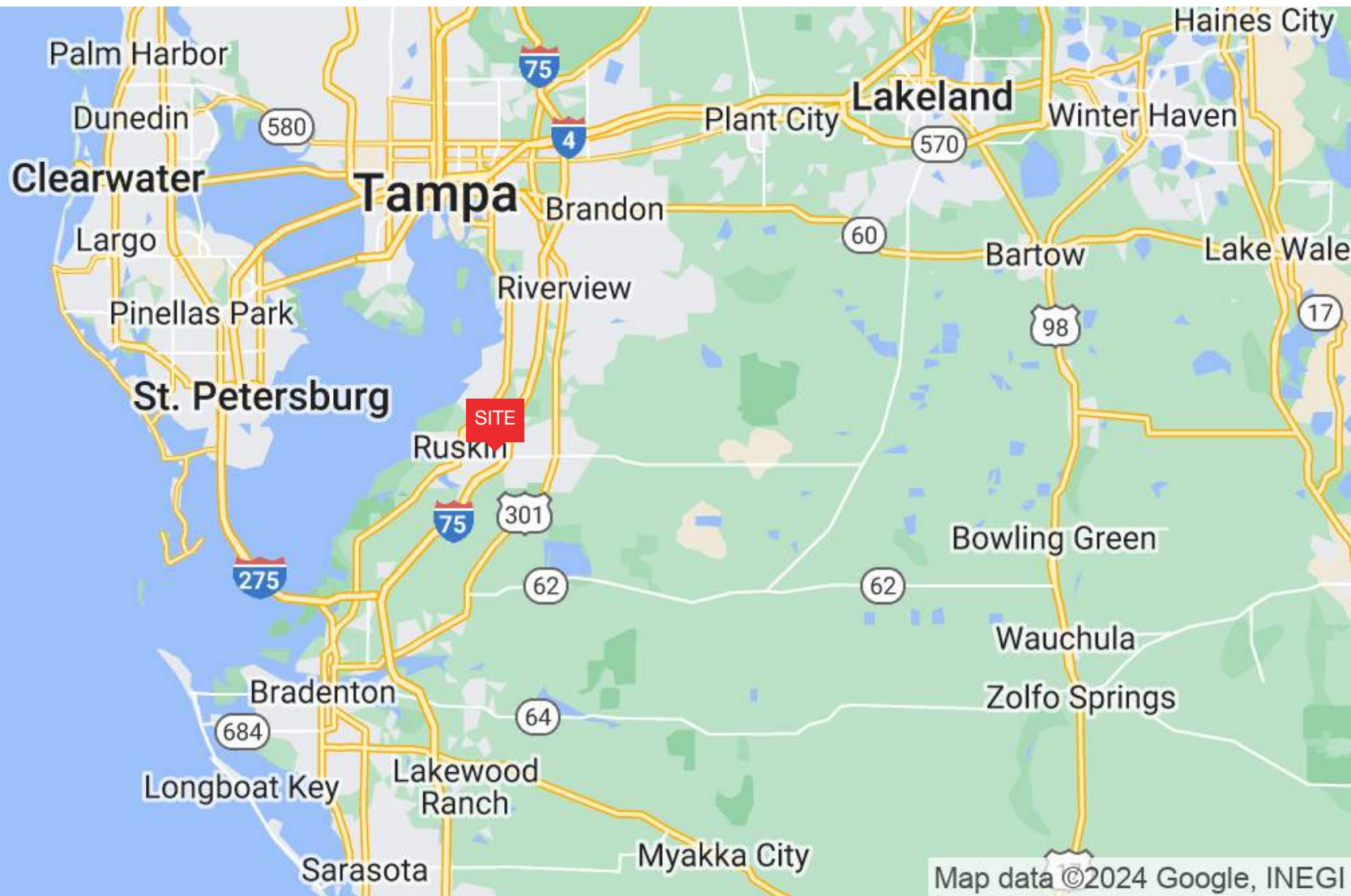
Frontage on College Avenue (35,500 Average Daily Traffic)



Location Map



Regional Map



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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.

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