

We know this land.



Eshenbaugh
LAND COMPANY



The Dirt Dog

304 S. WILLOW AVENUE

TAMPA, FL 33606

813.287.8787

www.thedirtdog.com

Aerial Looking North



Property Description

PROPERTY DESCRIPTION

The opportunity is to purchase 1.6± acres on Teco Road, just north of E College Avenue, in unincorporated Ruskin, FL within Hillsborough County. The property is situated conveniently to the east of a Big Lots anchored retail center and just south of Madison Palms, a 317-unit apartment complex currently under construction. The site is zoned AR (Agricultural) but can potentially be rezoned for a variety of general commercial uses.

LOCATION DESCRIPTION

The property is located north of E College Avenue and has primary access off Teco Road. The site has high visibility and traffic (AADT 38,500) from E College Avenue and is located immediately west of the I-75 interchange. The site is one mile from Amazon fulfillment center with close proximity to shopping, schools and employment centers.

MUNICIPALITY

Hillsborough County

PROPERTY SIZE

1.6± Acres

ZONING

AR (Agricultural)

FUTURE LAND USE

CMU-12

PARCEL ID

055016-0000

PRICE

\$995,000

BROKER CONTACT INFO

Chris Bowers ALC, CCIM

Senior Advisor/Partner

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chris@thedirt dog.com

Aerial Looking West



Aerial Looking South



Aerial Looking Southwest



Demographics Map & Report

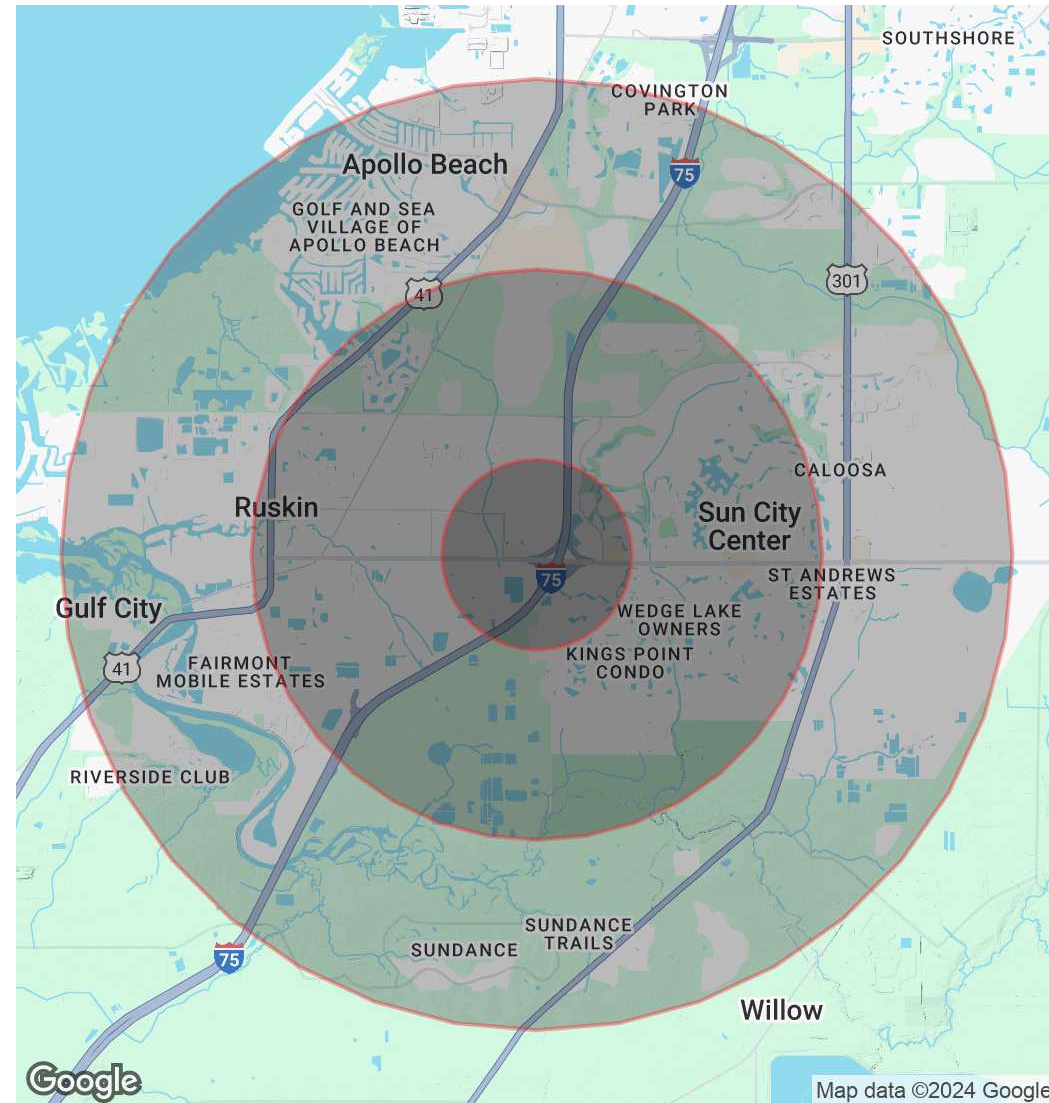
POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	2,761	50,264	113,560
Average Age	58	50	46
Average Age (Male)	58	50	45
Average Age (Female)	59	51	47

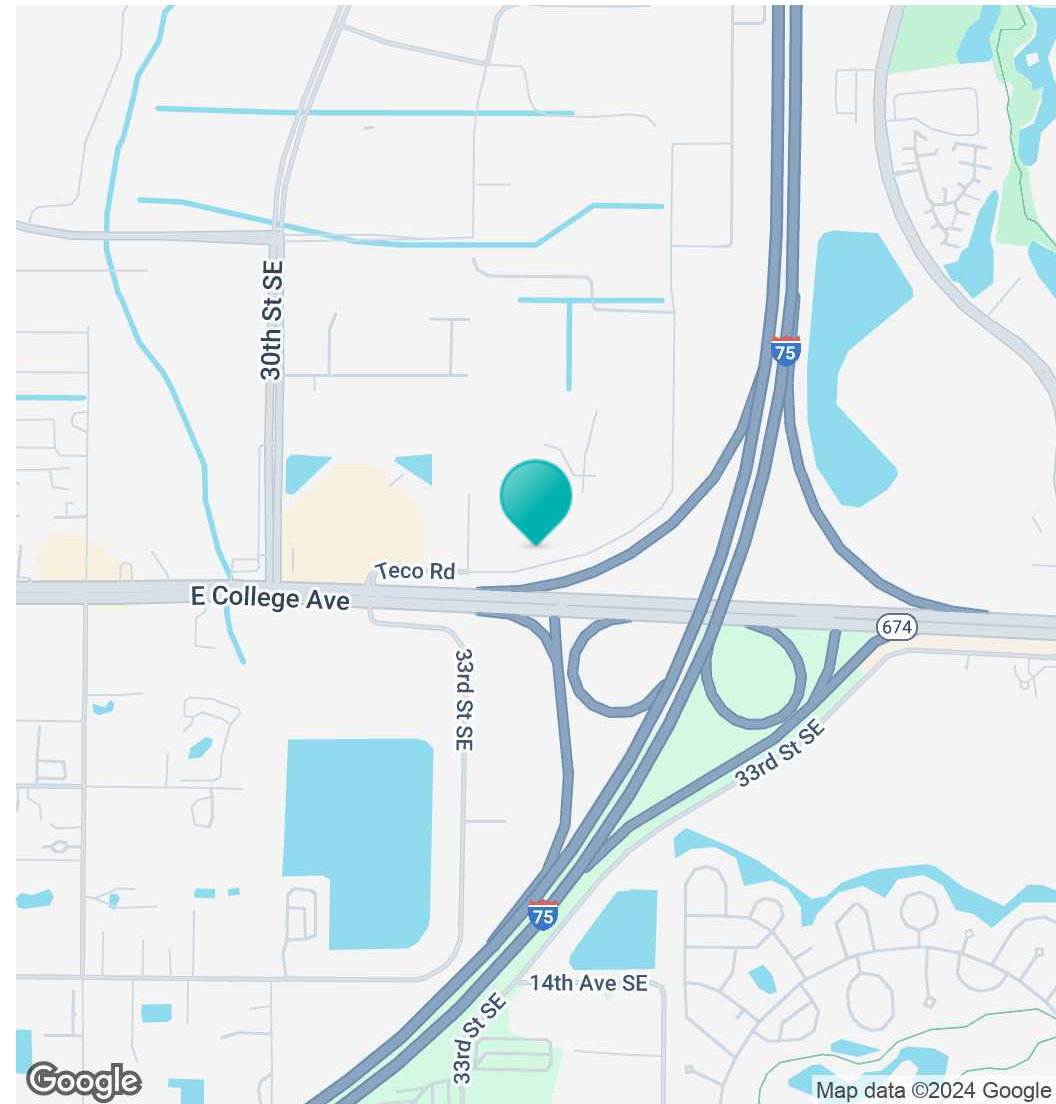
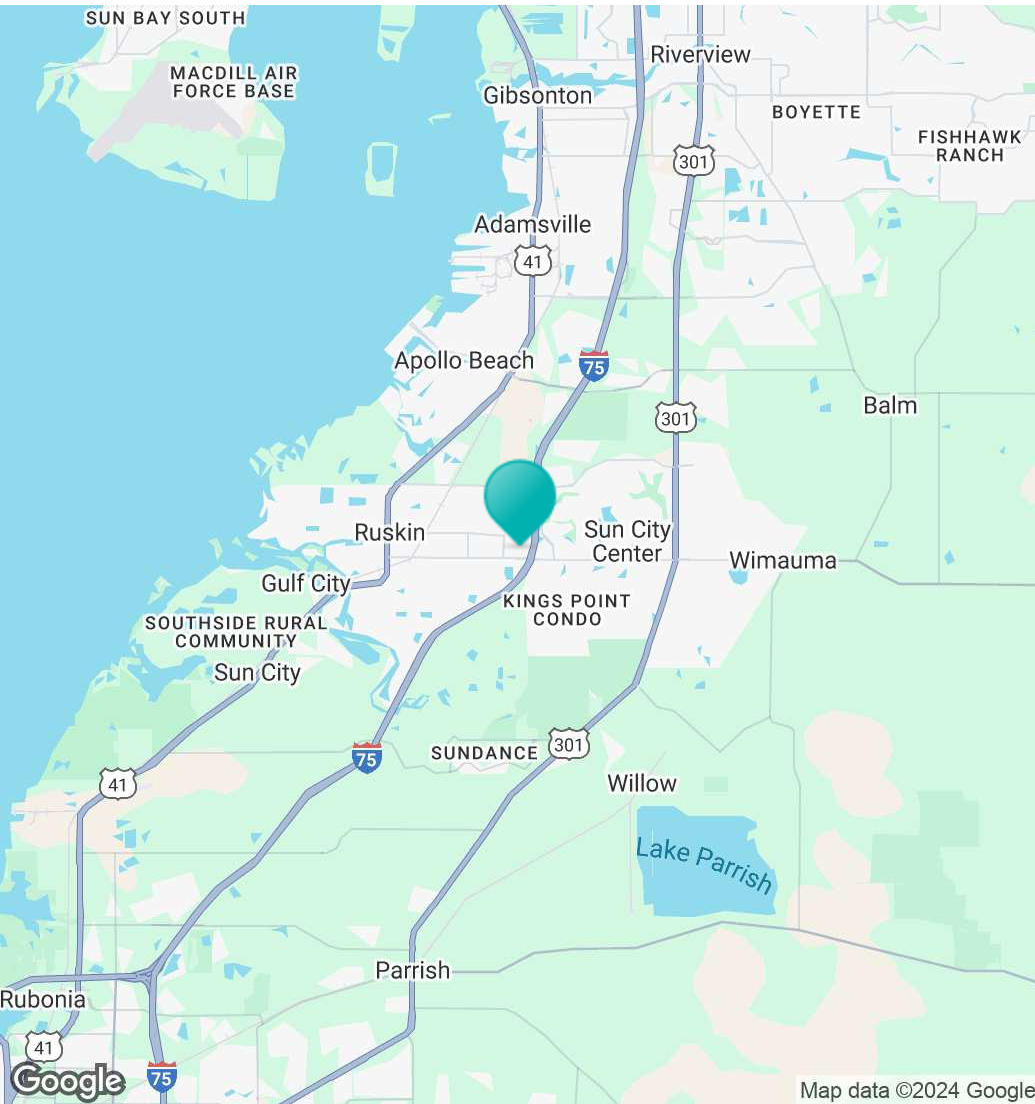
HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,213	20,919	44,316
# of Persons per HH	2.3	2.4	2.6
Average HH Income	\$79,072	\$93,141	\$107,116
Average House Value	\$255,340	\$322,727	\$382,984

Demographics data derived from AlphaMap



Location Maps



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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.