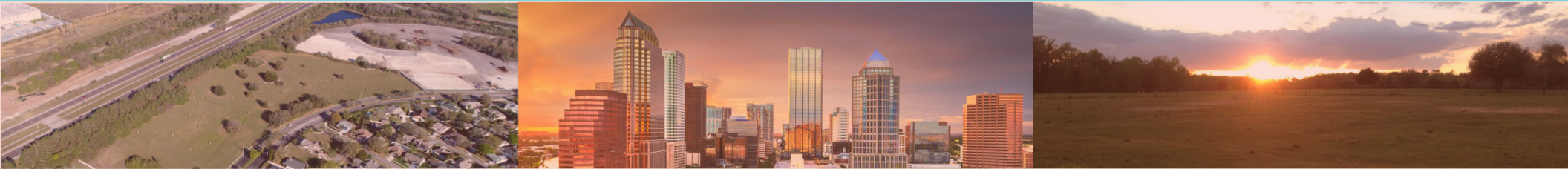


We know this land.



Eshenbaugh

LAND COMPANY

The Dirt Dog



304 S. WILLOW AVENUE

TAMPA, FL 33606

813.287.8787

www.thedirtdog.com

Property Description



PROPERTY DESCRIPTION

The offering consists of 5.98 acres positioned at the southeast corner of Cortaro Drive and Upper Creek Drive within the Sun City area of Hillsborough County. The site benefits from off-site retention and excellent visibility and convenient access, with frontage on both Cortaro Drive and Upper Creek Drive.

The site is zoned PD (73-0186) within The Villages of Cypress Creek. Under this designation, the property is permitted for uses consistent with the Commercial Intensive (CI) zoning district, allowing for a broad range of medical, commercial, office, and retail uses. These entitlements offer flexibility and support a variety of development concepts.

Given its location within a growing commercial corridor, its favorable zoning, and its development-ready physical characteristics, the property is well suited for a wide range of medical, professional, and commercial uses.

LOCATION DESCRIPTION

The property is strategically located at the southeast corner of Cortaro Drive and Upper Creek Drive within The Villages of Cypress Creek in Sun City Center—one of the most established and rapidly growing 55+ and mixed-use corridors in South Hillsborough County. The immediate area benefits from strong demographics, a large concentration of active adult communities, and a steady influx of residential development.

The site sits less than a mile east of I-75, two miles west of US Highway 301, and just north of State Road 674, the major east-west and north-south corridors that serve Sun City Center, Ruskin, Wimauma, and the broader Southshore market. Traffic volumes along SR-674 exceed 30,000 vehicles per day, creating a strong commercial environment anchored by medical providers, national retailers, assisted living facilities, and regional service businesses.

PRICE

\$4,300,000

Aerial- Eastern Facing



Aerial- Western Facing



Parcel Split



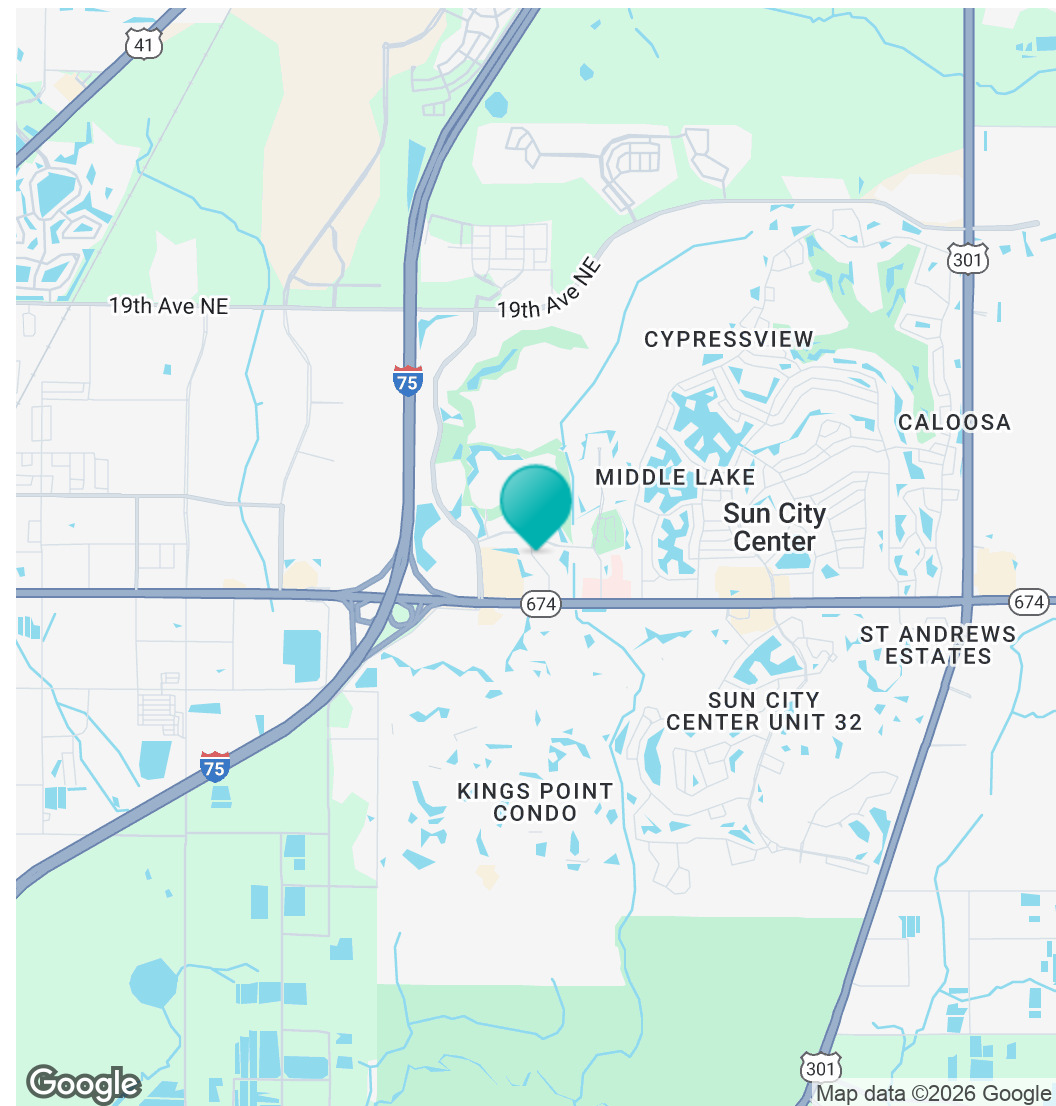
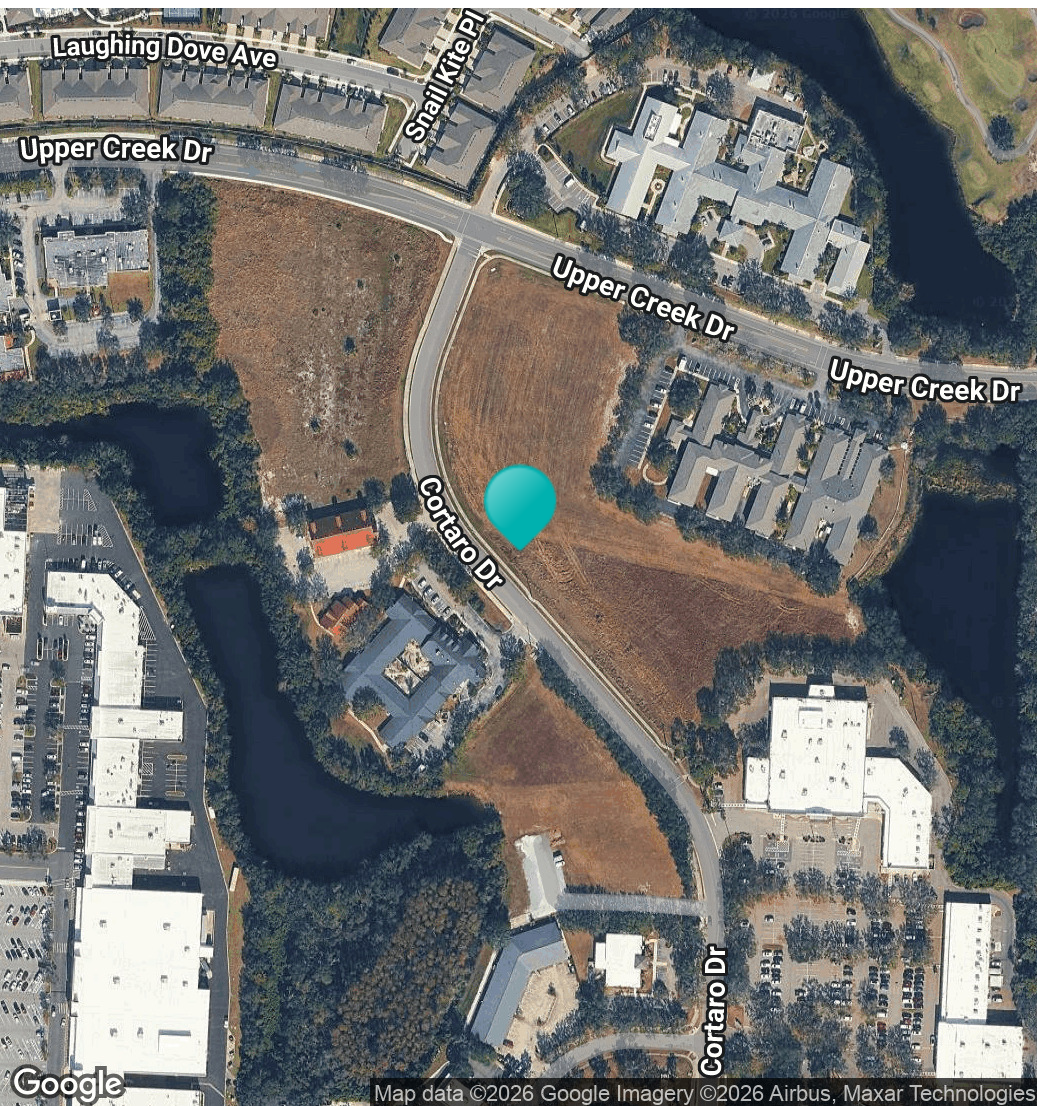
Additional Photos



Drone Video



Location Maps



Demographics Map & Report

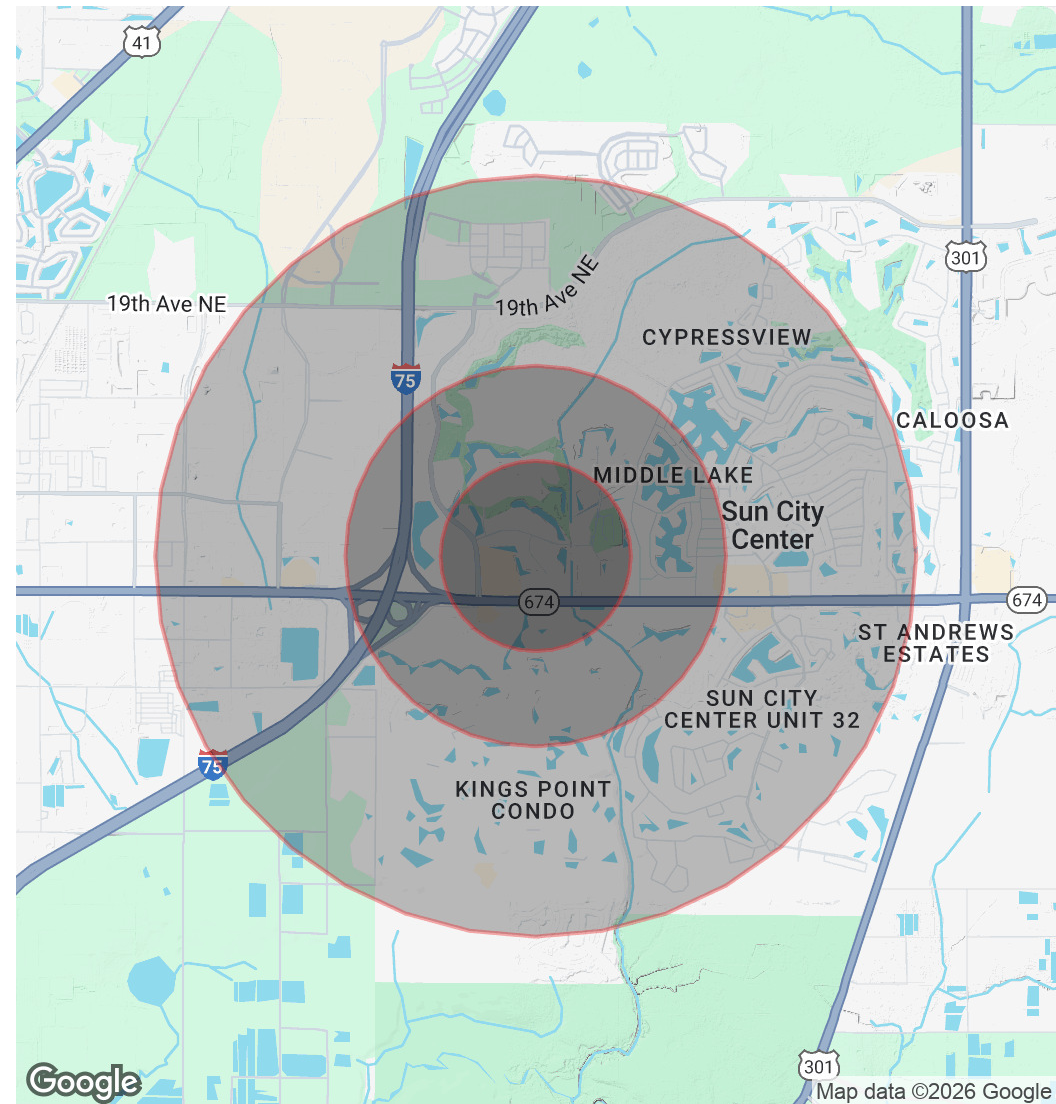
POPULATION

	0.5 MILES	1 MILE	2 MILES
Total Population	1,648	5,467	21,528
Average Age	73	73	68
Average Age (Male)	71	73	67
Average Age (Female)	74	74	68

HOUSEHOLDS & INCOME

	0.5 MILES	1 MILE	2 MILES
Total Households	641	2,744	11,221
# of Persons per HH	2.6	2	1.9
Average HH Income	\$83,586	\$71,902	\$80,444
Average House Value	\$386,785	\$309,754	\$291,046

Demographics data derived from AlphaMap





Your Advisors



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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.