

# 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 Description



## PROPERTY DESCRIPTION

1.5 acres located in the heart of Ruskin, Florida. The Ruskin area has experienced tremendous growth over the past 5-10 years. This is one of the last remaining undeveloped, signalized corners in Ruskin.

## LOCATION DESCRIPTION

Located at southwest corner of the US 41 and Shellpoint Road intersection in Ruskin.

## ZONING

Ruskin Town Center - 1 (RTC-1)

For more information on zoning, please click link below:

[https://library.municode.com/fl/hillsborough\\_county/codes/land\\_development\\_code?nodeId=ARTIIISPDI\\_PT3.17.00RUTOCEDERE\\_S3.17.07RUTCERT](https://library.municode.com/fl/hillsborough_county/codes/land_development_code?nodeId=ARTIIISPDI_PT3.17.00RUTOCEDERE_S3.17.07RUTCERT)

## UTILITIES

Municipal water and sewer are available to the site.

## PRICING

\$800,000

To submit offers, please contact:

Jack Koehler, CCIM, ALC

Jack@TheDirtDog.com

813-541-4156

This listing has a variable rate commission.

# Located at a Signalized Intersection



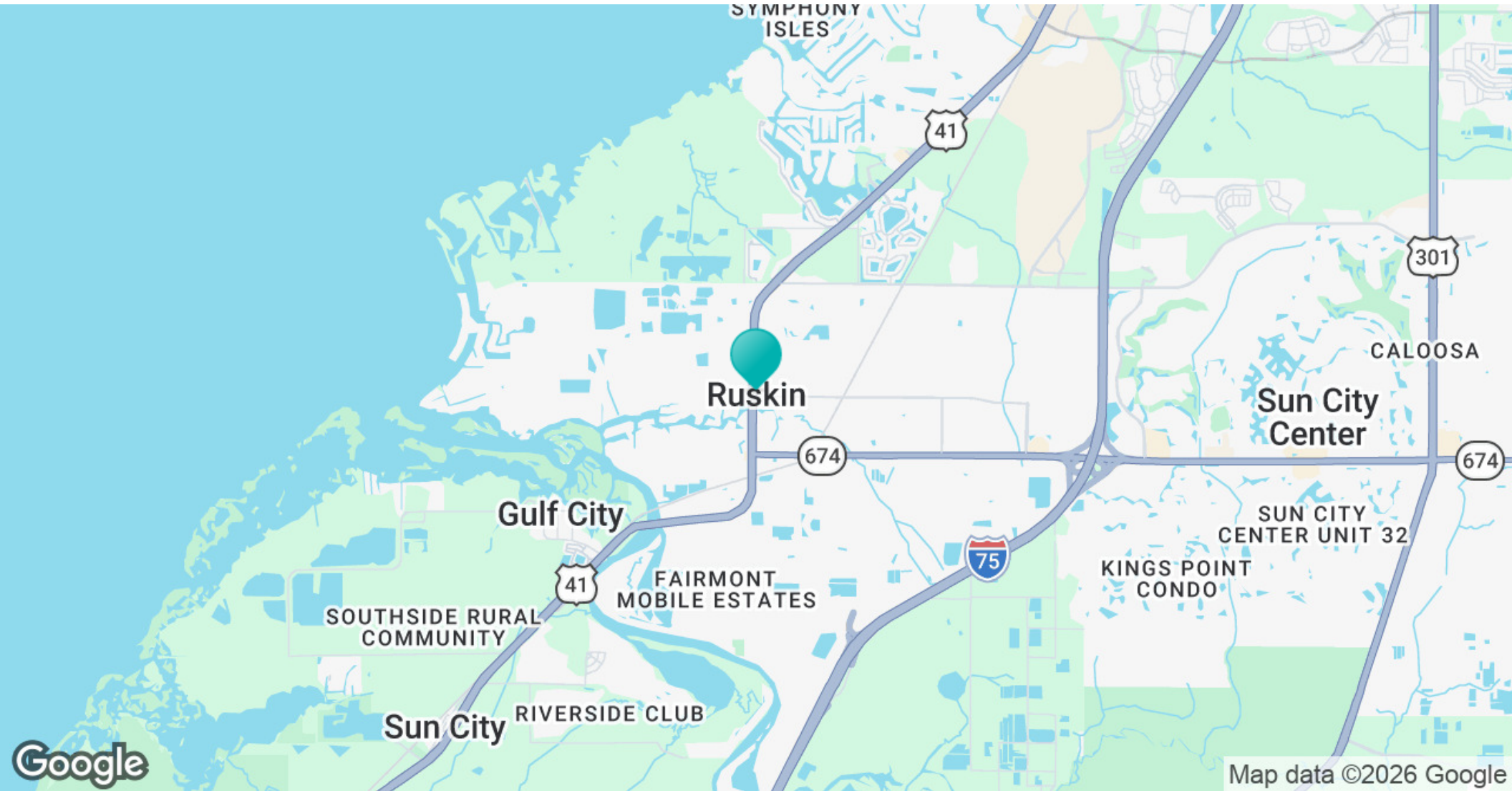
# Located in the Heart of Ruskin



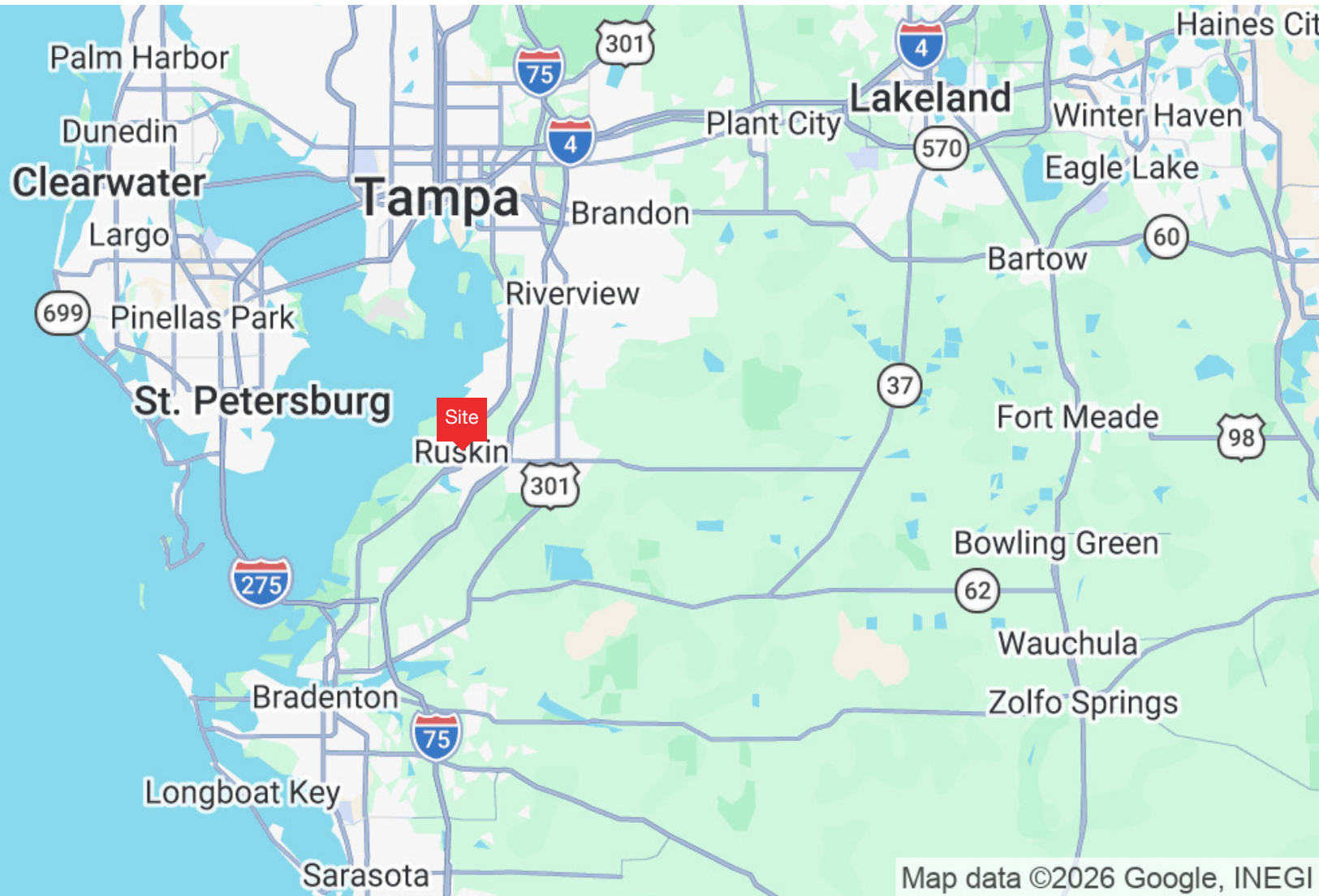
# Nearby Retailers



# Location Map



# 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.