

Port Manatee Ground Lease - 7.7 acres



ONE23 LLC

0 US HIGHWAY 41, RUSKIN, FL 33570

Eshenbaugh
LAND COMPANY

The Dirt Dog

www.thedirtdog.com



Property Description

PROPERTY DESCRIPTION

Introducing a prime development opportunity along US Highway 41 in Ruskin, Florida. The 7.7± acre site is currently zoned AR (Agriculture-Rural) but benefits from a Future Land Use designation of LI-P (Light Industrial-Planned), offering a clear path for rezoning to industrial use. The triangular-shaped property features over 1,800 feet of railroad frontage, creating flexibility for a variety of industrial or commercial developments. Located near the growing Ruskin and Port Manatee industrial corridor, the site offers strong positioning for logistics, storage, or light manufacturing users. The property is currently outside the Urban Service Area, and utilities are not available, meaning development will likely require well and septic systems.

LOCATION DESCRIPTION

The property is located along US Highway 41, just north of County Line Road in extreme southern Hillsborough County and is within close proximity to SeaPort Manatee. This port can handle a variety of bulk, break bulk, containerized, and heavy-lift project cargos. Additionally, the area is home to the bustling Ruskin Community Market, showcasing the local culture and fostering community engagement. With its strategic positioning, Ruskin presents an opportunity for investors seeking a dynamic locale for their ventures.

MUNICIPALITY

Hillsborough

PROPERTY SIZE

7.7 Acres

PARCEL ID

U-32-32-18-ZZZ-000001-11660.1

FUTURE LAND USE

LI-P (Light Industrial Planned)

GROUND LEASE RATE

Contact Broker for Pricing

BROKER CONTACT INFO

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Chase Collier, CCIM

Advisor

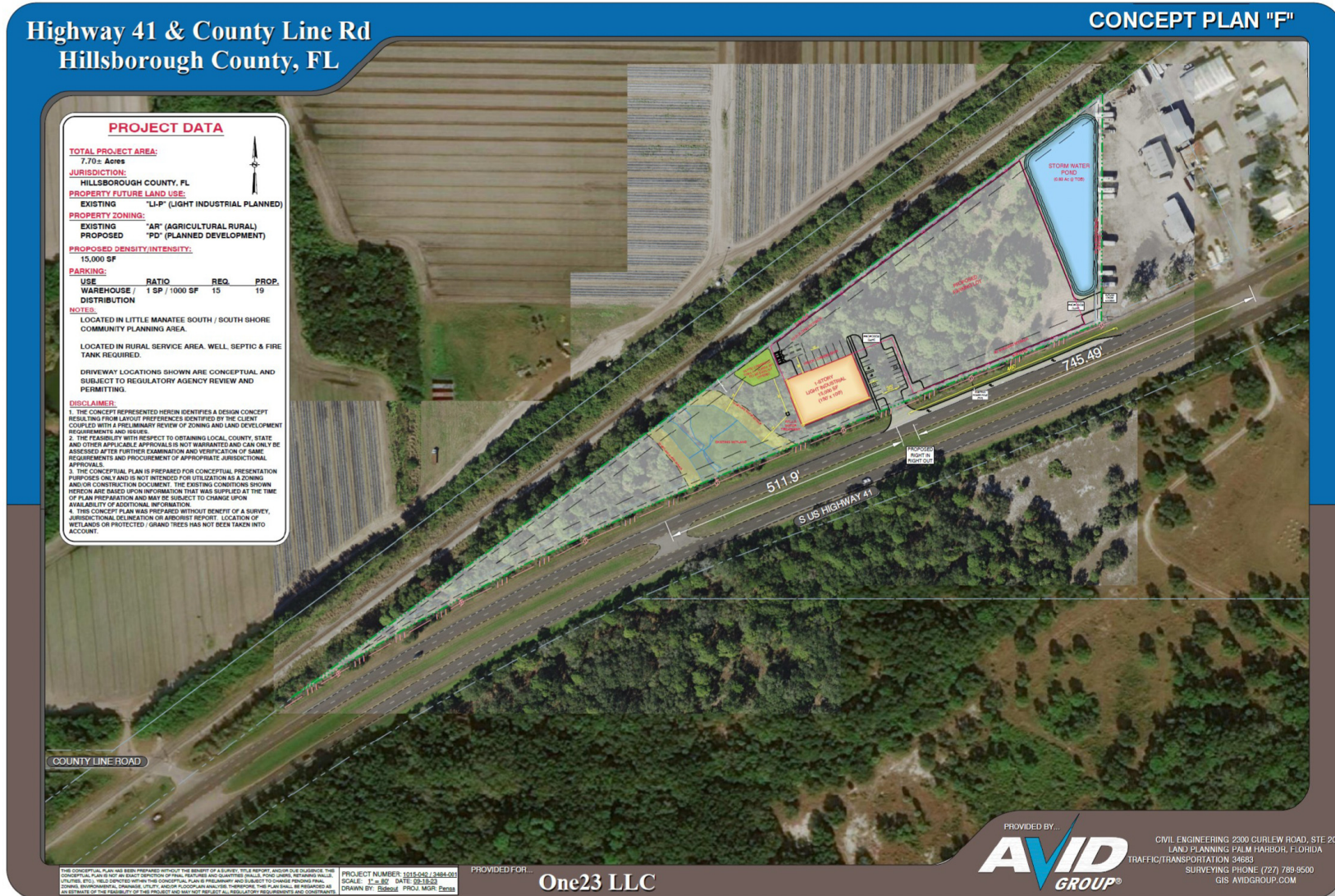
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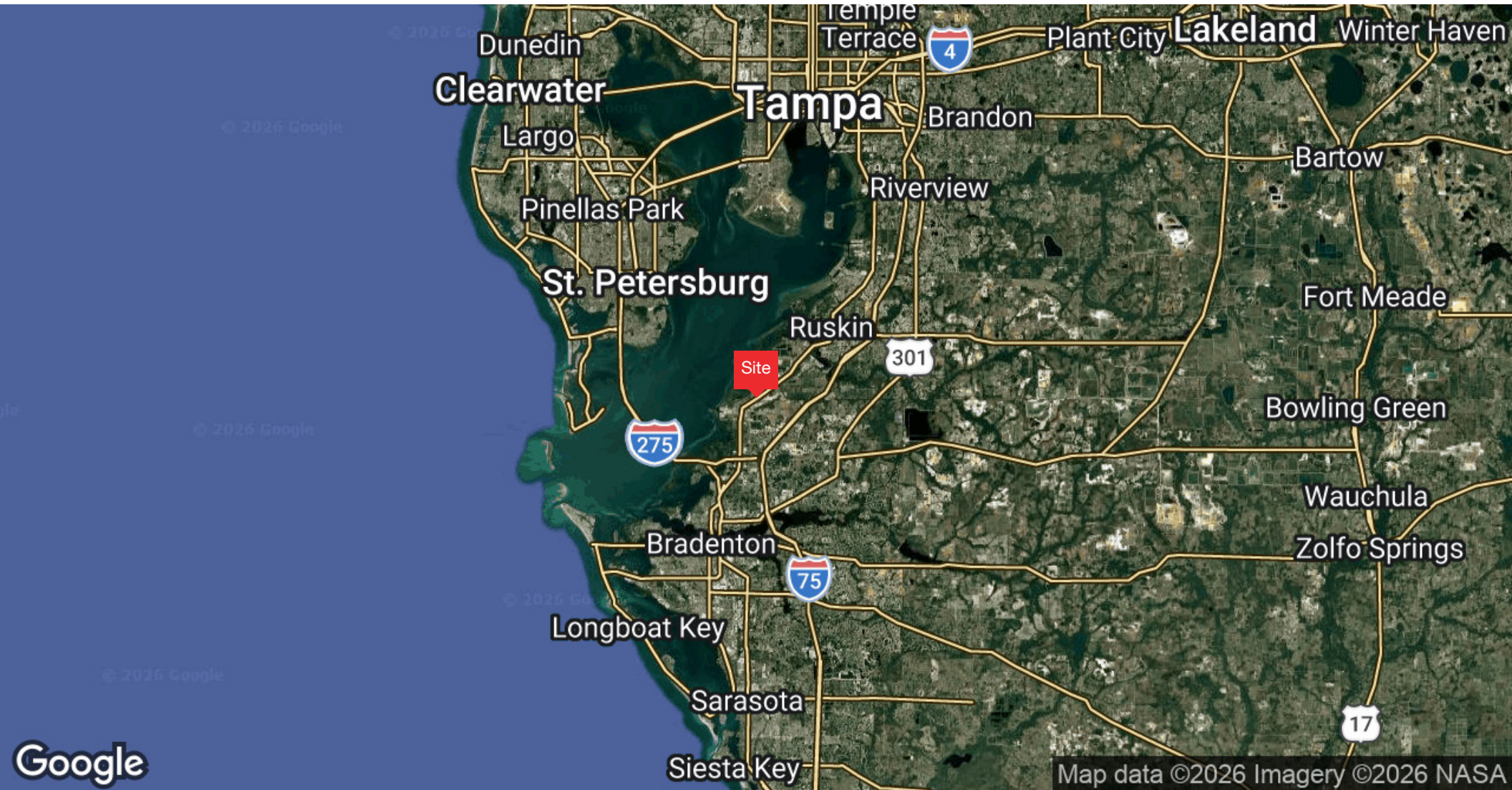
Aerial



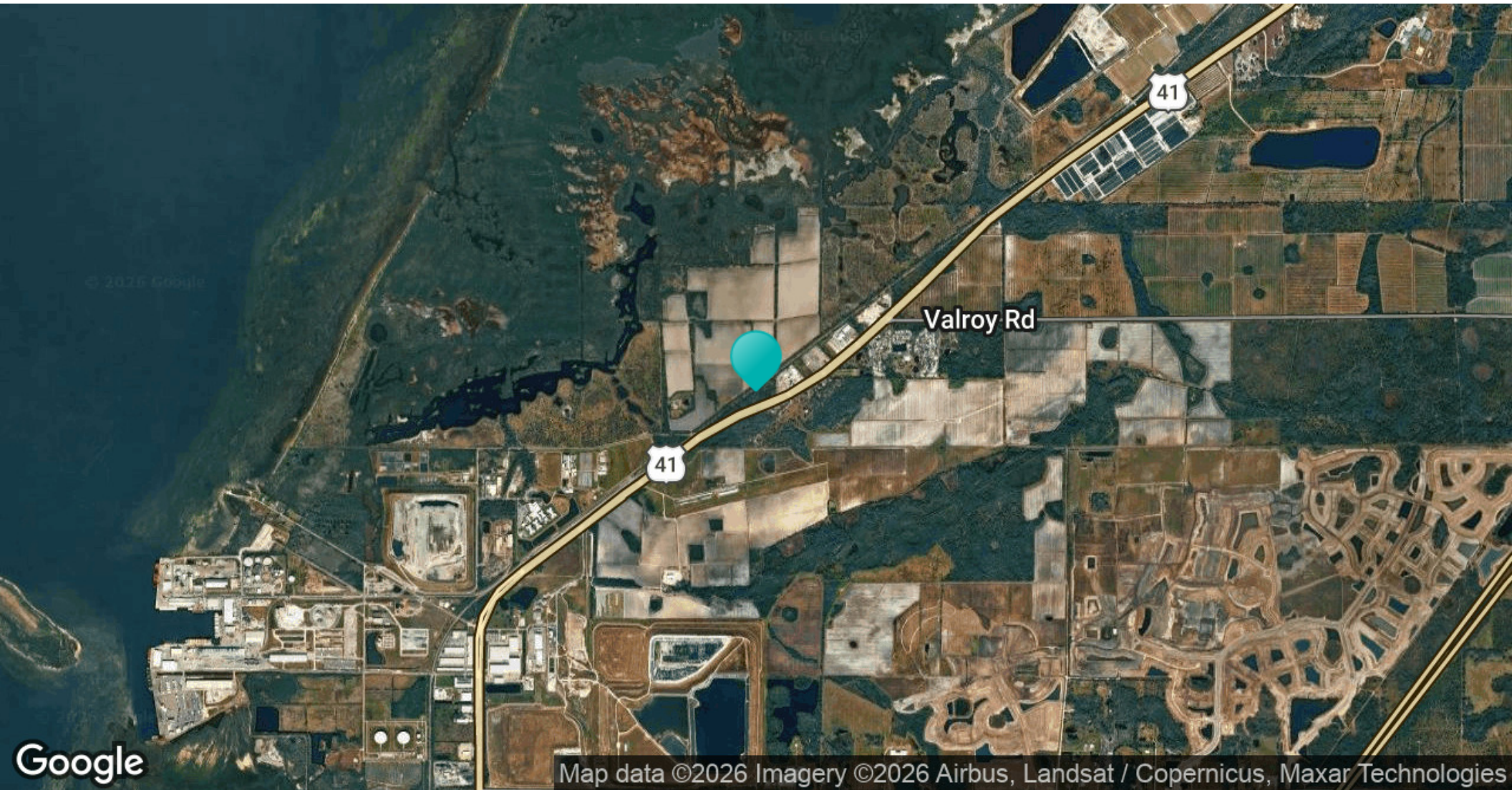
Site Plans



Regional Map



Location Map



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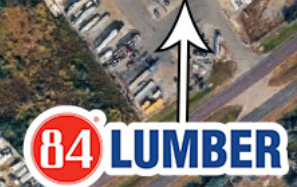
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Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Eshenbaugh Land Company, LLC makes no warranties and/or representations

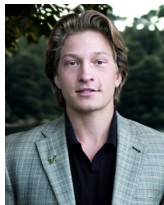
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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. 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.



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Questions | Give us a call or drop us an email

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