

Executive Summary



PROPERTY DESCRIPTION

18.85 Acres located in the heart of Ruskin, Florida. This suburb of Tampa is only 30 minutes from Downtown and is rapidly growing with many new residential developments under way.

LOCATION DESCRIPTION

Located just west of US-41, approximately four miles from I-75. Close proximity to recent and ongoing residential developments as well as major employment centers. Both Publix and Winn-Dixie are within one mile of the site. Less than four miles from the Amazon Ruskin Fulfillment Center which employs over 3,000 people.

CURRENT ZONING & LAND USE

Current zoning of AR (Agricultural Rural) with a Future Land Use of R-4. Based on surrounding residential developments, rezoning for residential development may be achievable.

PARCEL ID'S

055681-5000, 055682-0100, 055680-0600

ADDITIONAL INFORMATION & OFFERS

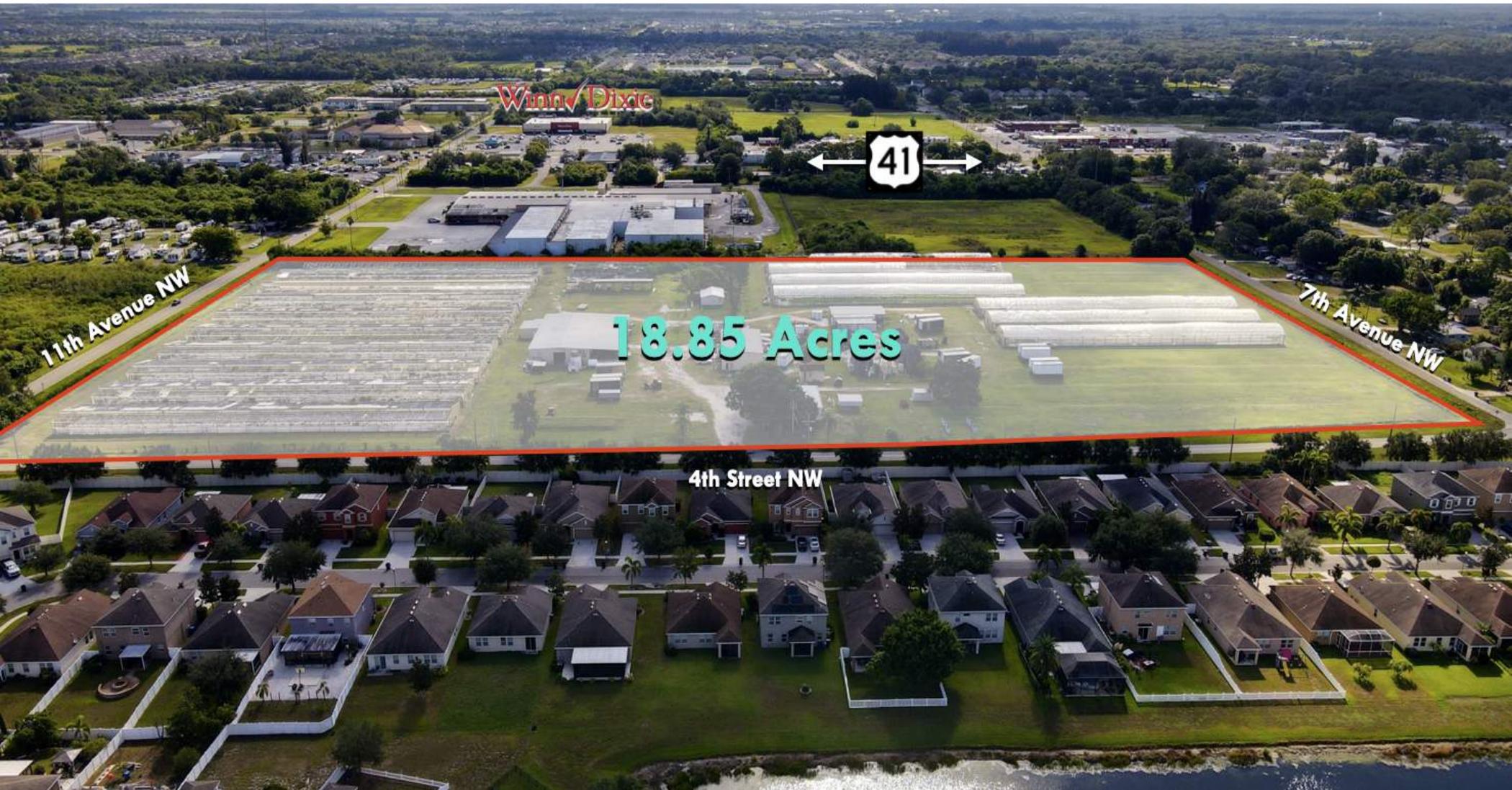
For additional information or to submit an offer, please contact:

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

OR

Bill Eshenbaugh, CCIM, ALC
Bill@TheDirtDog.com
813-287-8787

Close Proximity to Winn Dixie and Surrounded by Residential Development



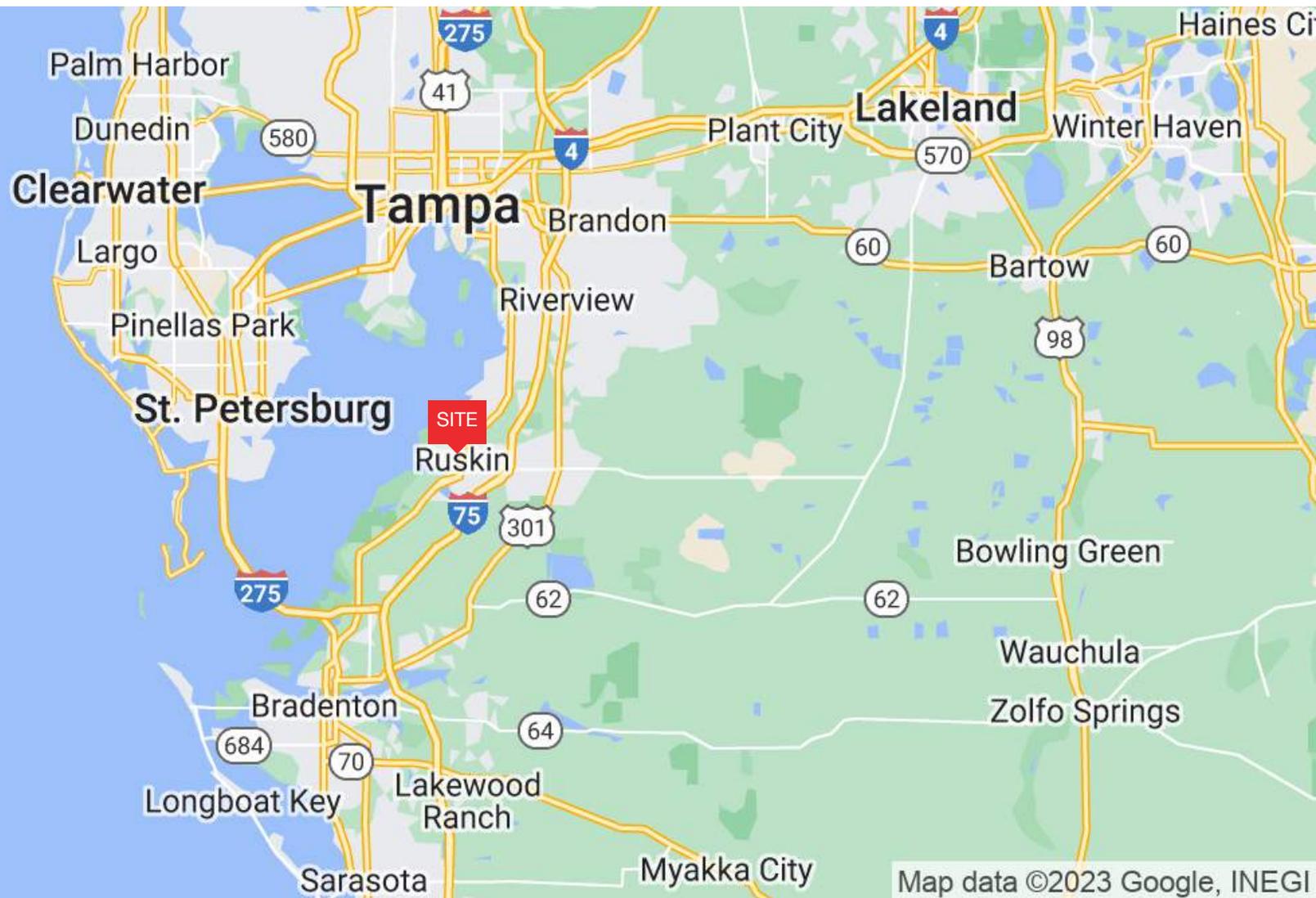
Close Proximity to Publix



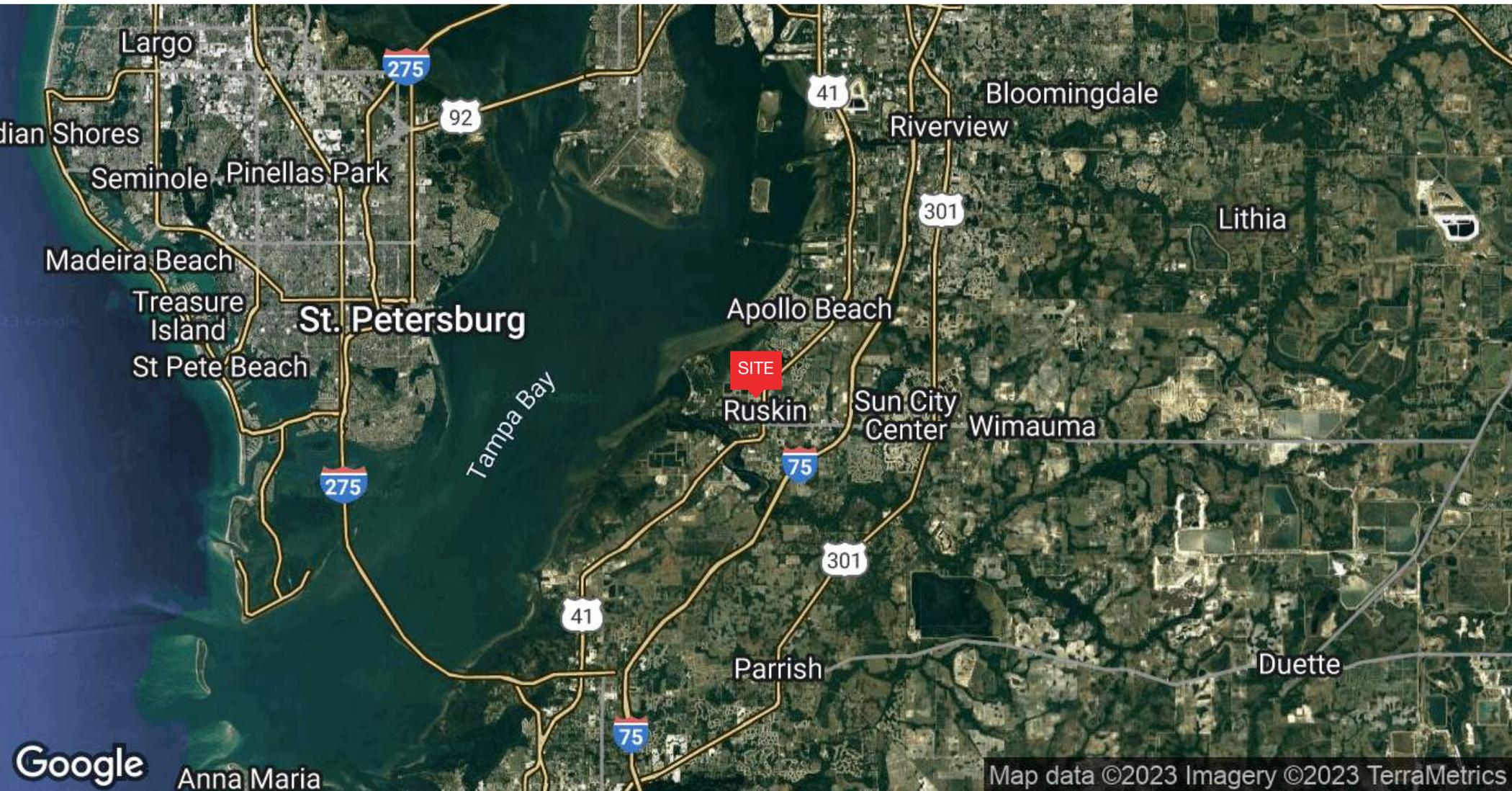
Access to Tampa, Bradenton, and Sarasota via US-41 & I-75



Conveniently Located with Proximity to Major Employment Centers



Access to Tampa, Bradenton, and Sarasota via US-41 & I-75



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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.