



OFFERING MEMORANDUM

# 27.21 ACRES COMMERCIAL RETAIL

CYPRESS VILLAGE BLVD., SUN CITY CENTER, FL 33573

**BILL ESHENBAUGH, CCIM, ALC**  
President, Lic. Real Estate  
Broker  
D. 813.287.8787 x 1  
M. 727.410.9595  
Bill@TheDirtDog.com

**Eshenbaugh**  
LAND COMPANY

All materials and information received or derived from Eshenbaugh Land Company its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Eshenbaugh Land Company its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Eshenbaugh Land Company will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing. EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

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 makes no warranties and/or representations

regarding the veracity, completeness, or relevance of any financial data or assumptions. Eshenbaugh Land Company does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

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 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.

## PROPERTY DESCRIPTION

This is the opportunity to develop a commercial parcel which is 45.5 acres of which 18.3 acres are wetlands, with a .5 FAR and 6 acres with a .35 FAR zoned for offices, banks, and similar commercial uses. It abuts an 18-acre lake and an 18-acre nature preserve. It has frontage on Cypress Creek Blvd, 4 lanes with a landscaped median. The western boundary has full exposure from I-75.

## LOCATION DESCRIPTION

The Villages of Cypress Creek is a planned community located in Ruskin, FL in southeast Hillsborough County just east of Interstate 75 and north of State Road 674, (also known as Sun City Center Boulevard) and south of 19th Avenue Northeast. It includes Ventana North, La Paloma and Villa D'Este developed by Miller Florida Homes.

## PROPERTY SIZE

27.21 Upland Acres

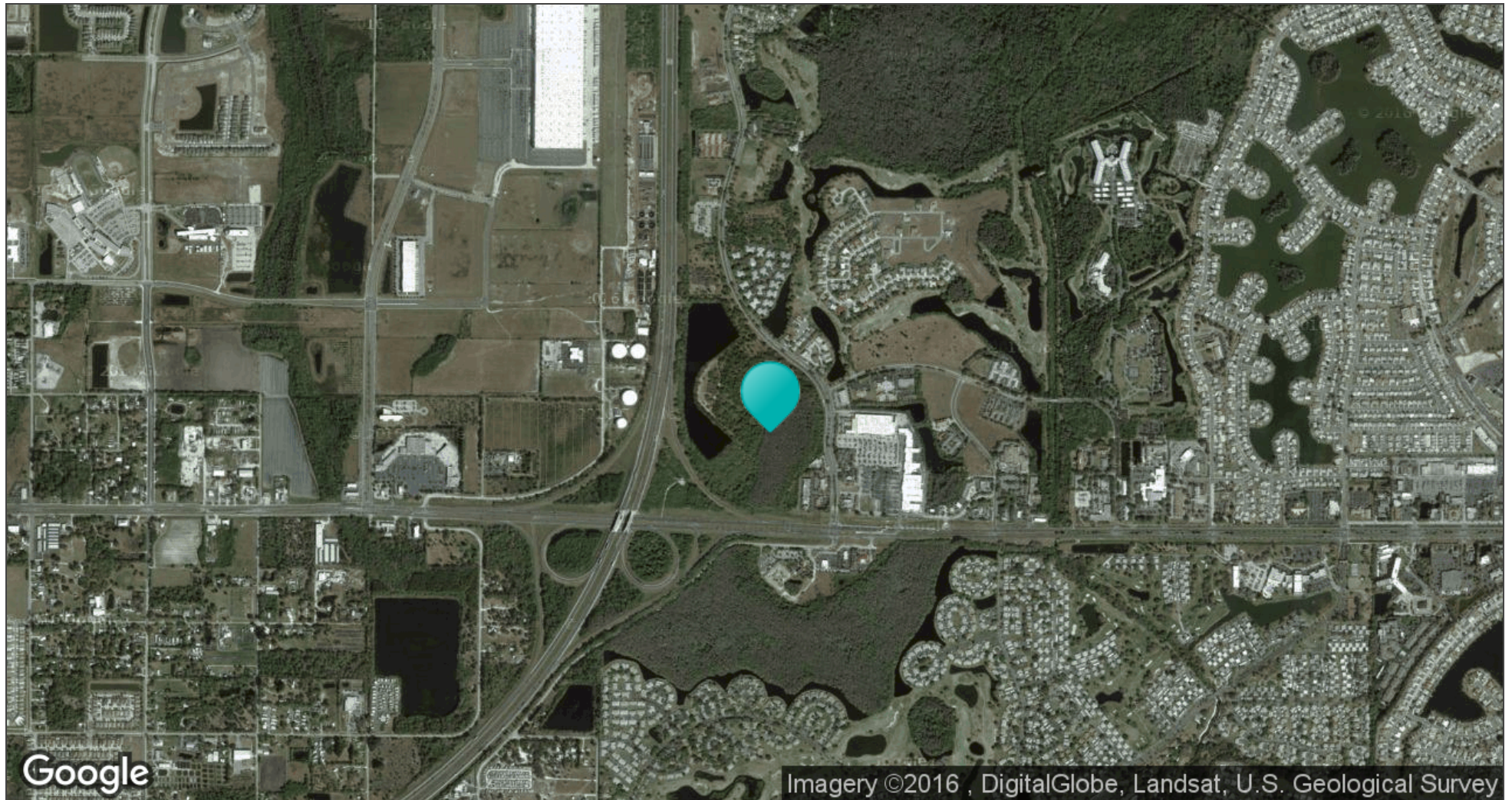
## PRICE

\$8,500,000

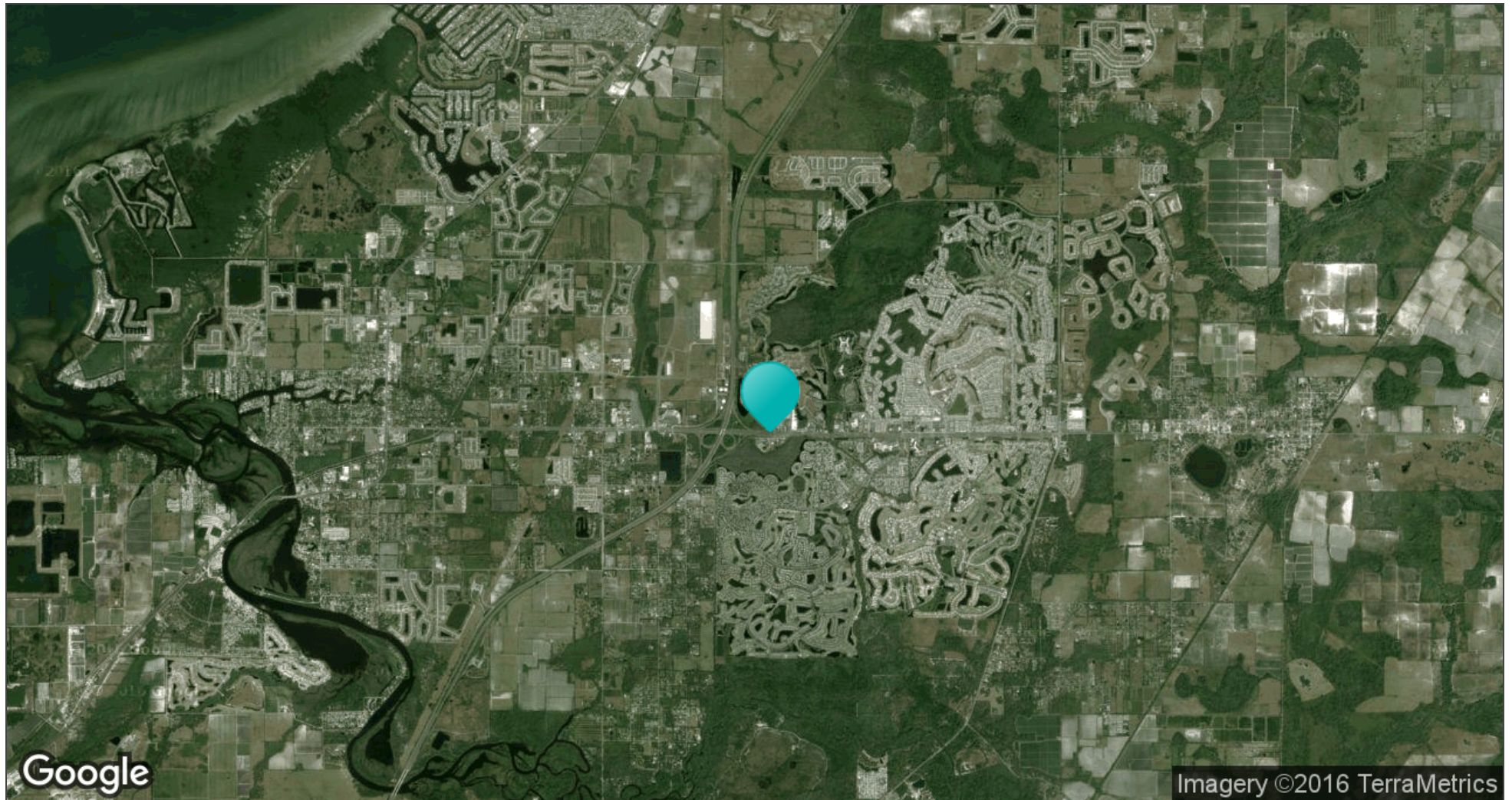
Sellers require an initial non-refundable deposit of \$25,000 with the execution of the contract.

## BROKER CONTACT INFO

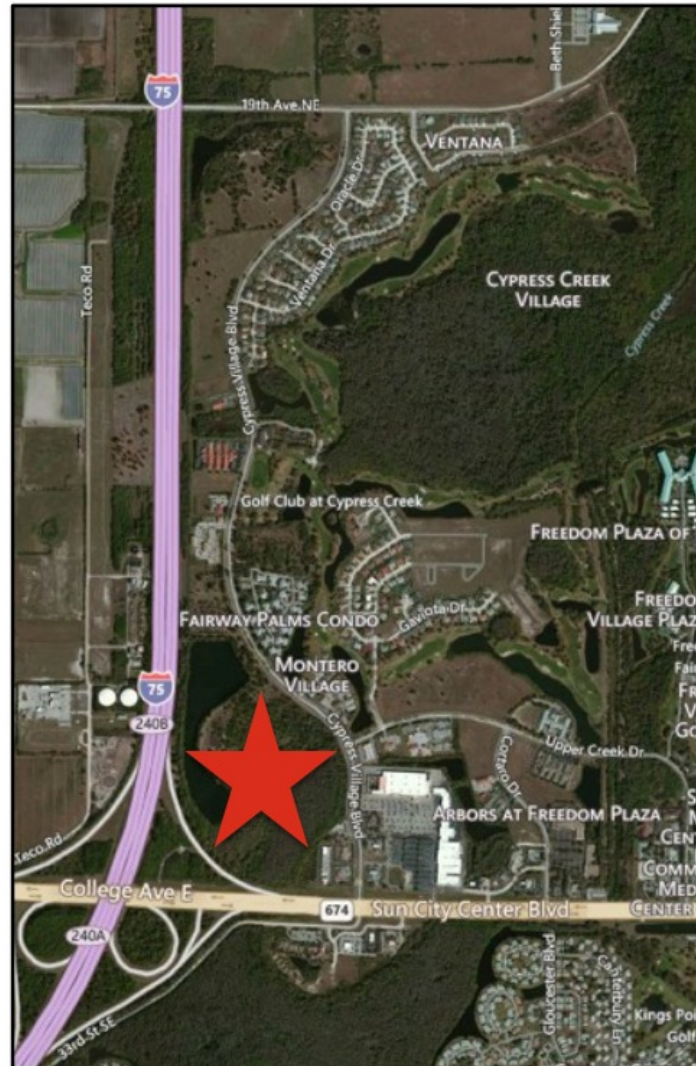
**Bill Eshenbaugh, CCIM, ALC**  
President, Lic. Real Estate Broker  
813.287.8787 x 1  
[Bill@TheDirtDog.com](mailto:Bill@TheDirtDog.com)



27.21 ACRES RETAIL SUN CITY CENTER // 806 CYPRESS VILLAGE BLVD., SUN CITY CENTER, FL 33573







# New Publix to open in Ruskin by end of year

**BY JUSTINE GRIFFIN**  
*Times Staff Writer*

Construction workers have broken ground on a new Publix Super Market in Ruskin, which is slated to open by the end of the year.

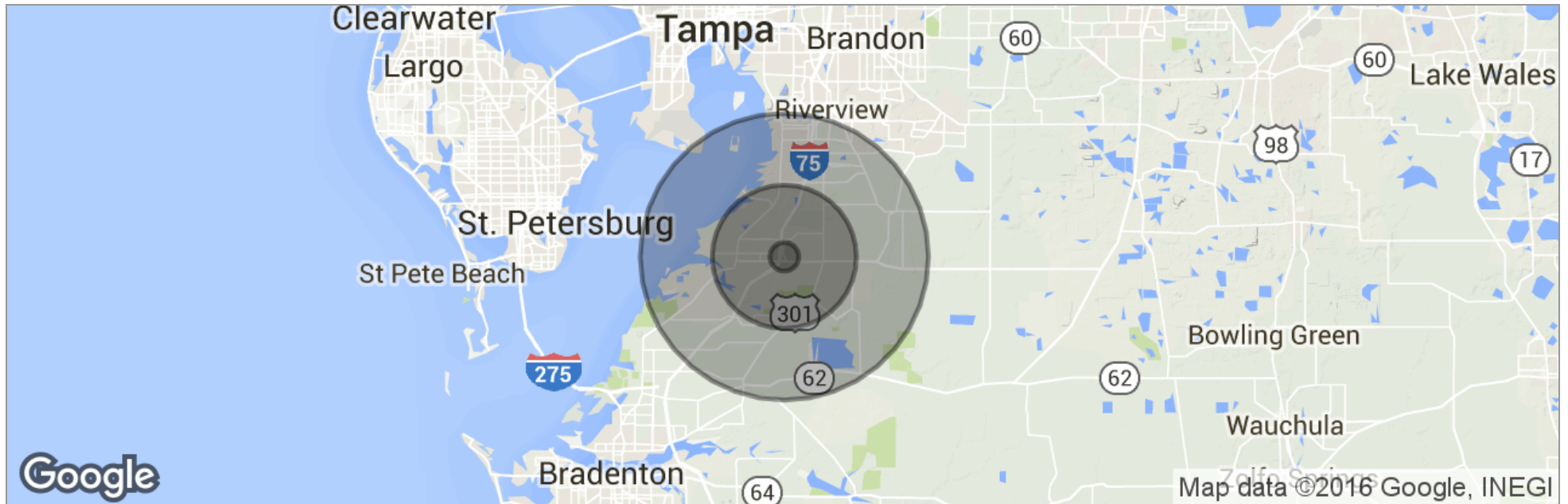
Publix is building a 46,000-square-foot store at 5018 U.S. 41 N, which will include a pharmacy and an attached liquor store. Officials broke ground on the supermarket last week, said Brian West, a spokesman for the Lakeland-based grocery chain.

The new store will be located across the street from the Ruskin Family Drive-In Theater and a McDonald's.

The nearest Publix is 4 miles away at the Paradise Shoppes plaza in Apollo Beach.

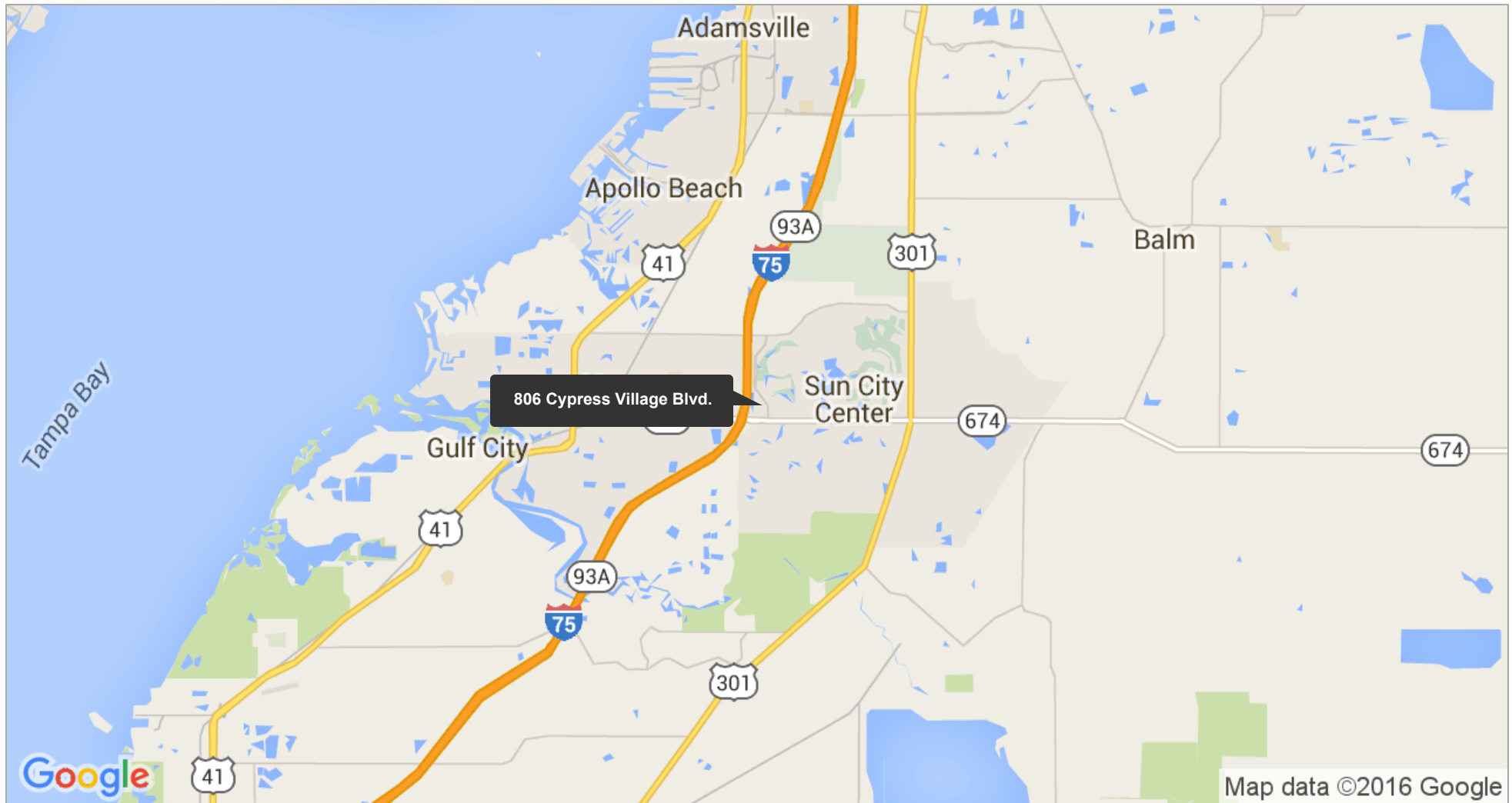
The new Publix in Ruskin is being built in anticipation of a growing residential population in the southern part of Hillsborough County. Development in communities south of Brandon, like Apollo Beach, Ruskin and Riverview, has increased in recent years.

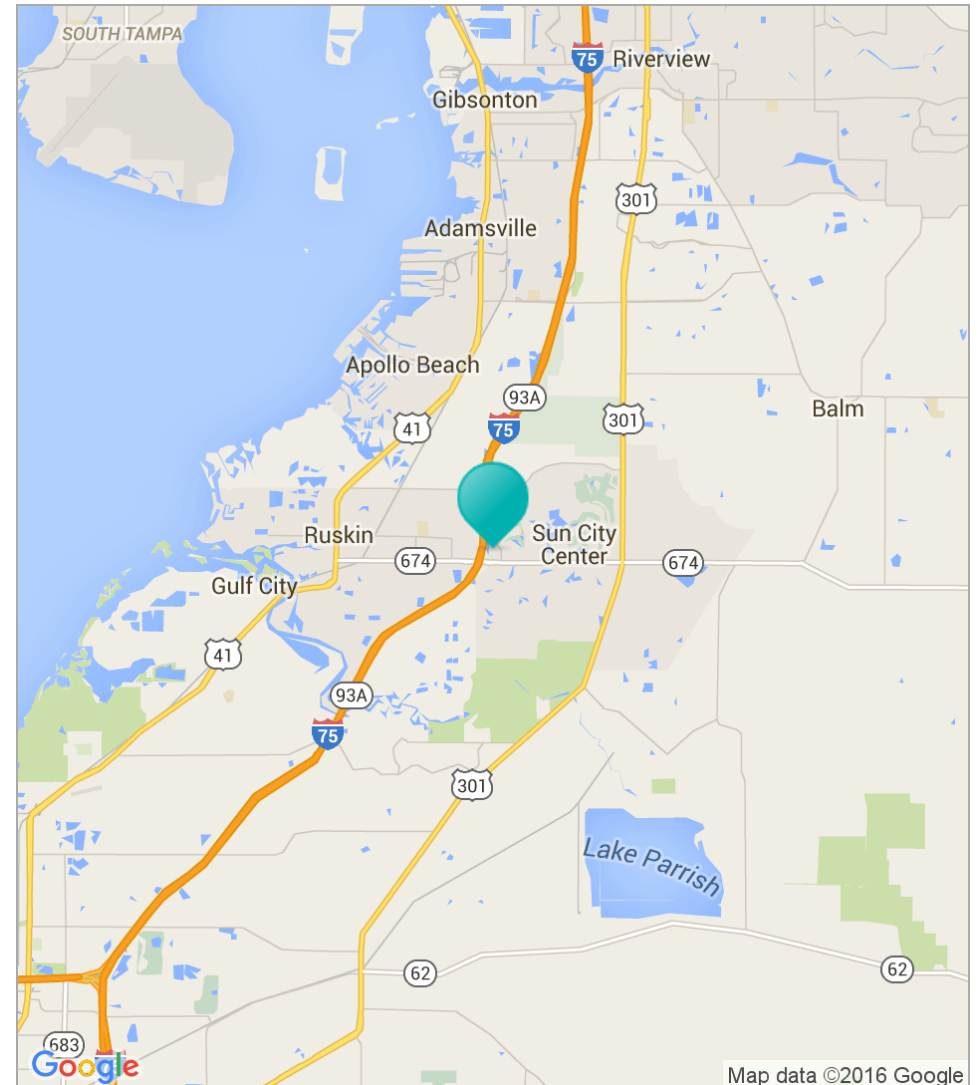
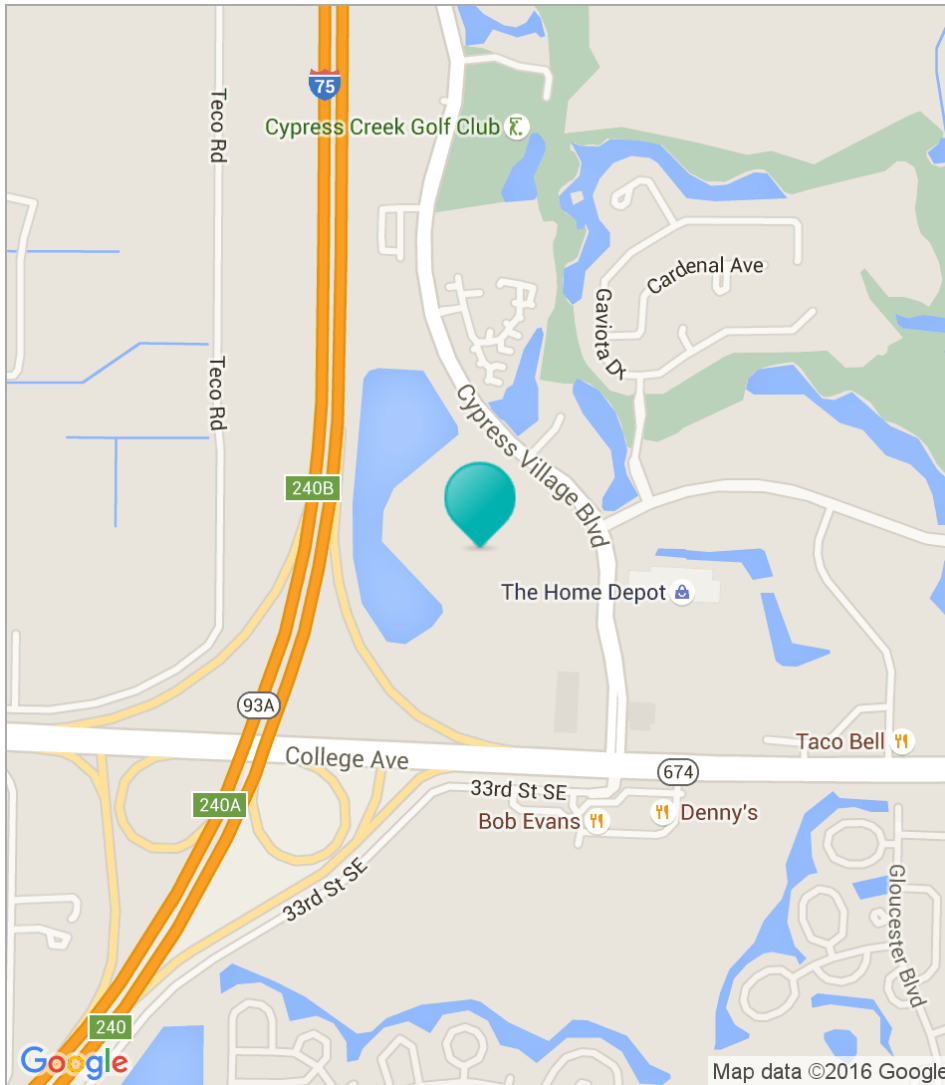




	<b>1 Mile</b>	<b>5 Miles</b>	<b>10 Miles</b>
Total Population	3,637	52,740	119,975
Population Density	1,158	672	382
Median Age	67.8	51.1	42.4
Median Age (Male)	65.5	50.2	41.8
Median Age (Female)	70.6	52.4	43.4
Total Households	1,893	23,884	48,244
# of Persons Per HH	1.9	2.2	2.5
Average HH Income	\$49,687	\$61,859	\$64,695
Average House Value	\$145,612	\$208,394	\$218,795

\* Demographic data derived from 2010 US Census





27.21 ACRES RETAIL SUN CITY CENTER // 806 CYPRESS VILLAGE BLVD., SUN CITY CENTER, FL 33573