

OFFERING MEMORANDUM

SOUTH CREEK APARTMENT SITE

14011 S 301 HWY, RIVERVIEW, FL 33578

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Eshenbaugh
LAND COMPANY
Celebrating 25 Years

PROPERTY DESCRIPTION

South Creek is a proposed master planned community on US 301 in Riverview, FL just south of Big Bend Rd and directly across the street from a brand new charter school. The opportunity is for an apartment developer to purchase approximately 21.4 acres that is zoned for up to 400 units of MF. The seller will be developing the single family & town homes to the west for national homebuilders. This site has excellent visibility and access on US 301, near new hospitals, schools, and retail. It is approximately 30 minutes from downtown Tampa.

LOCATION DESCRIPTION

The property is located at 14011 US Highway 301 in Riverview, FL. It is on the west side of US 301, immediately north of the masterplanned community known as Belmont and directly across the street from the all new Charter School that is under construction. The property is south of Big Bend Rd and north of Sun City Blvd.

PROPERTY SIZE

21.4 +/- Acres

ZONING

PD for up to 400 multifamily units. Seller will retain unused density.

PARCEL ID

Hillsborough County Folio 077772-7200

PROPERTY OWNER

Eisenhower Property Group

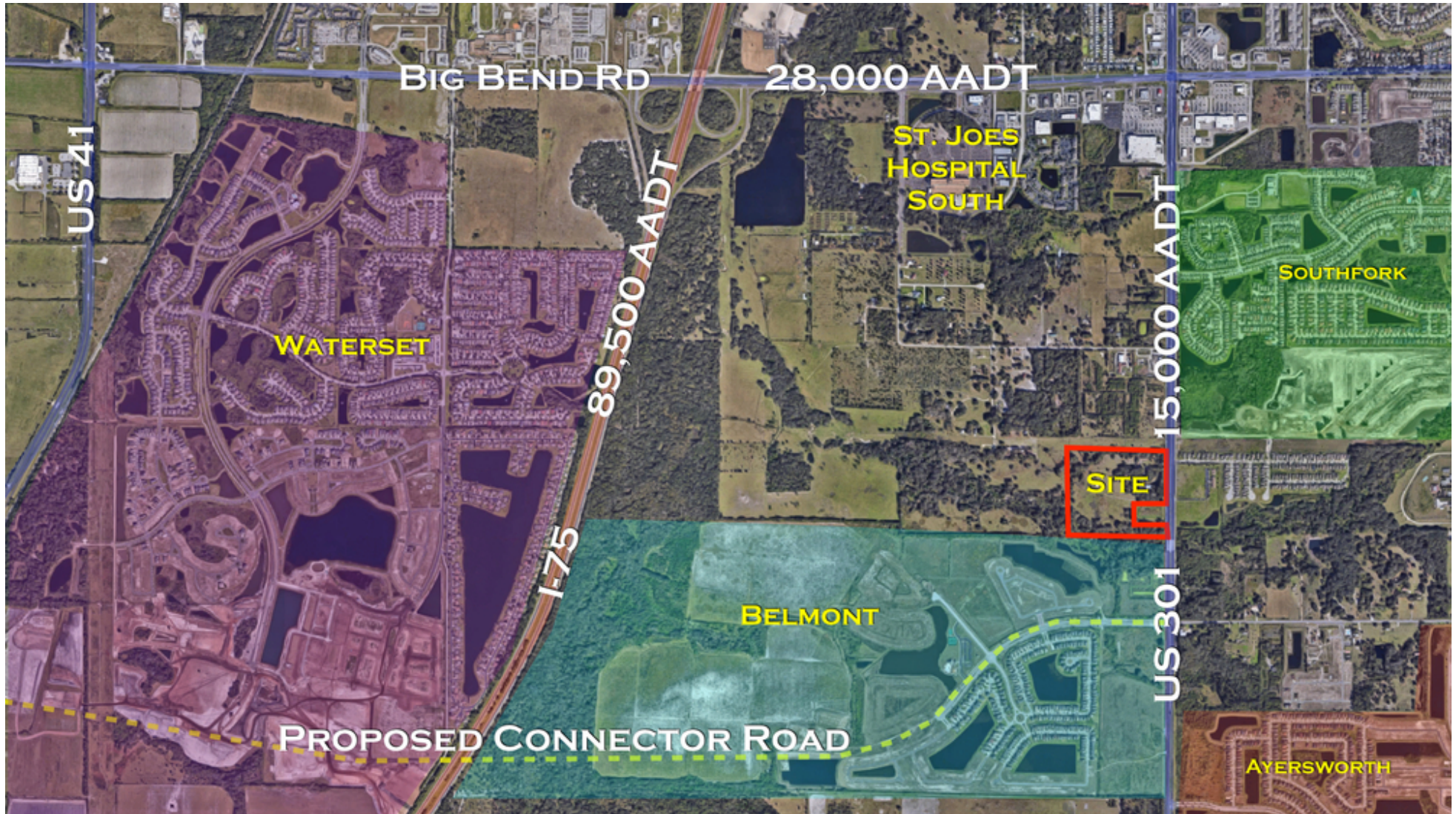
PRICE

\$16,000 per unit with a minimum of 350 units

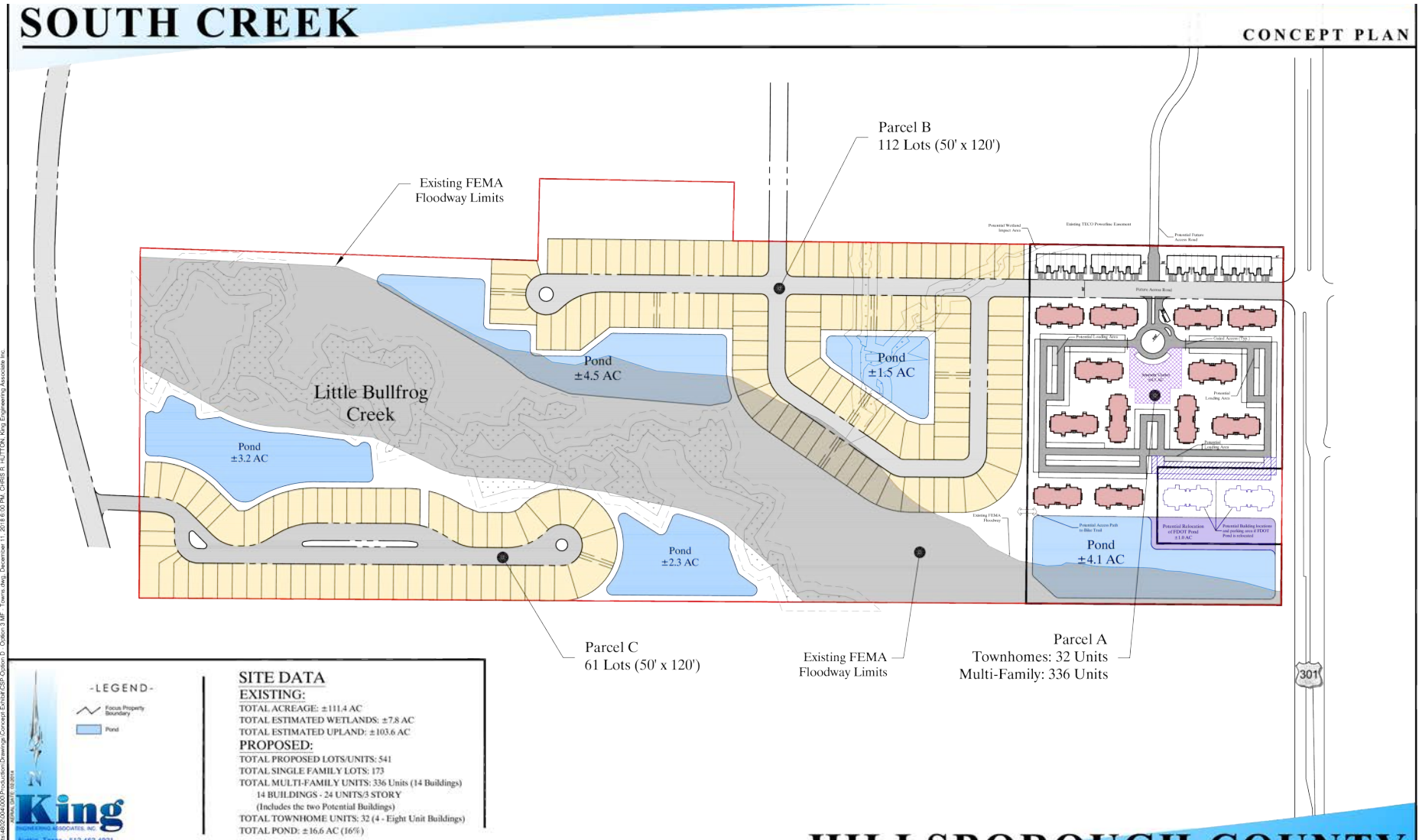
BROKER CONTACT INFO

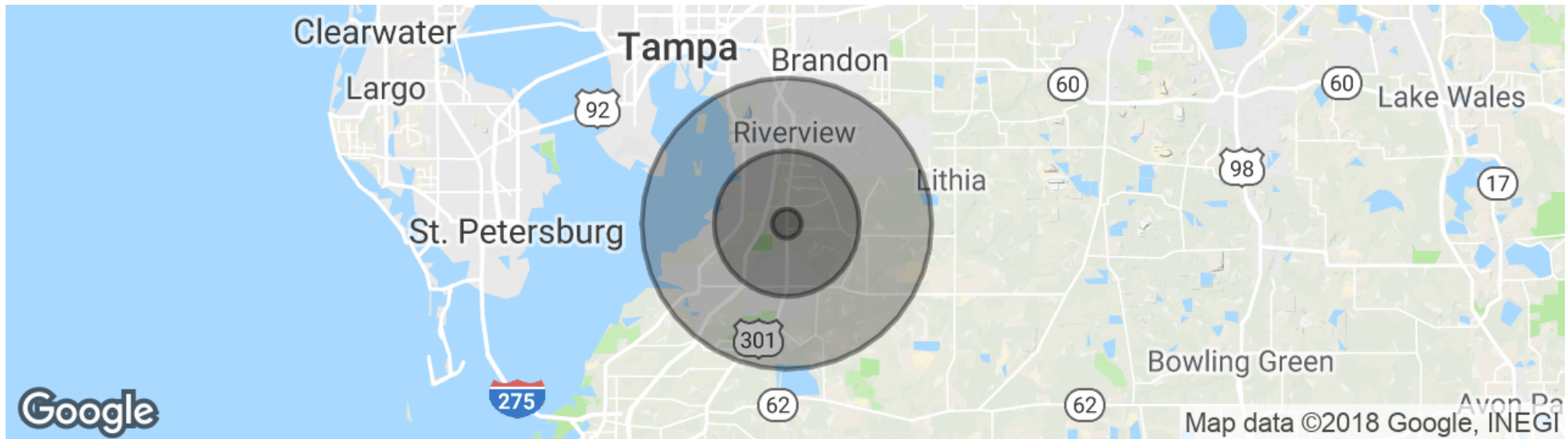
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POPULATION

Total population
 Median age
 Median age (Male)
 Median age (Female)

1 MILE

1,429
 31.8
 29.0
 36.7

5 MILES

68,270
 39.8
 38.6
 41.7

10 MILES

228,439
 38.7
 38.1
 39.5

HOUSEHOLDS & INCOME

Total households
 # of persons per HH
 Average HH income
 Average house value

1 MILE

509
 2.8
 \$72,666
 \$291,032

5 MILES

26,668
 2.6
 \$64,905
 \$213,954

10 MILES

87,140
 2.6
 \$71,028
 \$236,200

* Demographic data derived from 2010 US Census





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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.