

College Avenue (SR 674)
28,000 VPD

7.56
Acres

OFFERING MEMORANDUM

COLLEGE AVENUE COMMERCIAL PARCEL

1205 COLLEGE AVENUE, RUSKIN, FL 33570

JACK KOEHLER, CCIM
Broker Associate
D. +18132878787 x9
M. 813.541.4156
Jack@TheDirtDog.com

Eshenbaugh
LAND COMPANY
Celebrating 25 Years

PROPERTY DESCRIPTION

7.56 acres fronting on College Avenue (SR 674) in Ruskin, Florida. The property has approximately 330' of road frontage with a curb cut in place and utilities near by. This area has seen significant development over the past decade including the Amazon fulfillment center that employs up to 2,500 people approximately 1.75 miles east of the subject property.

LOCATION DESCRIPTION

Located on the south side of College Avenue (SR 674) in Ruskin, Florida. Approximately 1.8 miles west of I-75. This Location offers easy access to many of Ruskin's major thoroughfares, including SR 674, I-75, Highway 41 & Highway 301.

UTILITIES

Water - 16" water main located on the north side of College Avenue.

Sewer - 20" force main located at the corner of College Avenue and 15th Street SE.

ZONING

Planned Development - OPTION 1: 15,000 SF Contractor's office with accessory open storage. OPTION 2: Flex space with 50,000 SF enclosed light industrial/warehouse/ manufacturing with accessory open storage. OPTION 3: 100,000 SF Mini warehouse with care taker residence and accessory open storage of domestic and commercial vehicles, RV's and private pleasure crafts. As an alternative OPTIONS 1-3 can be combined into a single mixed use project with FAR of .3

PRICE

\$750,000

BROKER CONTACT INFO

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BOUNDARY SURVEY



This survey was prepared expressly for the named entities. No other person or entity is entitled to rely upon this survey for any purpose whatsoever without the express written consent of Advantage Surveying, Inc. and the certifying Professional Land Surveyor.

CERTIFIED TO:
SUNCO TITLE INSURANCE AGENCY, INC.
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
GLORIA L. MORGAN

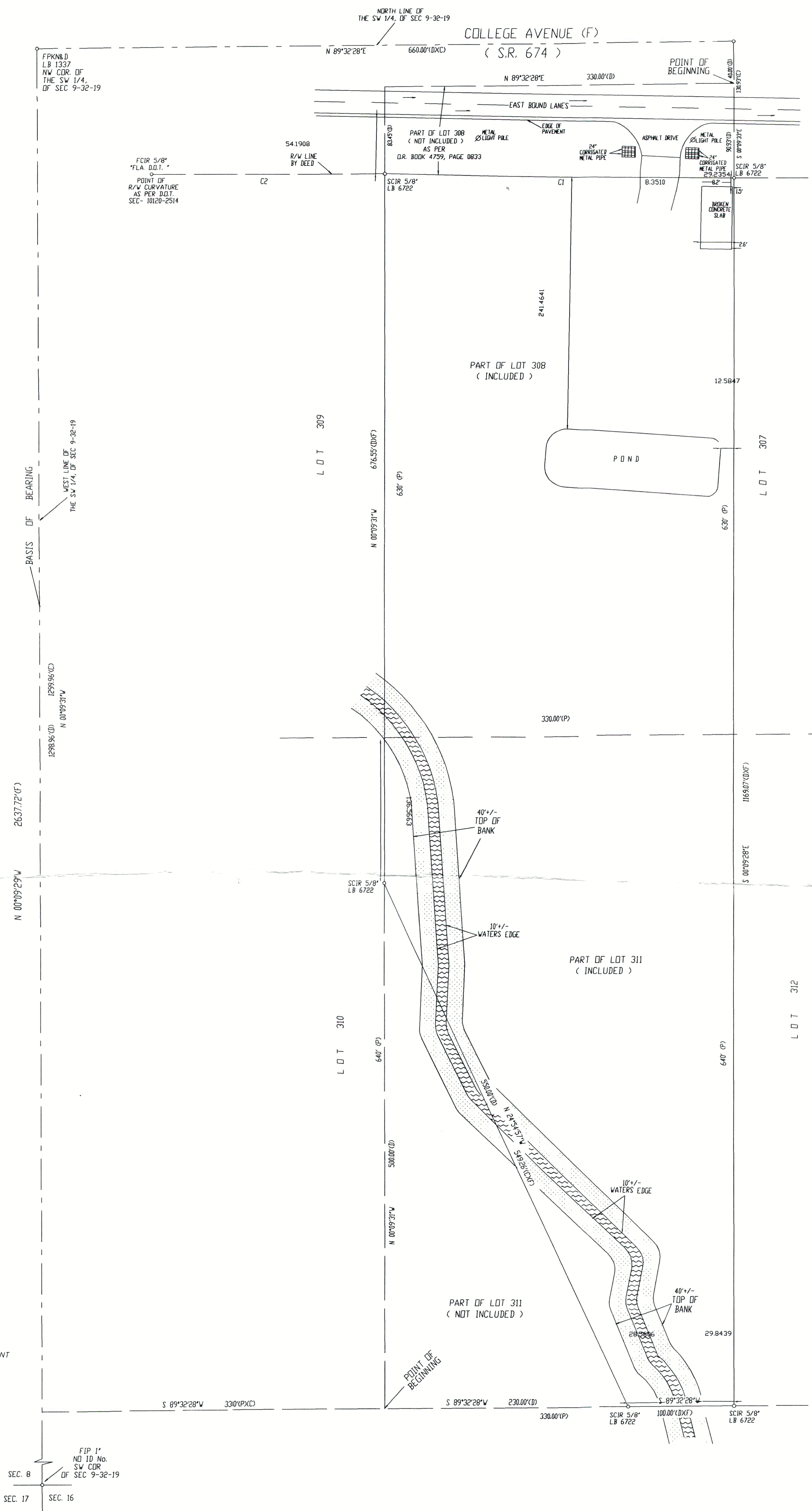
DESCRIPTION:

LOTS 308 AND 311, RUSKIN COLONY FARMS, AS RECORDED IN PLAT BOOK 5, PAGE 63, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, LESS ROAD RIGHT-OF-WAY FOR S.R. # 674 AND LESS THAT PORTION OF SAID LOT 311 DESCRIBED AS FOLLOWS: THAT PART OF TRACT 311, MAP OF RUSKIN COLONY FARMS AS RECORDED IN PLAT BOOK 5, PAGE 63 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, LYING SOUTHWEST OF THE RUSKIN INLET DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID TRACT 311 FOR A POINT OF BEGINNING; THENCE ON SOUTH BOUNDARY THEREOF EAST (ASSUMED), A DISTANCE OF 230 FEET TO THE WATERS OF SAID RUSKIN INLET AND TO A POINT ALSO REFERRED TO HEREAFTER AS POINT "A", THENCE FROM SAID POINT OF BEGINNING ON THE WEST BOUNDARY OF SAID TRACT 311 NORTH (ASSUMED), A DISTANCE OF 500 FEET TO THE WATERS OF SAID RUSKIN INLET; THENCE ALONG THE WATERS OF SAID RUSKIN INLET, A DISTANCE OF 550 FEET TO AFORESAID POINT "A"
TOTAL ACRES = 7.56+/-

LEGEND

0 = ZERO LOT LINE	CIP = IRON PIPE & CAP
(R) = RADIAL LOT LINE	CIR = IRON ROD & CAP
CL = CENTERLINE	CM = CONCRETE MONUMENT
C' = CURVE NO.	N&D = NAIL & DISK
R/W = RIGHT-OF-WAY	PKN = PK NAIL
F = FOUND	RRS = RAILROAD SPIKE
S = SET	(P) = PLAT DIMENSION
IP = IRON PIPE	(F) = FIELD MEASUREMENT
IR = IRON ROD	(D) = DEED CALL
LB = LICENSED BUSINESS	CONC = CONCRETE
LS = LAND SURVEYOR #	PRM = PERMANENT REFERENCE MONUMENT
PLS = PROFESSIONAL LAND SURVEYOR	POB = POINT OF BEGINNING
	⊗ = UTILITY POLE



CURVE	DELTA ANGLE	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
C 1	01°06'25"	17085.73'	330.06'	165.04'	330.06'	N 89°10'38"W (D)(F)
C 2	00°44'43"	17085.73'	222.23'	111.08'	222.23'	S 89°54'49"W (D)(F)

SURVEYOR'S NOTES

- NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- BASIS OF BEARINGS: ASSUMED N 00°09'29"W FOR THE WESTERLY LINE OF THE SW 1/4, OF SECTION 9-32-19.
- THIS OFFICE HAS NOT ABSTRACTED THIS FOR ANY RECORDED CLAIMS, TITLE EASEMENTS OR RESTRICTIONS. THE PRESENCE OR ABSENCE OF ANY SUCH CLAIMS IS NOT CERTIFIED HEREON.
- NO UNDERGROUND IMPROVEMENTS OR UTILITIES WERE LOCATED EXCEPT THOSE SHOWN HEREON.
- FLOOD CERTIFICATE: THE HEREON DESCRIBED PROPERTY APPEARS TO BE IN FLOOD ZONE "A3", ACCORDING TO F.I.R.M. 120112 PANEL 0658-C, REVISED 4/17/84.
- FLOOD CERTIFICATE INFORMATION IS FOR FLOOD INSURANCE RATES ONLY; A) DOES NOT GIVE ANY INTENT IF THE PROPERTY WILL OR WILL NOT FLOOD
- ELEVATIONS BASED ON M.G.V.D. 1929
- UNLESS NOTED OTHERWISE, NO UNDERGROUND FOUNDATIONS LOCATED

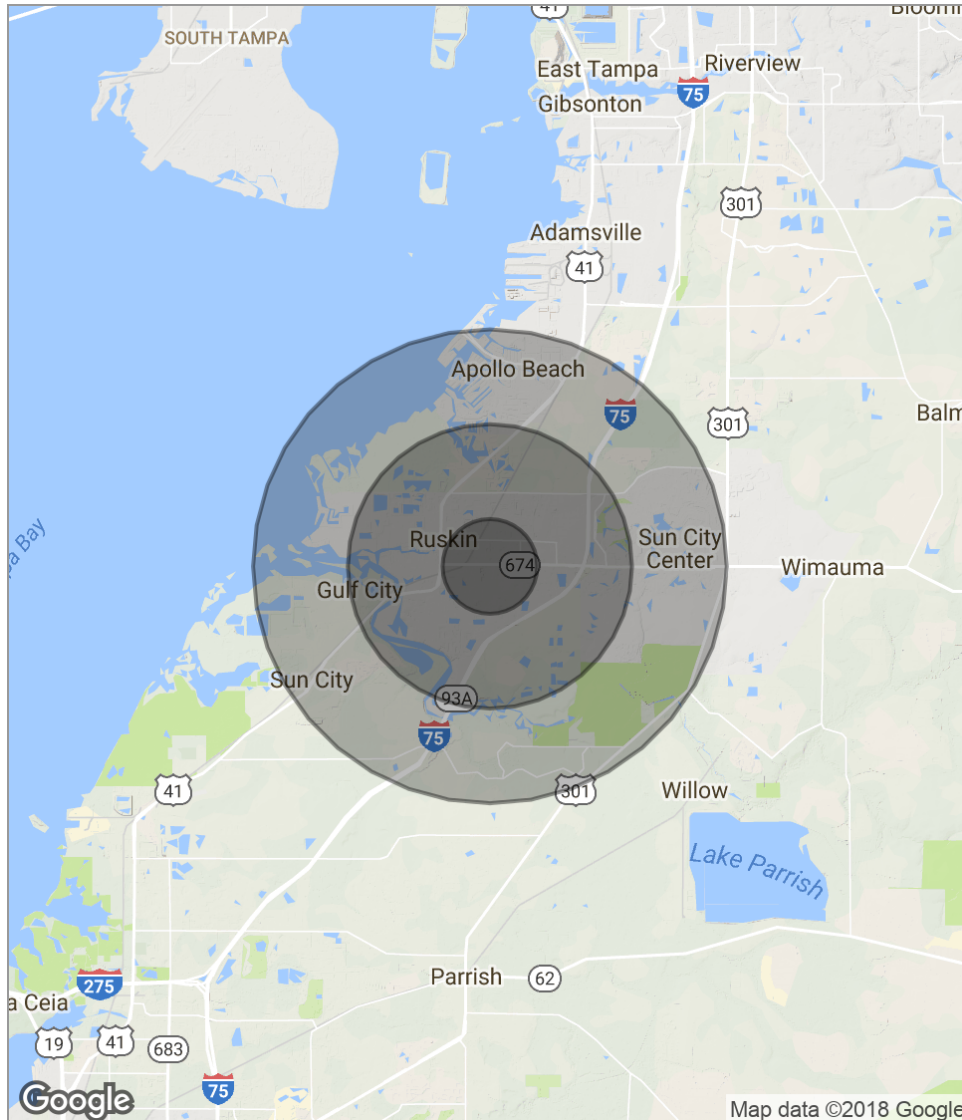
I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY DIRECTION AND MEETS THE MINIMUM TECHNICAL STANDARD REQUIREMENTS OF CHAPTER 61G17-6 OF THE FLORIDA ADMINISTRATIVE CODE.

RAYMOND THOMPSON
P.L.S. No. 4580
L.B. No. 6722

ADVANTAGE SURVEYING, INC
207 WEST MORGAN STREET
BRANDON, FLORIDA 33511
(813) 655-8998
FAX (813) 662-0066

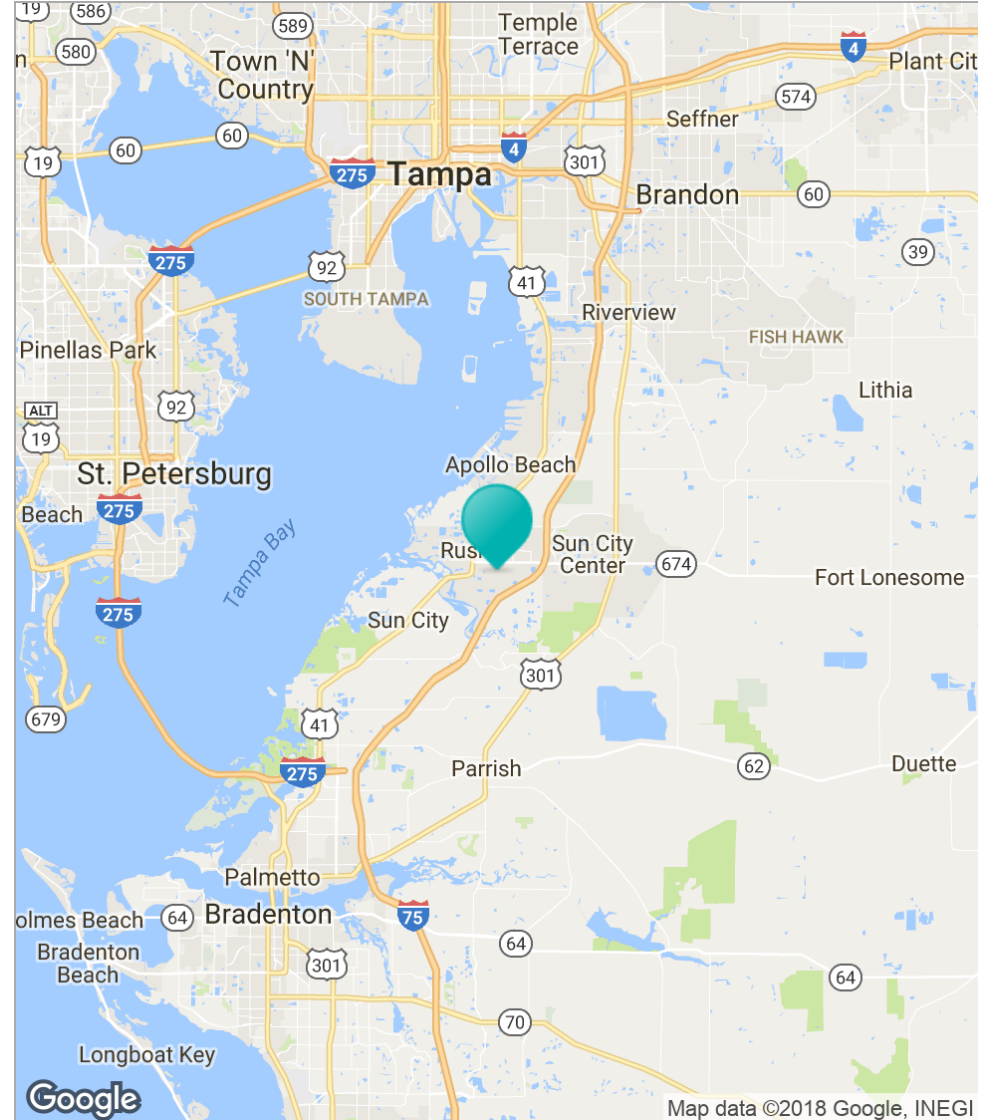
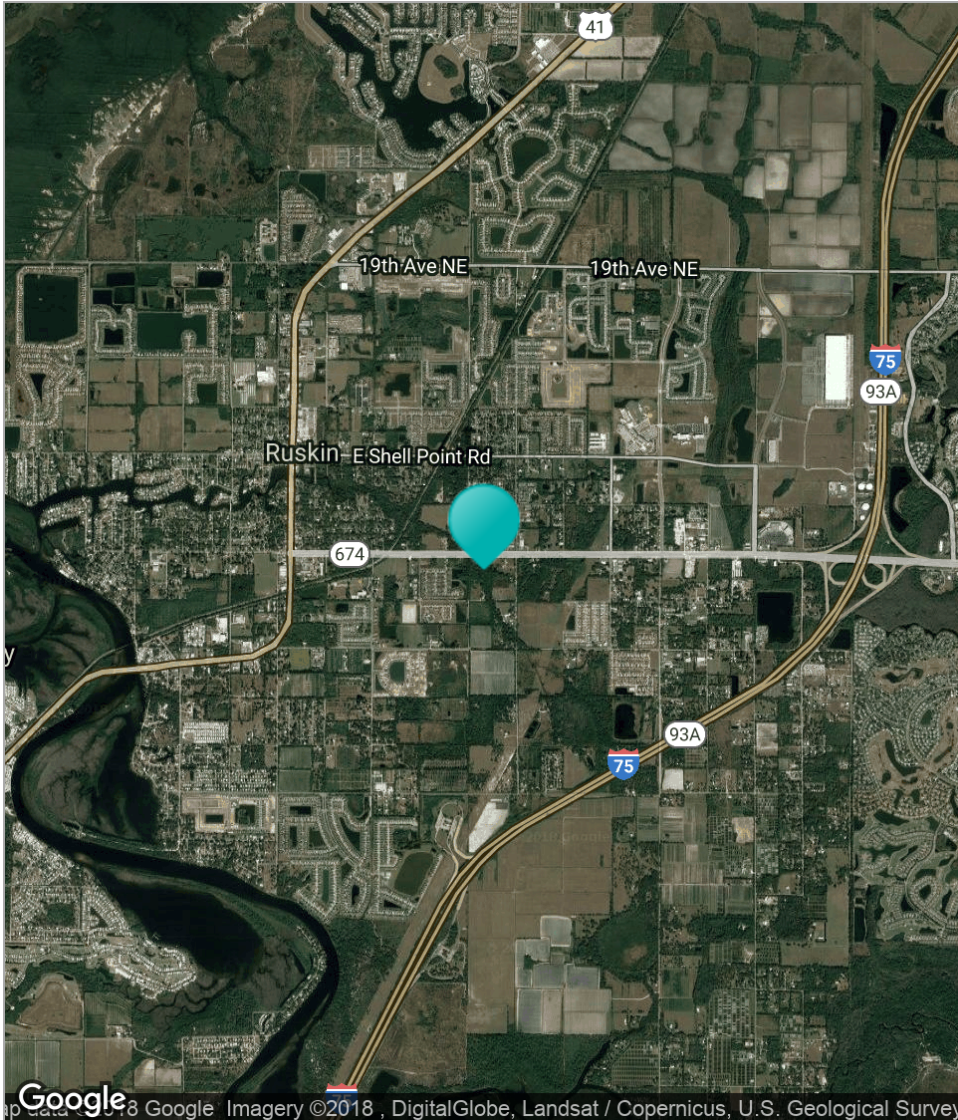
DRAWN BY: JS DATE: 11-12-98 CHECKED: R.T.
FB; JOB # 98561 CREW: JS/SC





POPULATION	1 MILE	3 MILES	5 MILES
Total population	3,812	20,492	47,802
Median age	33.7	40.9	51.5
Median age (male)	33.5	40.0	50.7
Median age (Female)	33.8	42.2	52.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,281	7,975	21,766
# of persons per HH	3.0	2.6	2.2
Average HH income	\$50,023	\$56,578	\$64,595
Average house value	\$181,362	\$174,390	\$215,488

** 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 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.