



OFFERING MEMORANDUM

College Avenue

12th Street

38± Acres

# PRI COLLEGE AVENUE

603 SE 12TH ST., RUSKIN, FL 33570

**BILL ESHENBAUGH, CCIM, ALC**

President, Lic. Real Estate  
Broker

D. 813.287.8787 x1

M. 727.410.9595

Bill@TheDirtDog.com

**J. MICHAEL STRAHAN, ALC, MAB**

Broker Associate

D. 813.287.8787 x5

M. 850.585.8280

michael@thedirtdog.com

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**LAND COMPANY**

Celebrating 25 Years

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## PROPERTY DESCRIPTION

The opportunity is to purchase 38± acres located on College Avenue in Ruskin. It's currently zoned AR with a Future Land Use of SMU-6 (Suburban Mix Use). SMU-6 allows for up to 6 units per acre.

The property is mostly uplands with an estimated 5 acres of wetlands. The National Wetlands Inventory map is on page 8.

## LOCATION DESCRIPTION

The property is located at 603 SE 12th Street in Ruskin in unincorporated Hillsborough County. It features 400 feet of frontage on College Avenue (SR 674) and 1,660 feet of frontage on SE 12th Street.

It's less than a mile from US 41 and 2 miles from I-75. This central location allows easy access to downtown Tampa (30 minutes), Sarasota (30 minutes), and downtown St. Petersburg (30+ minutes). Also, the property is located in close proximity to local shopping, schools, and the Amazon Fulfillment Center.

## PROPERTY SIZE

38.0 Acres

## ZONING

AR

## FUTURE LAND USE

SMU-6 (Suburban Mix Use - 6)

## PRICE

\$2,850,000

## BROKER CONTACT INFO

**Bill Eshenbaugh, CCIM, ALC**  
President, Lic. Real Estate Broker  
813.287.8787 x1  
[Bill@TheDirtDog.com](mailto:Bill@TheDirtDog.com)

**J. Michael Strahan, ALC, MAB**  
Broker Associate  
813.287.8787 x5  
[michael@thedirtdog.com](mailto:michael@thedirtdog.com)

























