



OFFERING MEMORANDUM

14th

Shell Point Road

# SHELL POINT 76 SF LOTS

1501 W SHELL POINT RD., RUSKIN, FL 33570

**RYAN SAMPSON, CCIM, ALC**  
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## PROPERTY DESCRIPTION

The opportunity is to purchase a 22 acre site that is zoned for up to 76 single family homes in Ruskin, FL. The site is located just east of Little Harbor and is only 30 minutes from downtown Tampa via US 41. The zoning allows for 60' wide lots to be built on the property with 5' side setbacks.

## LOCATION DESCRIPTION

The property is located at 1501 W Shell Point Rd in Ruskin, FL. The site is cleared pasture land with a few older homes on the site. It is located on the NW corner of Shell Point Rd and 14th St.

## PROPERTY SIZE

22.4 Acres

## ZONING

PD for 76 single family lots

## PARCEL ID

031581-0000, 031576-0000, 031563-0150

## PRICE

\$1,500,000

## BROKER CONTACT INFO

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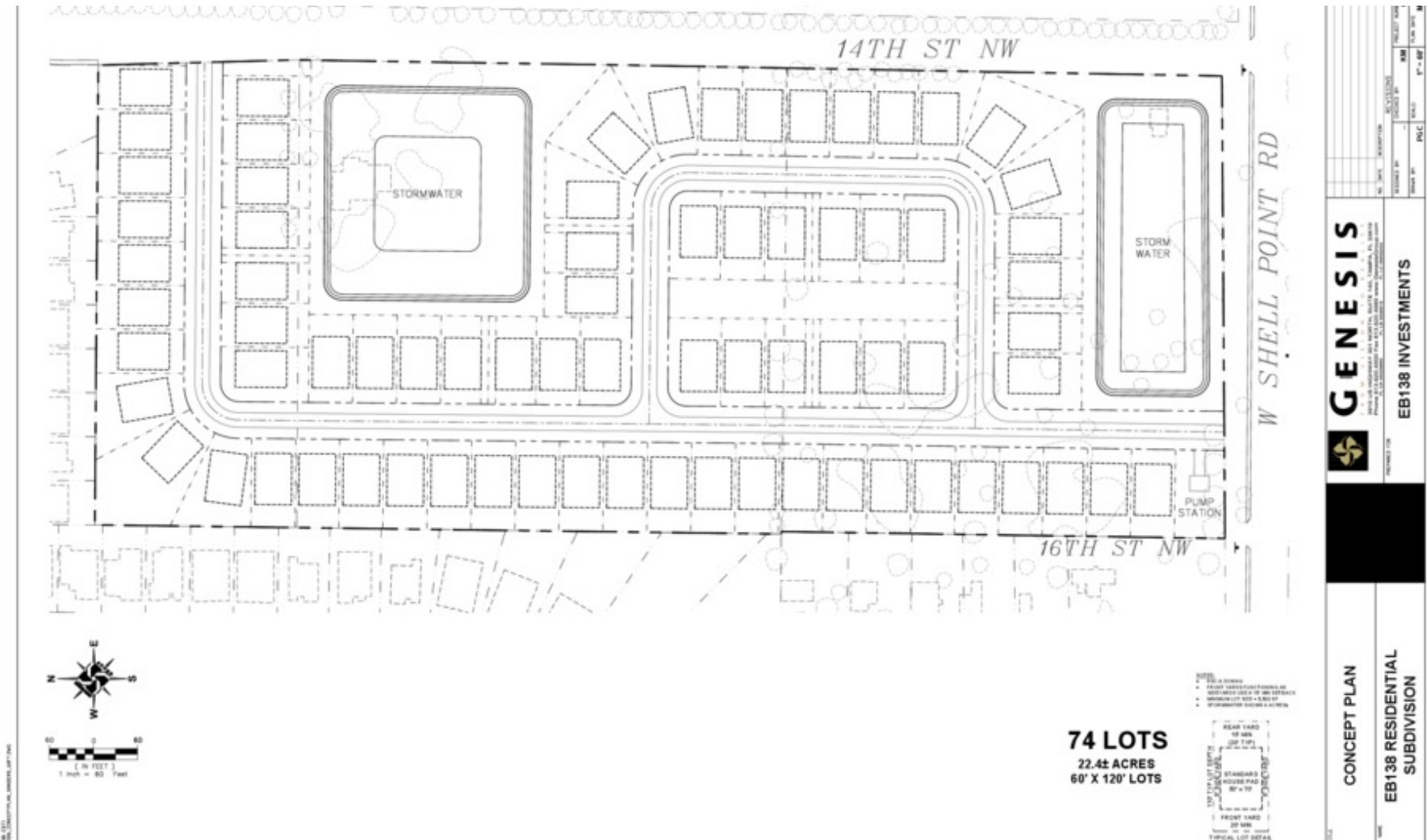


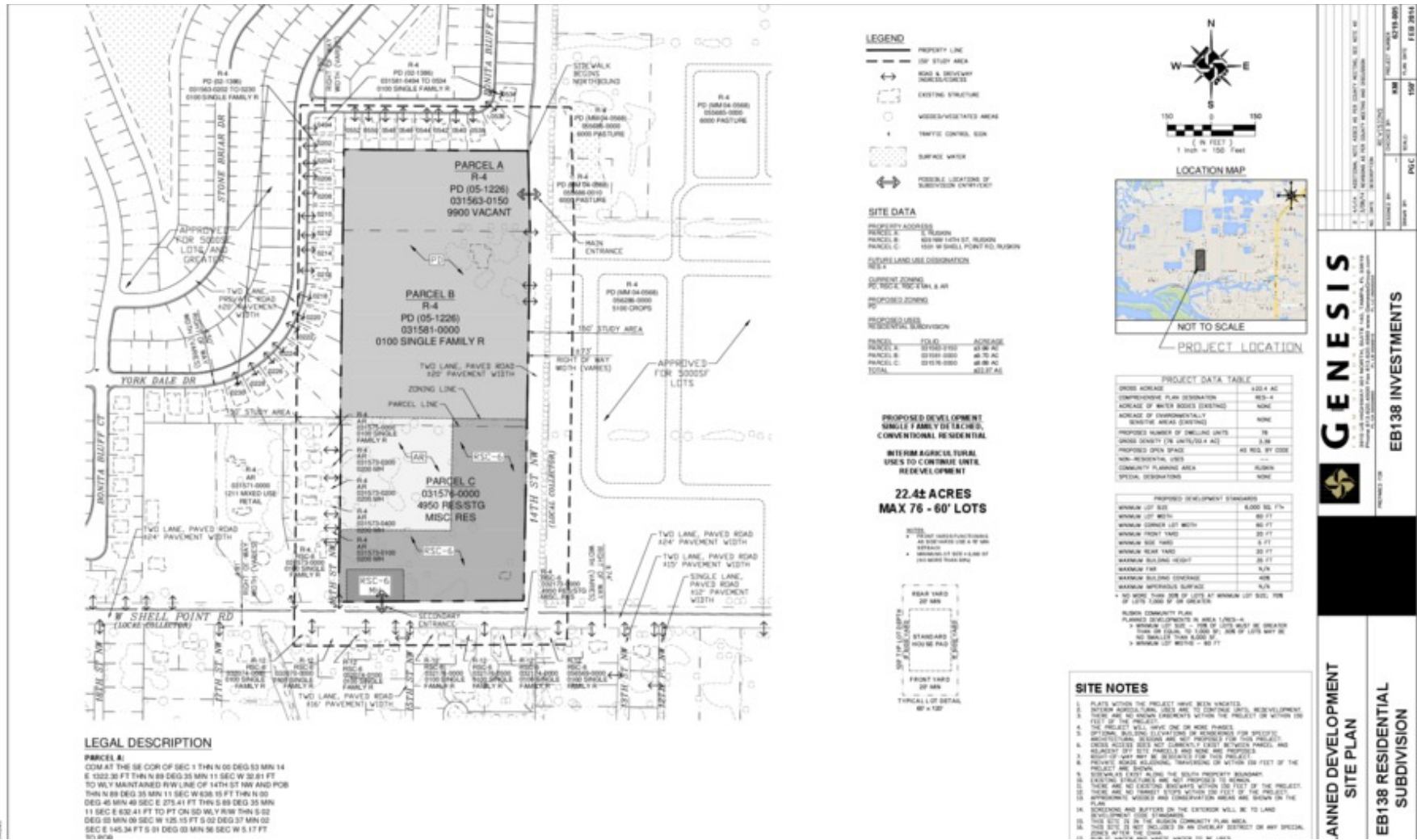




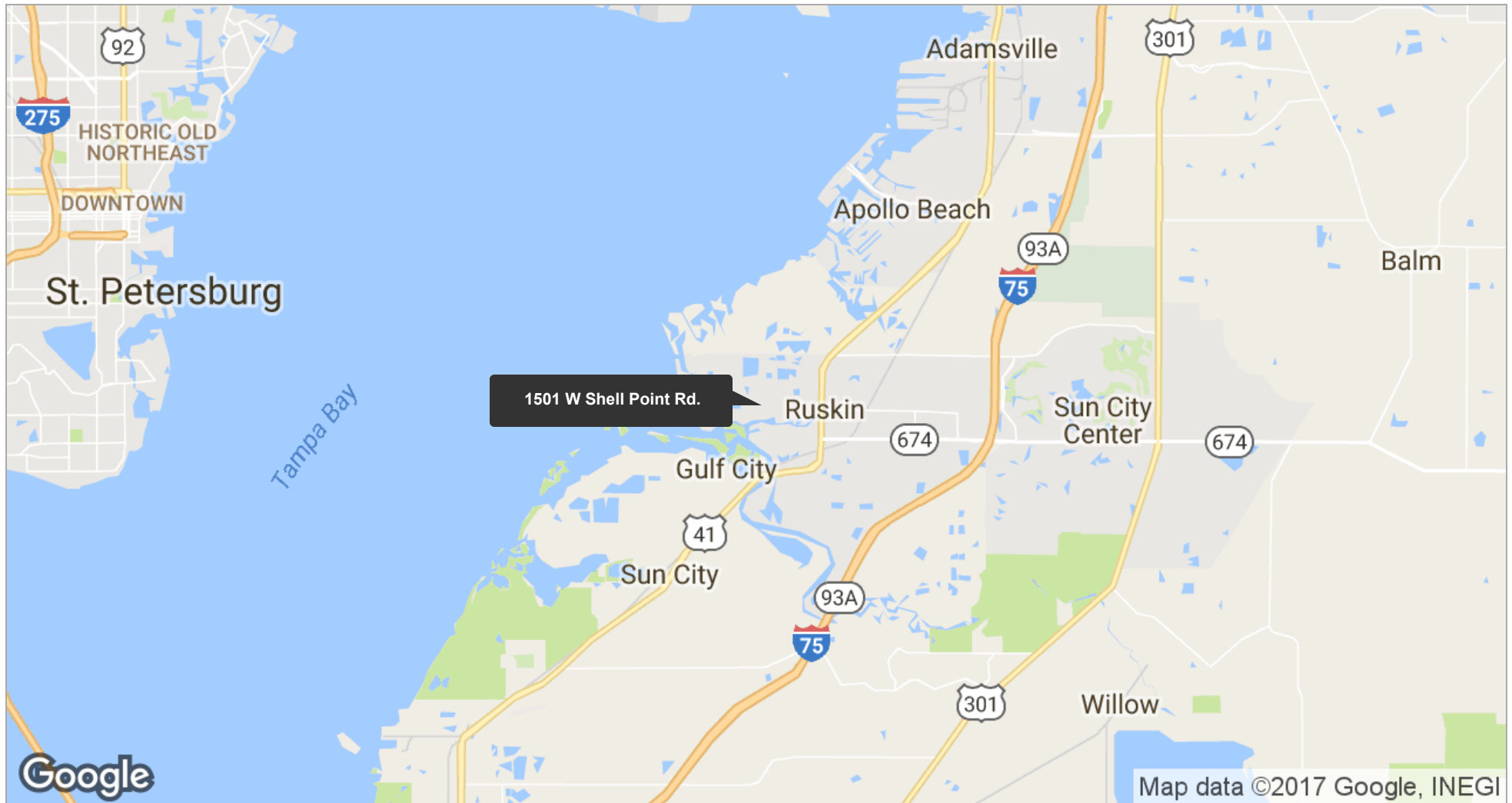


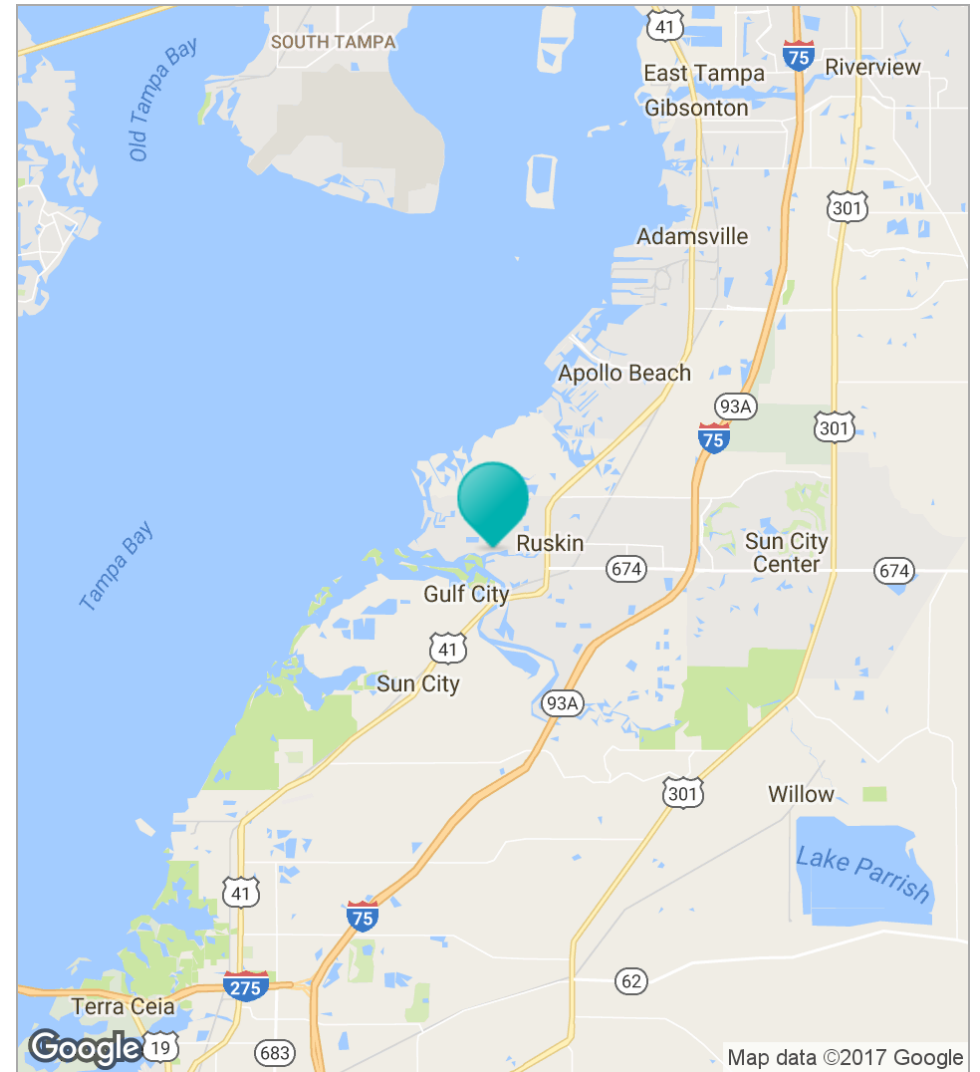
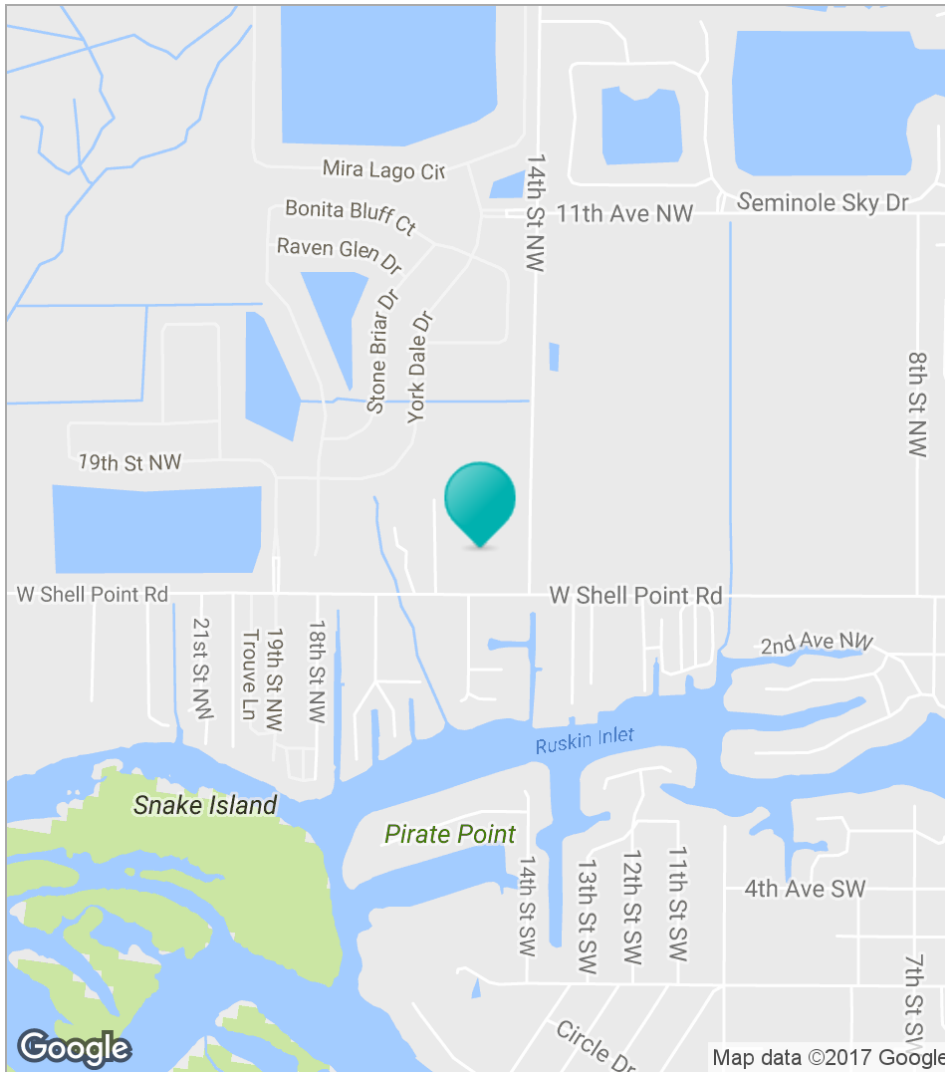




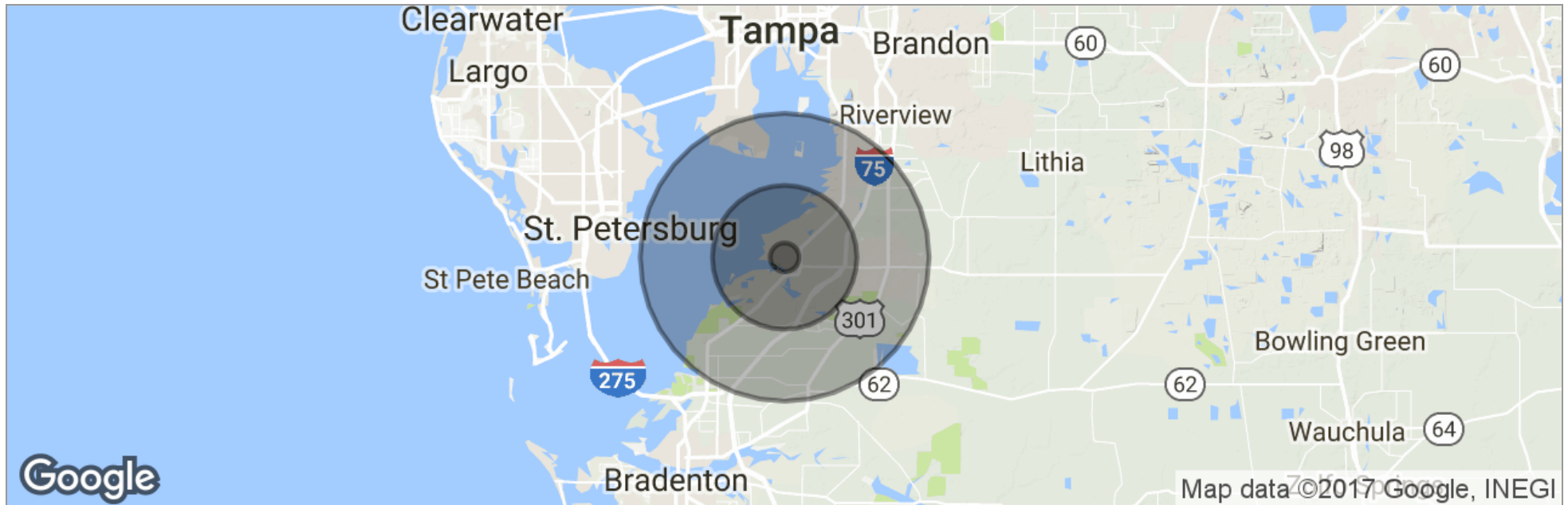












	1 Mile	5 Miles	10 Miles
Total Population	2,293	28,457	83,008
Population Density	730	362	264
Median Age	36.4	41.0	46.0
Median Age (Male)	36.8	40.5	45.5
Median Age (Female)	35.1	41.8	46.8
Total Households	847	11,132	35,279
# of Persons Per HH	2.7	2.6	2.4
Average HH Income	\$60,909	\$73,532	\$63,359
Average House Value	\$181,427	\$269,093	\$215,750

\* Demographic data derived from 2010 US Census