

BEALLS



SUN CITY CENTER BLVD/ SR 674

I-75 ON RAMP

CYPRESS VILLAGE BLVD.

27 Upland Acres

I-75

OFFERING MEMORANDUM

27.21 ACRES COMMERCIAL RETAIL

CYPRESS VILLAGE BLVD., SUN CITY CENTER, FL 33573

BILL ESHENBAUGH, CCIM, ALC
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Broker
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Eshenbaugh
LAND COMPANY
Celebrating 25 Years

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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. To have a look inside Amazon Fulfillment Center, click here <http://fw.to/w2fy52e>. Sellers require an initial non-refundable deposit of \$25,000 with the execution of the contract.

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 Acres

PRICE

\$8,500,000

BROKER CONTACT INFO

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27.21 ACRES CYPRESS CREEK VILLAGE COMMERCIAL SITE, SELLER MAY DIVIDE // 806 CYPRESS VILLAGE BLVD., SUN CITY CENTER, FL 33573



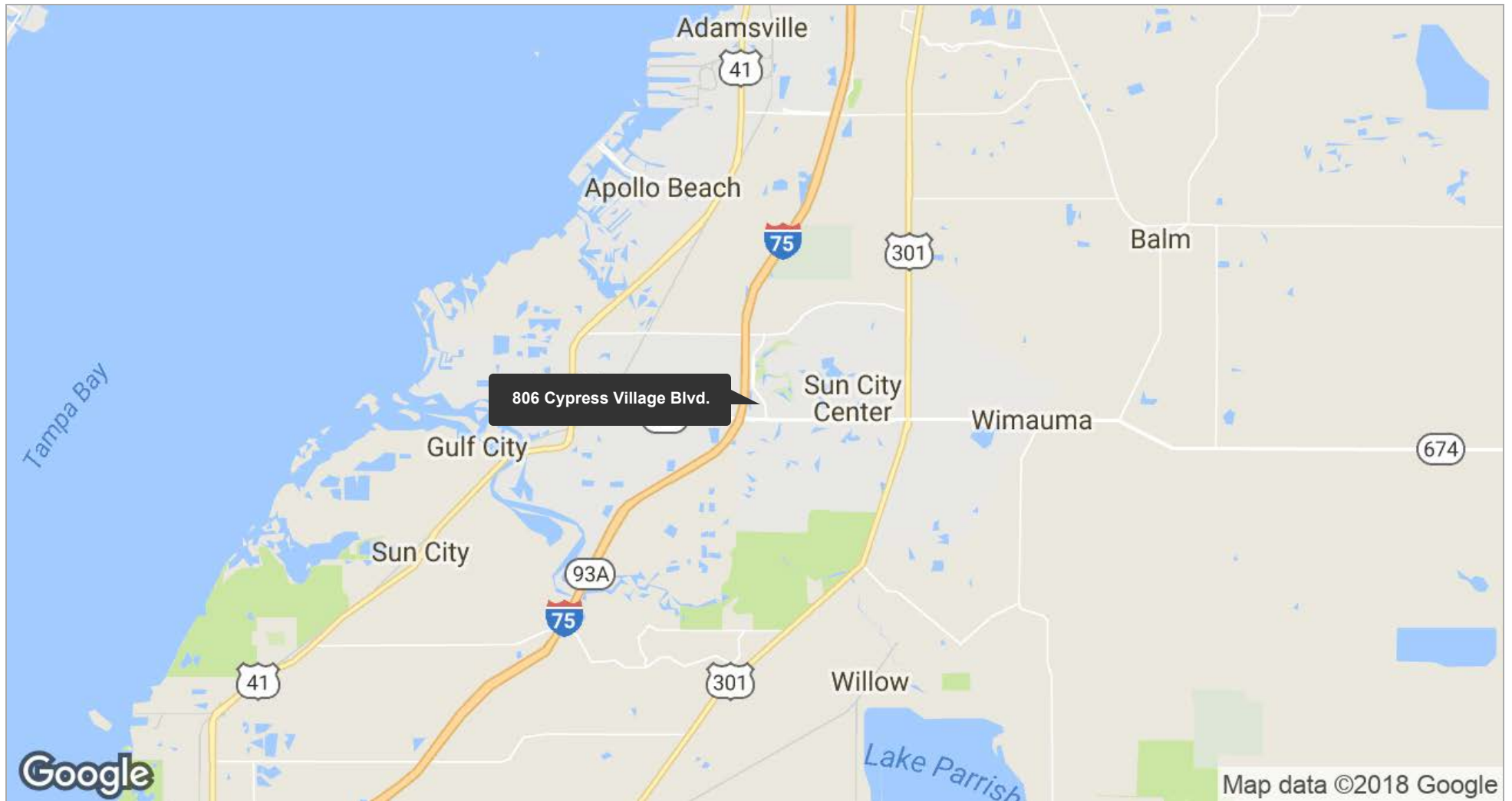


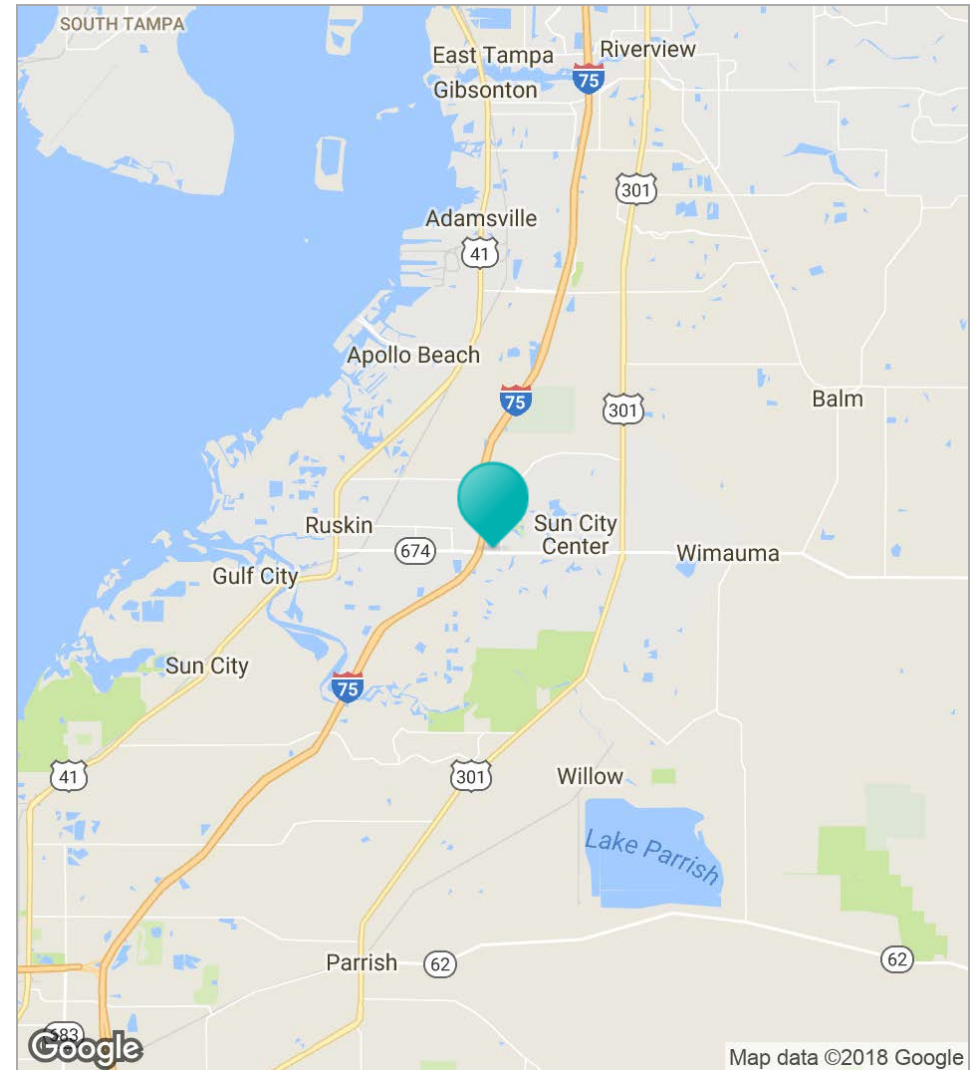
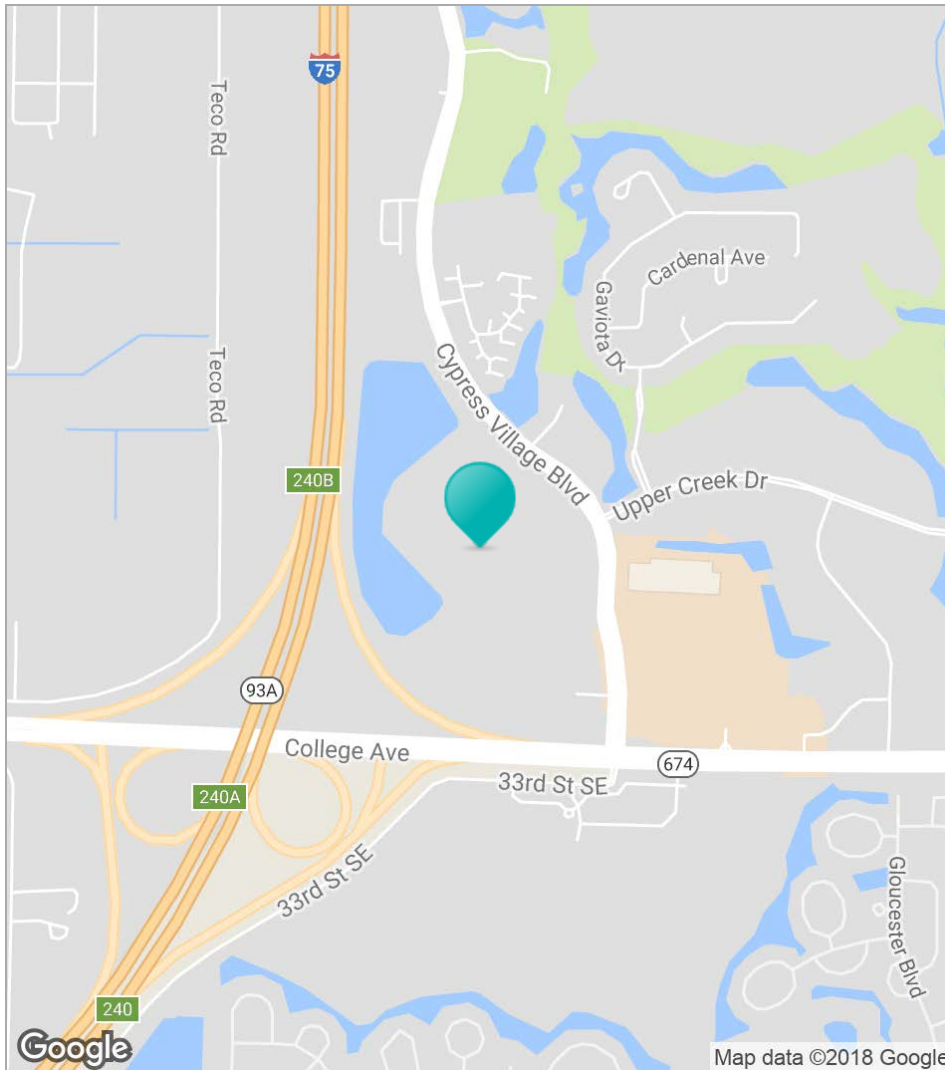
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	1 Mile	5 Miles	10 Miles
Total Population	3,637	52,740	119,975
Population Density	1,158	672	382
Median Age	67.8	51.1	42.4
Median Age (Male)	65.5	50.2	41.8
Median Age (Female)	70.6	52.4	43.4
Total Households	1,893	23,884	48,244
# of Persons Per HH	1.9	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





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