



OFFERING MEMORANDUM

SOUTH SHORE POINTE TOWNHOMES

24TH STREET SE, RUSKIN, FL 33570

RYAN SAMPSON, CCIM, ALC

Principal

D. 813.287.8787 x4

M. 813.417.5928

Ryan@TheDirtDog.com

CHRIS BOWERS, CCIM

Senior Broker

D. 813.287.8787 x8

M. 813.468.9292

chris@thedirtdog.com

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

South Shore Pointe is currently slated to be a 200 unit townhouse community conveniently located in S. Hillsborough County, FL. The property potentially could be rezoned to allow for up to 300 units of apartments as well.

LOCATION DESCRIPTION

Southshore Point is ideally located at the north east corner of the newly constructed 24th St SE and 3rd Ave. SE, in Southern Hillsborough County. It is within walking distance to Southshore Corporate Park (home the newly constructed Amazon fulfillment center), Hillsborough Community College- Southshore Campus, and Lennard High School. It is easily accessible from I-75, located just west of the College Ave exit (exit 240) with Sun City Center to the east.

MUNICIPALITY

Hillsborough County

PROPERTY SIZE

24.99 Acres

ZONING

PD (01-1160)

PARCEL ID

054985-0000

PROPERTY OWNER

Dune FL Land I Sub LLC

PRICE

\$2,500,000

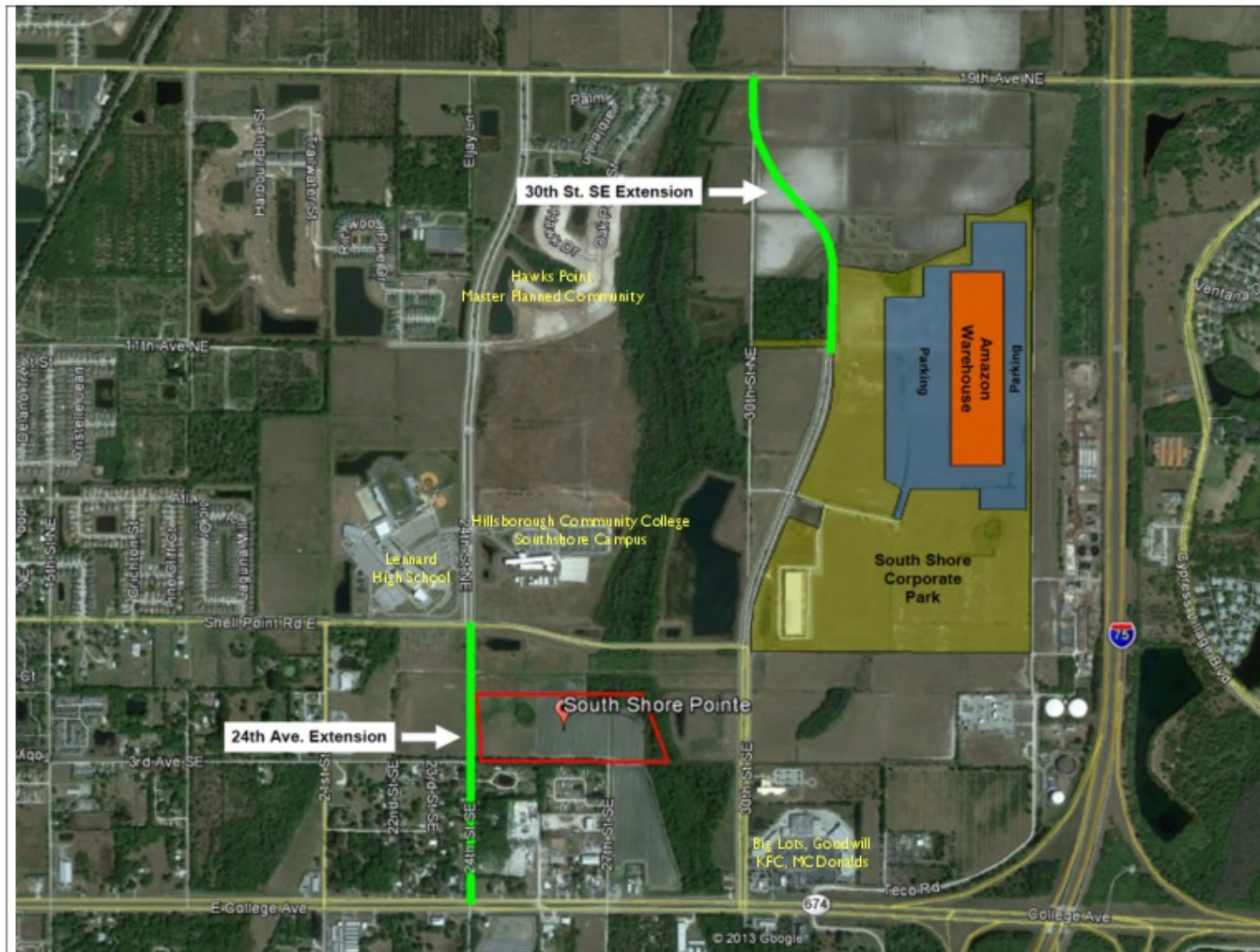
BROKER CONTACT INFO

Ryan Sampson, CCIM, ALC
Principal
813.287.8787 x4
Ryan@TheDirtDog.com

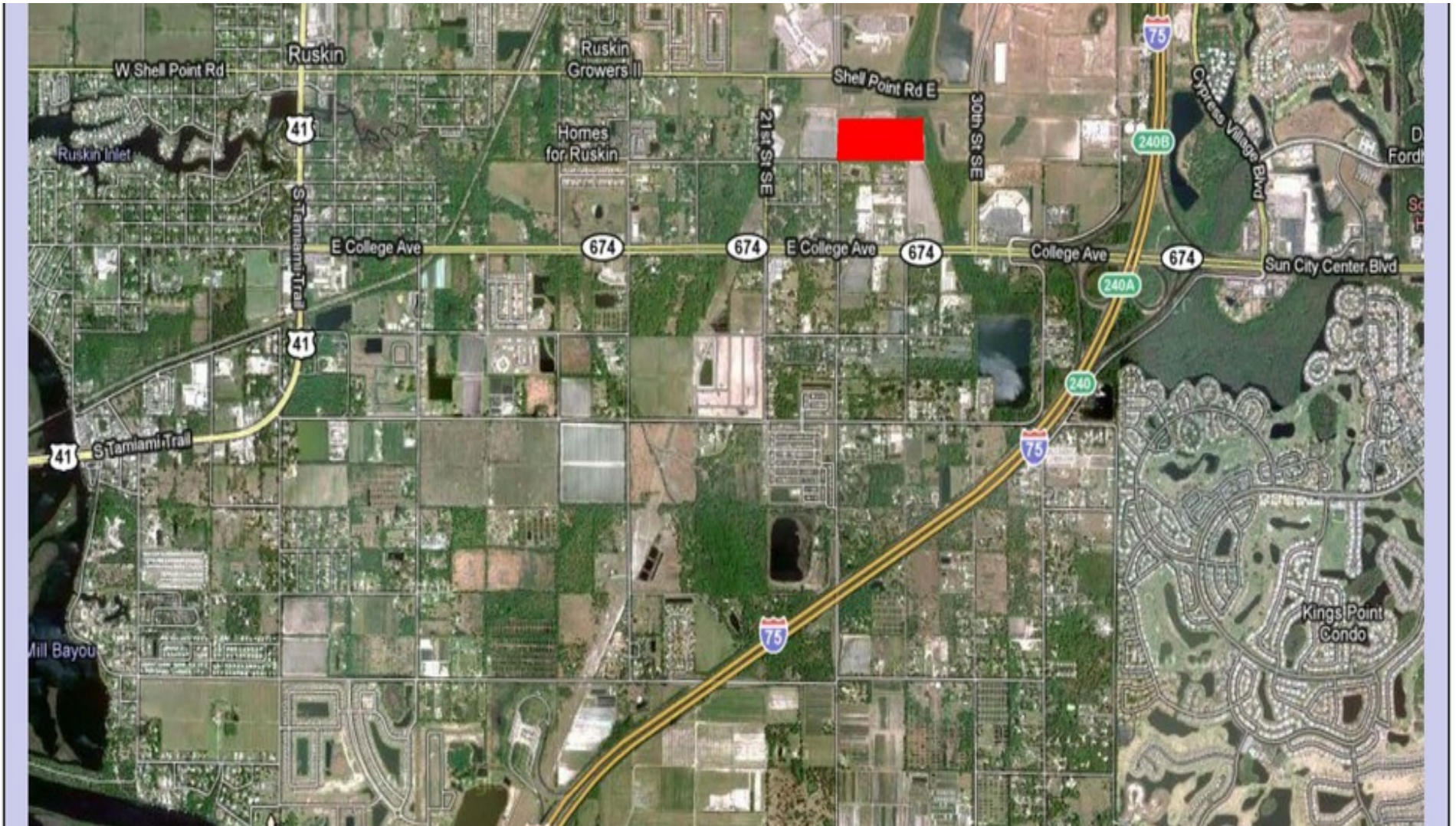
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South Shore P O I N T E



Proposed Townhouse Plan





