

19th Ave

24th St NE

Hawks Point
Lennar Homes



OFFERING MEMORANDUM

Hawks Point

RUSKIN DEVELOPMENT SITE

1604 ELJAY LANE, RUSKIN, FL 33570

JACK KOEHLER, CCIM
Broker Associate
D. 813.287.8787 x9
M. 813.541.4156
jack@thedirttdog.com

Eshenbaugh
LAND COMPANY
Celebrating 25 Years

PROPERTY DESCRIPTION

Opportunity to purchase 10+/- acres in the heart of rapidly growing Ruskin. This area has seen significant development over the past decade including the one million square foot Amazon fulfillment center (one mile east). Lennar's Hawks Point community (adjacent) currently ranks in the top ten for new home sales volume within Hillsborough County. One mile from Hillsborough Community College, Lennard High School and Thompson Elementary. Close proximity to HART bus line.

Distance to Shopping: Publix - 2.1 miles, Winn Dixie - 2.6 miles, Home Depot - 3.1 miles

LOCATION DESCRIPTION

Located off of Eljay Lane, just south of 19th Ave in Ruskin. One mile from the million square foot Amazon fulfillment center with close proximity to shopping, schools and employment centers. Access is off of Eljay Lane, just west of 24th Street NE.

PROPERTY SIZE

9.8 Acres

ZONING

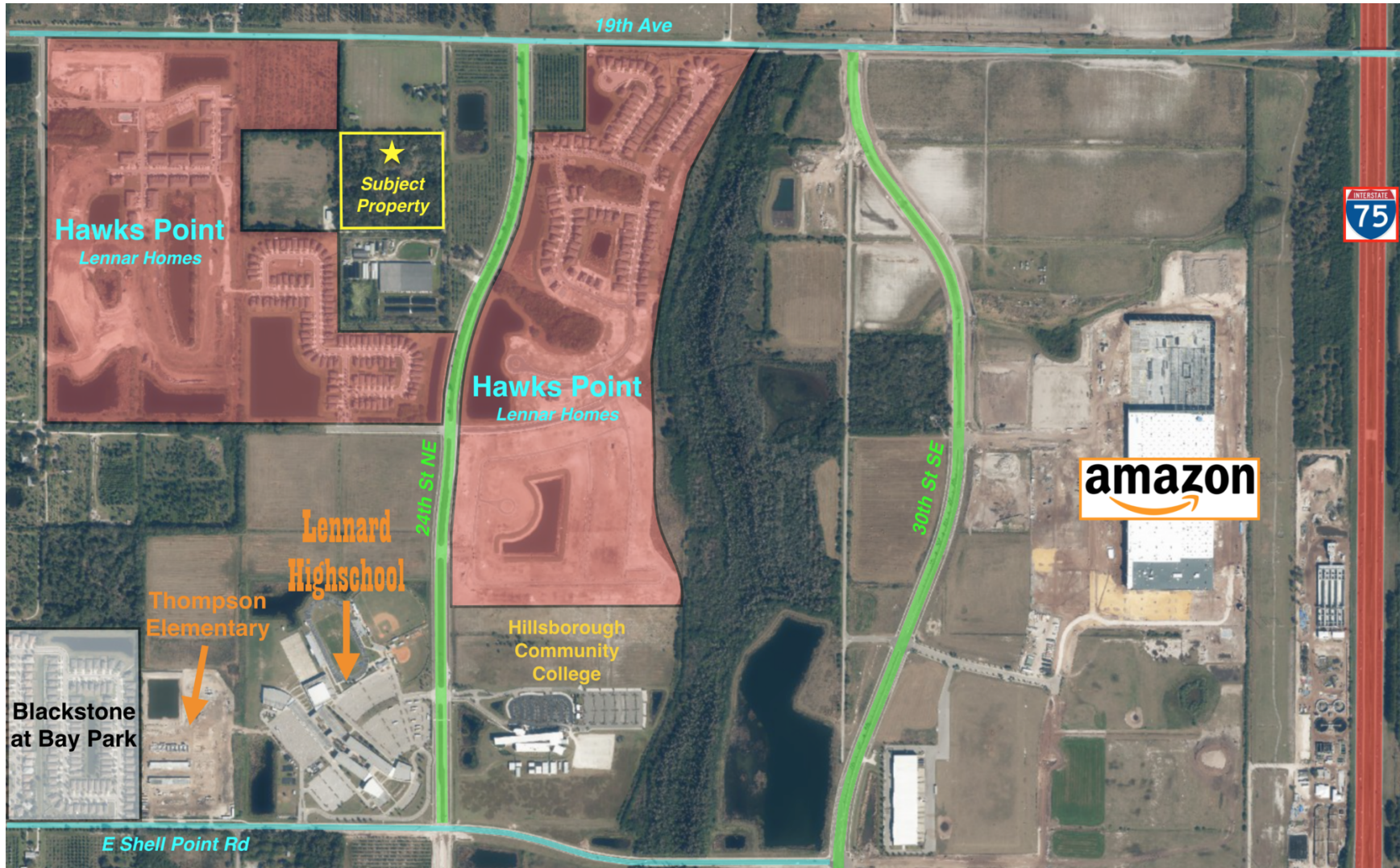
AR (Agricultural Rural) Future Land Use: SMU-6 (Suburban Mixed-Use 6 units/acre)

PRICE

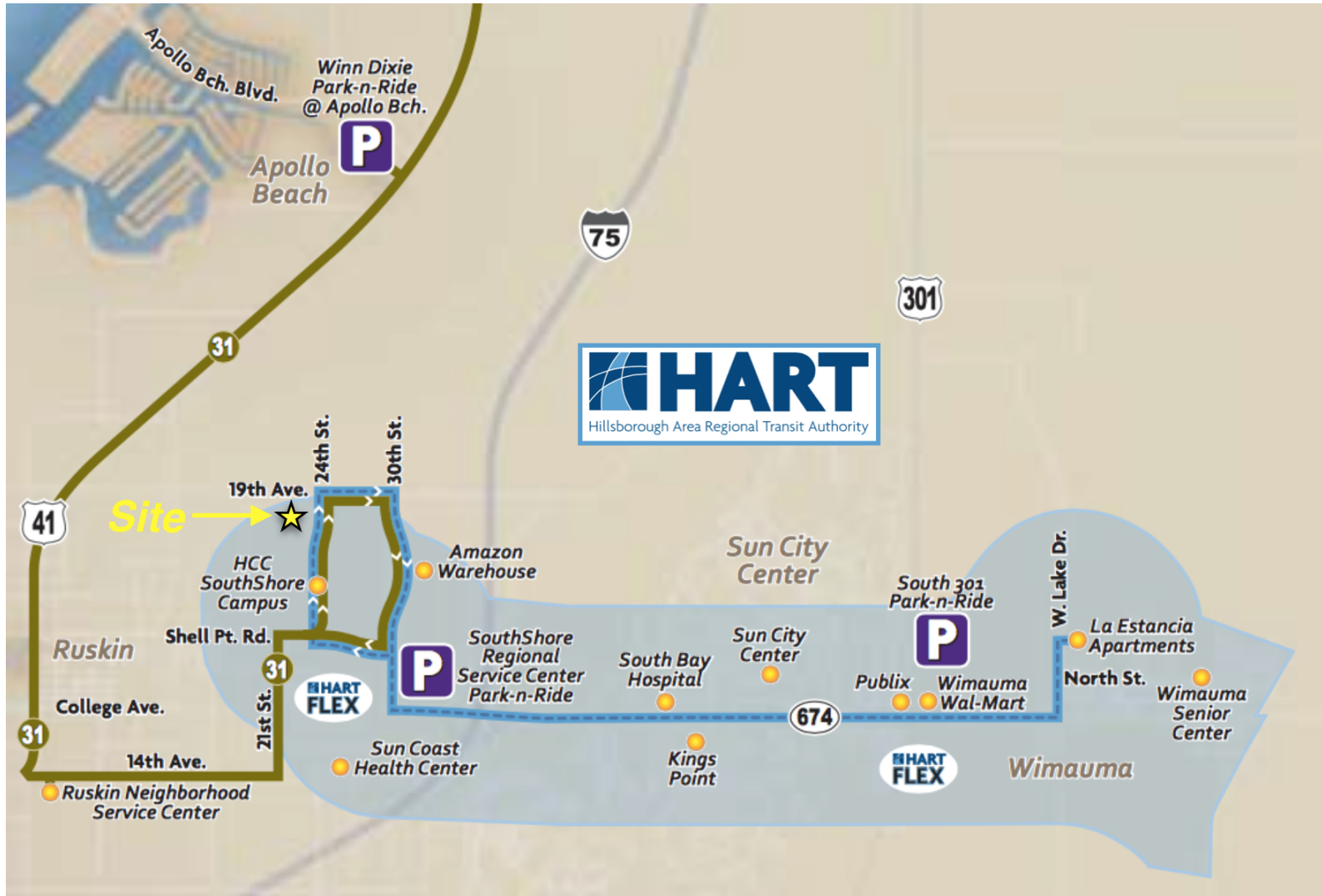
\$500,000

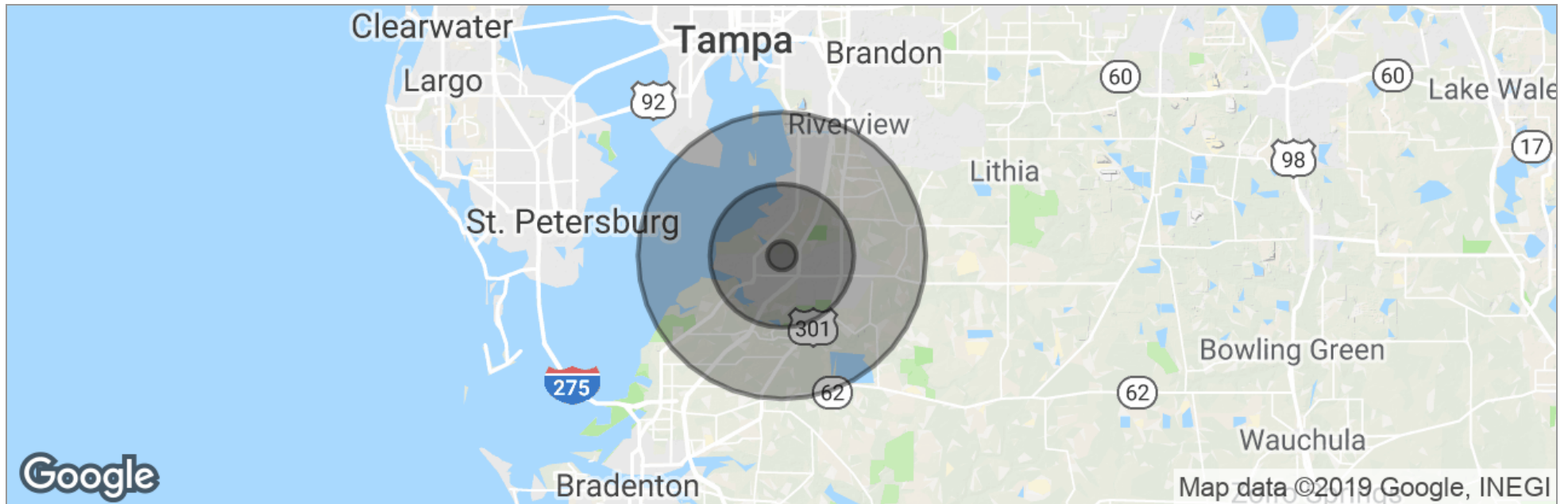
BROKER CONTACT INFO

Jack Koehler, CCIM
Broker Associate
813.287.8787 x9
jack@thedirt dog.com





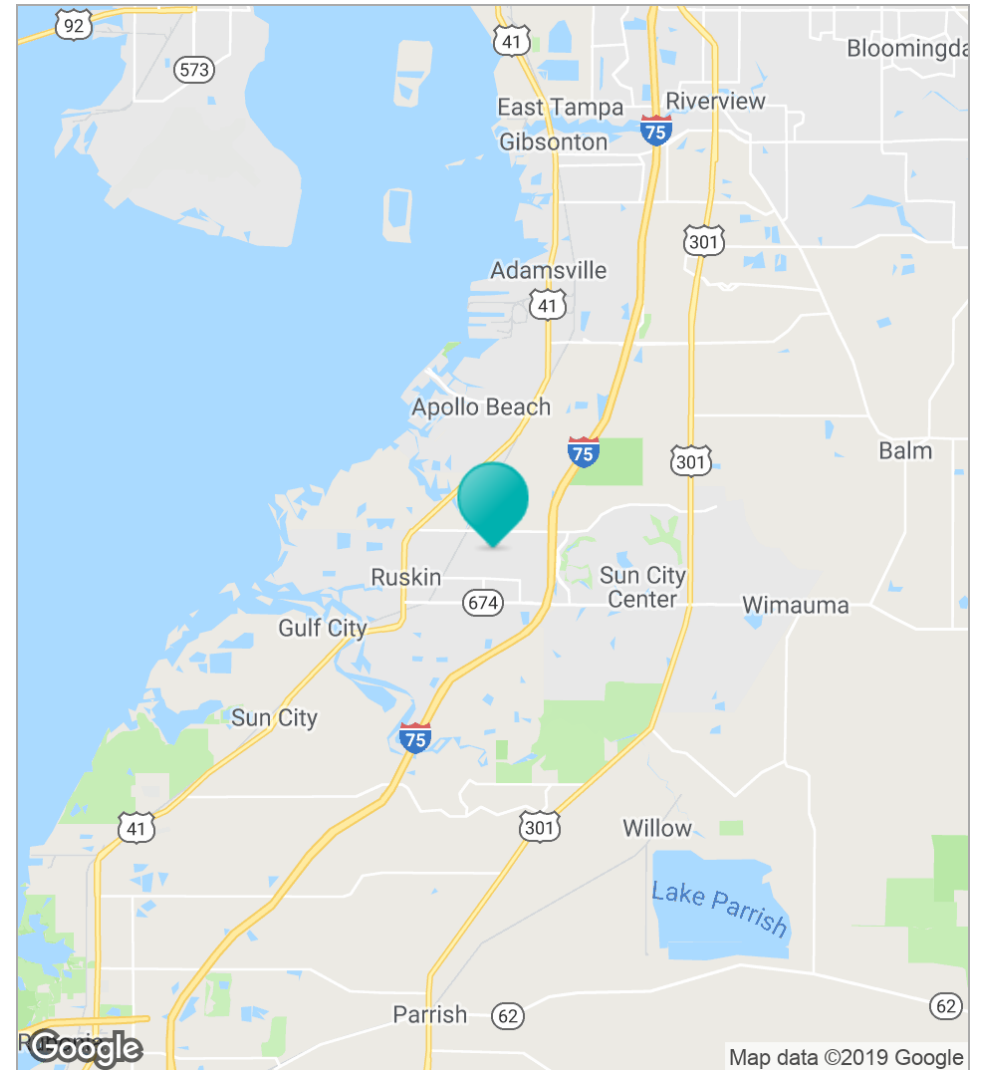
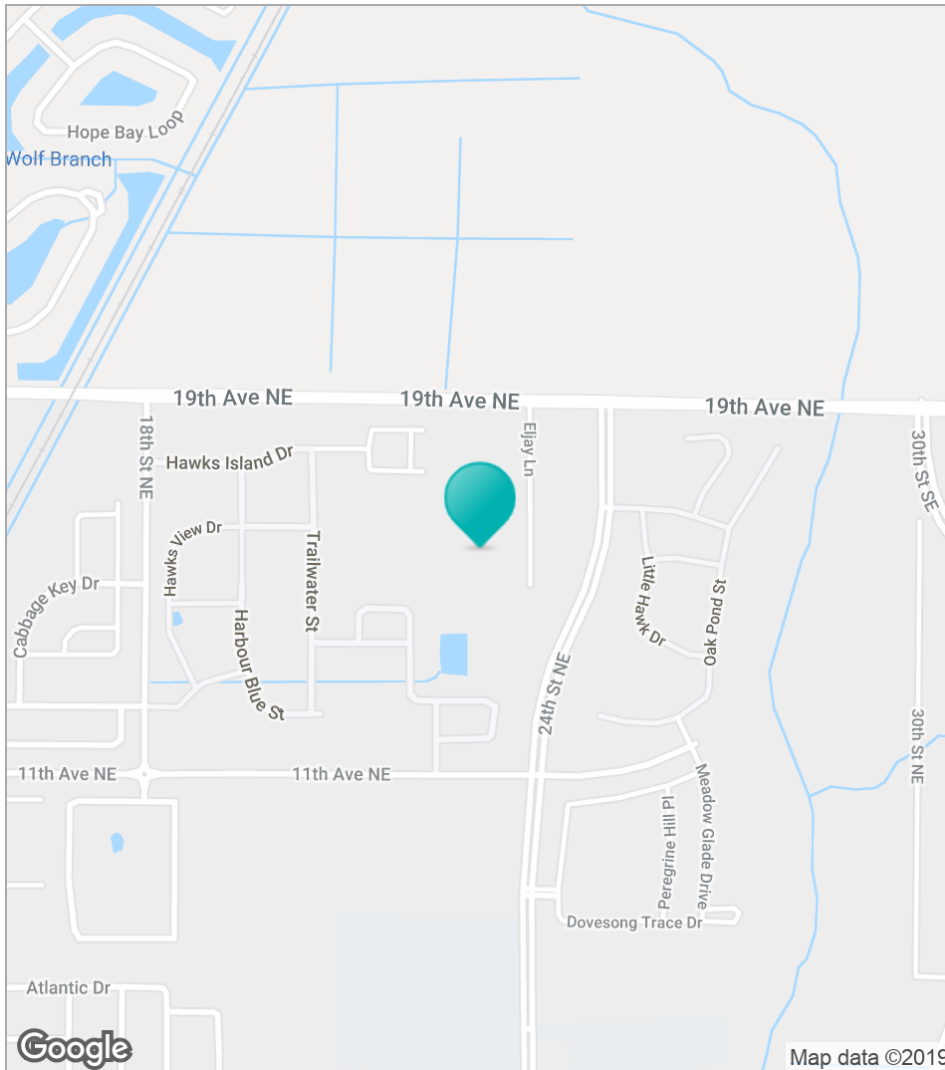




	1 Mile	5 Miles	10 Miles
Total Population	1,972	54,939	121,679
Population Density	628	700	387
Median Age	32.9	51.1	42.4
Median Age (Male)	33.9	50.2	41.9
Median Age (Female)	32.8	52.4	43.4
Total Households	662	25,023	49,336
# of Persons Per HH	3.0	2.2	2.5
Average HH Income	\$62,998	\$64,651	\$63,693
Average House Value	\$228,540	\$222,421	\$215,996

* Demographic data derived from 2010 US Census





ELJAY LANE RUSKIN // 1604 ELJAY LANE, RUSKIN, FL 33570

All materials and information received or derived from Eshenbaugh Land Company, LLC its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Eshenbaugh Land Company, LLC its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Eshenbaugh Land Company, LLC will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing. EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Eshenbaugh Land Company, LLC makes no warranties and/or representations

regarding the veracity, completeness, or relevance of any financial data or assumptions. Eshenbaugh Land Company, LLC does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

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, LLC 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.