

Fischbach LAND COMPANY



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Ruskin Planned Development 30 Townhomes
3rd Avenue, Ruskin, FL - 6 +/- Acres Close to Amazon Fulfillment Center!
FischbachLandCompany.com/RuskinTownhomes

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Extraordinary opportunity for a townhome project on 6.038 +/- acres in the exploding south Hillsborough County area. This property has the preliminary plat for 30 townhome units approved by Hillsborough County. The project is located in an area of established residential neighborhoods and is poised for growth nestled between I-75 and US 41, and just 1 mile from the new Amazon Fulfillment Center. Located in a growing area of Ruskin, just outside of Sun City Center, this site is minutes from good schools, restaurants, medical facilities and endless amenities! Just 1 mile from I-75, providing easy access to different cities and accommodating for those working elsewhere in the county.

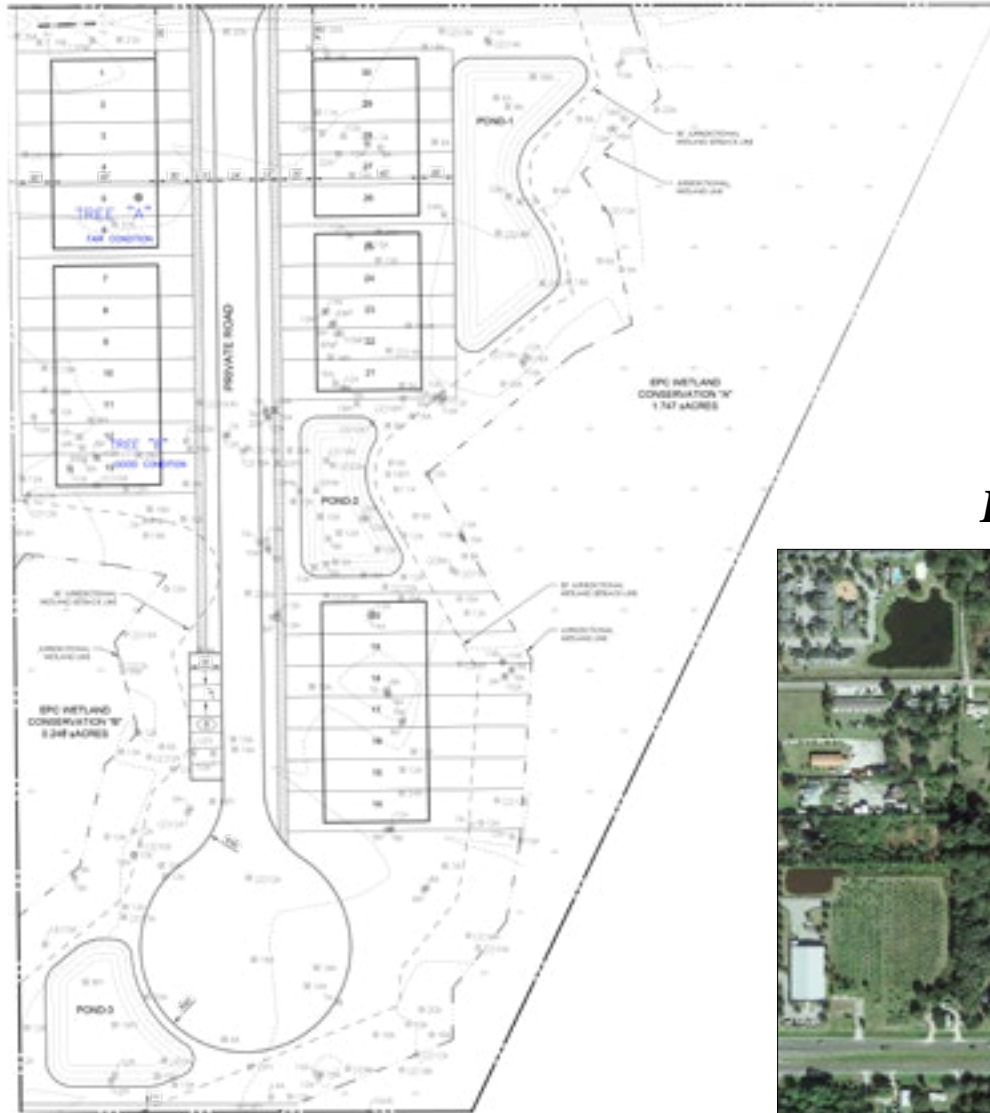
Total Acreage: 6.038 +/- acres
Upland Acreage: 4.043 +/- acres
Sale Price: \$400,000
Property Address: 2005 SE 3rd Ave, Ruskin, FL 33570
Nearest Intersection: E College Avenue and 21st Street
Zoning: PD 170509 RU (6 DU/GA)
Future Land Use: SMU-6
Folio Number: 055490.0000
STR: 09-32-19

***1 Mile to the Amazon
Fulfillment Center in Ruskin!***

***Approved Preliminary Plat
for 30 Townhomes***

***Located in Area Poised for Growth
Between I-75 And Us 41***





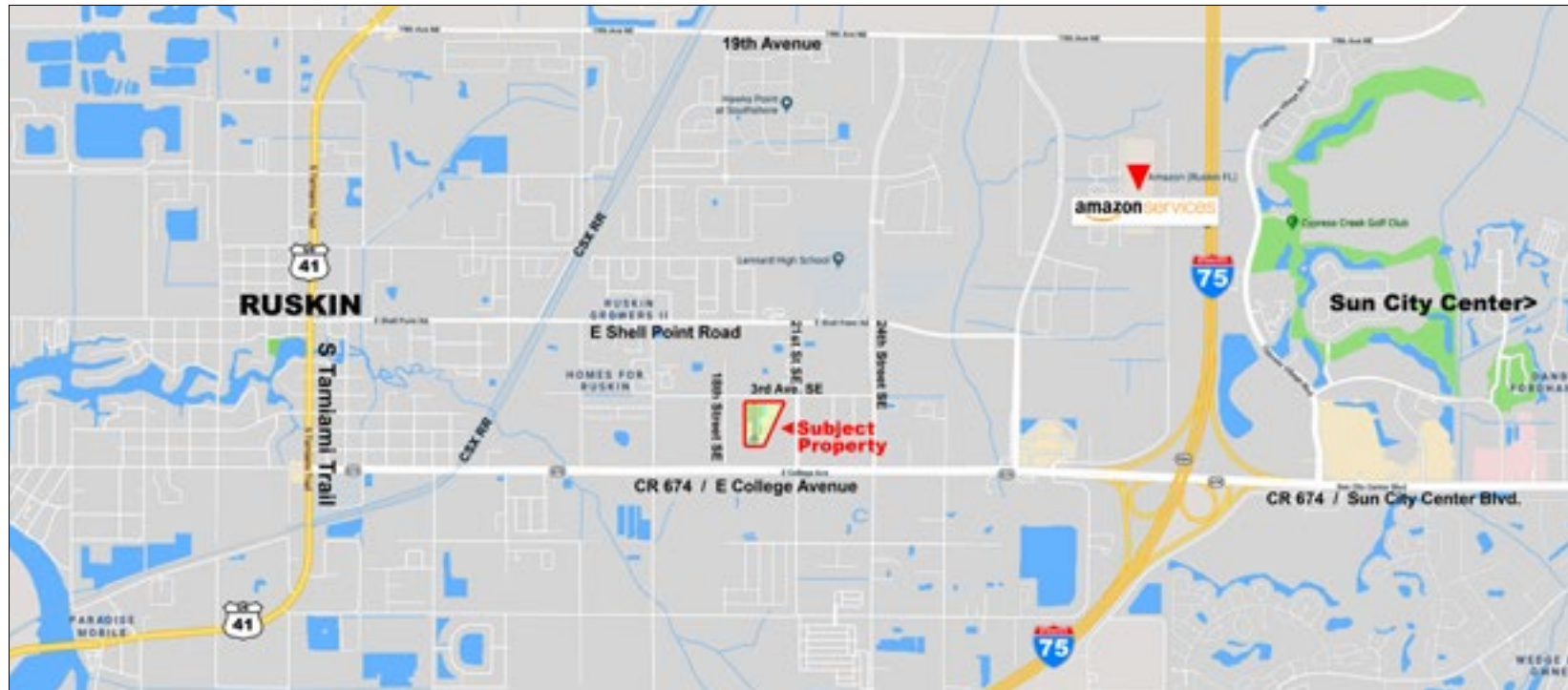
Preliminary Plat Approved

Notes:

- No Flood Zone (Zone X)
- Preliminary Plat Approved
- Close proximity to schools and Amazon fulfillment center

Located in Established Residential Areas!





Assigned Schools

- Thompson Elementary School
- Shields Middle School
- Lennard High School

Directions to Property from I-75:

- Take I-75 S to FL-674 W/College Avenue, take exit 240B
- Go on FL-674 W/College Ave
- Turn right onto 21st St SE
- Turn left onto 3rd Ave SE
- Destination will be on the left

***Minutes to I-75, US 41, Ruskin, Sun City Center
Near Tampa and Brandon!***