



13+/- ACRES RESIDENTIAL DEVELOPMENT LAND
RUSKIN, SOUTHERN HILLSBOROUGH COUNTY
6th Street SE

Zoning

- Agricultural
- Future Land Use – applied for - and Zoning R-4 with Hillsborough County rezoning
- 4 units per acre for a total of 45 detached single family units

Utilities

- Both potable water and sewer are nearby the site.

Location

- Ruskin is in rapidly growing southern Hillsborough County just south of Apollo Beach.
- Property is conveniently located between US 41 and I-75, being under 3 miles to each and points north or south.
- Property is 30 minutes drive from the downtown Tampa job market.
- Near boat ramp and marina with direct unrestricted access to Tampa Bay.

Other

- Property previously cleared for active agricultural use (aquaculture).

FOR FURTHER INFORMATION CONTACT:
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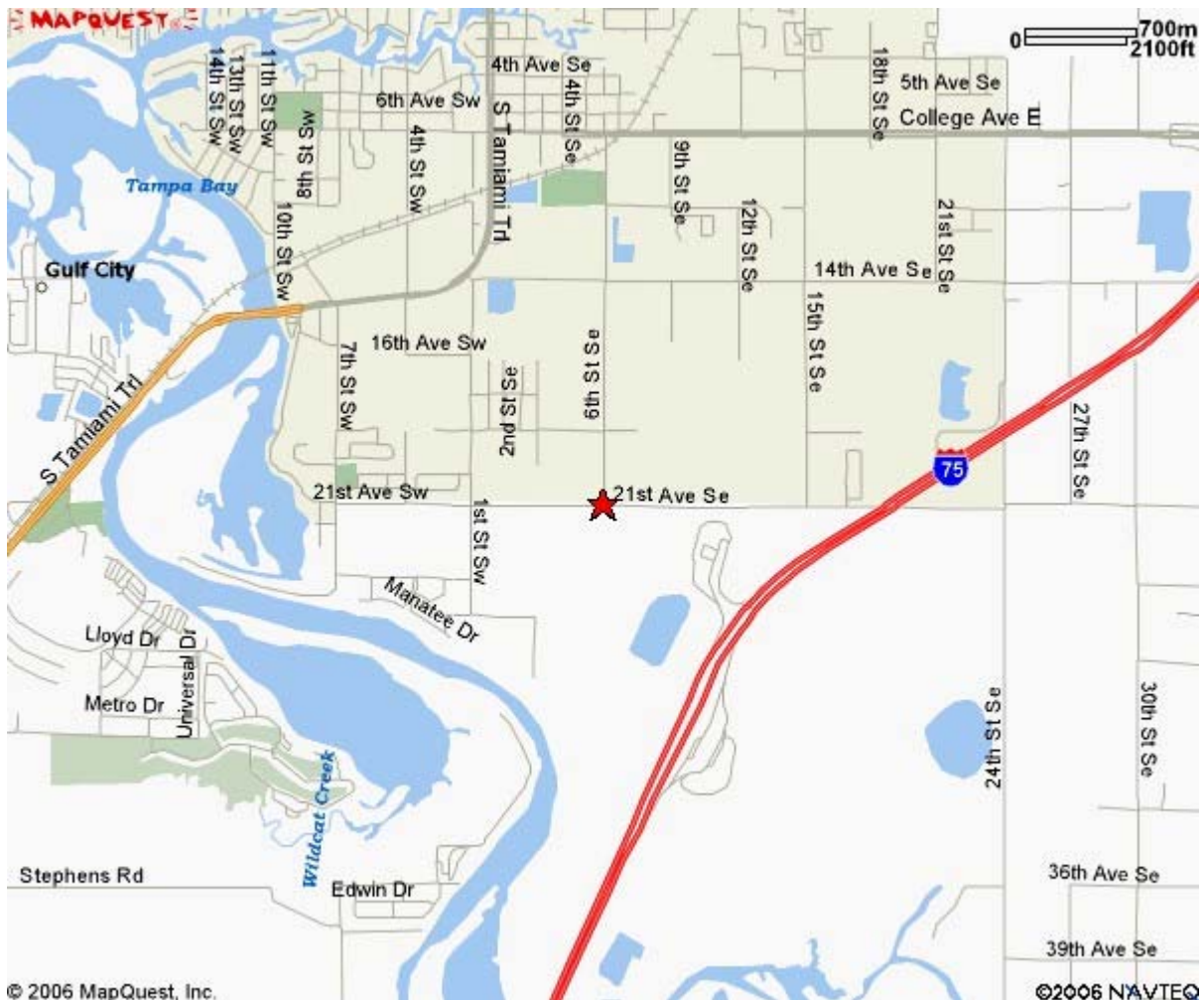
Legal Description

Hillsborough County Folio #: 055341-0000 and 055327-0000

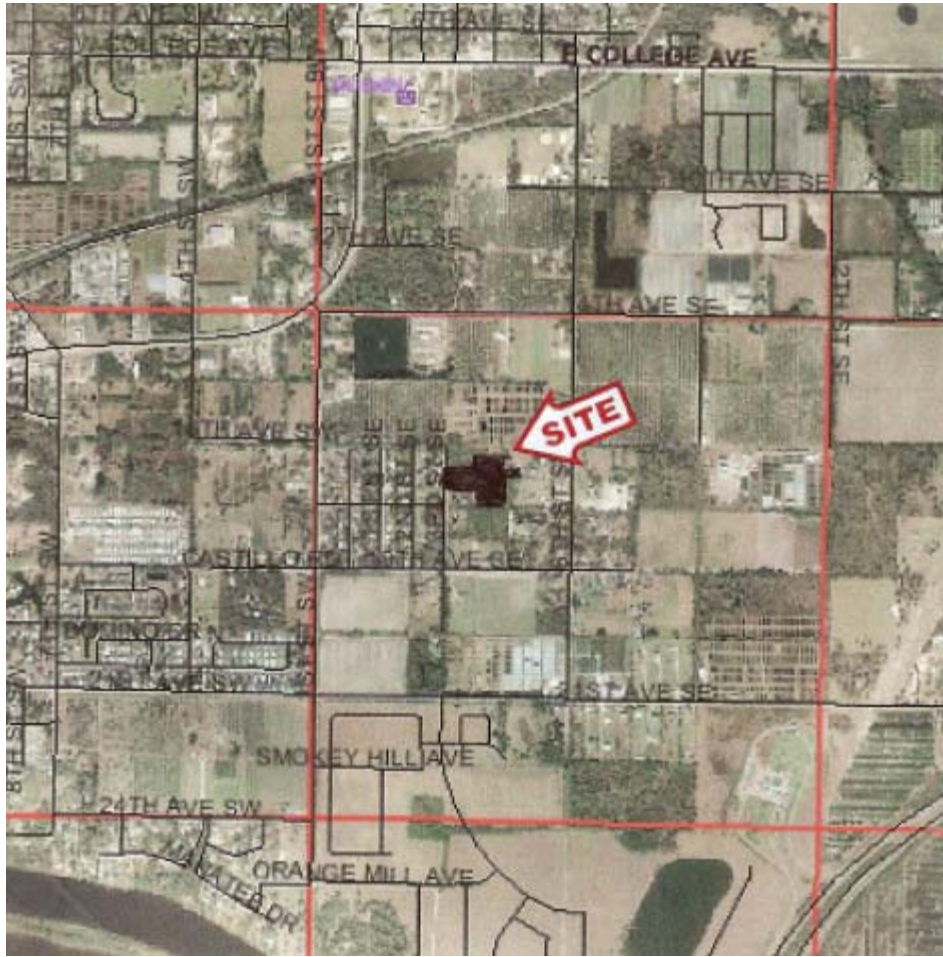
Owner: Coluar Investments, LLC

13+/- acres located at Ruskin Colony Farms Lot 178 Less S 200 FT of W 200 FT AND Ruskin Colony Farms the N 190.26 FT of E 239.54 of Lot 168 Hillsborough County, Florida.
Please see Survey for full Legal Description.

Location Map



Aerial Location Map



Market & Area Overview

Ruskin is a historic community situated on the shores of Tampa Bay, the Little Manatee River and the Ruskin Inlet, approximately 16 miles southeast of Tampa

Boasting an internationally renowned airport, bustling cruise ship terminal, pristine beaches, world famous tourist attractions and major league sports facilities, Tampa Bay attracts businesses, residents and visitors alike. A governmental climate conducive to business growth, an abundant labor supply, outstanding quality of life advantages, no state income tax and a strong, diversified economic base are factors which have made the Tampa Bay area a major commerce center. Furthermore, the cost of living is below the national average and consistently ranks among the best in the country. Housing is generally lower than in most of the country as well.

Ruskin was founded in 1908 and is named for John Ruskin, an English writer and critic who called for social reform and espoused the need for higher education. Historically, Ruskin has been an agricultural and fishing community. Today, while agriculture is still actively practiced, a variety of land uses exist, including commercial, light industrial, office and residential. Approximately 1,148 acres are designated as Natural Preservation, including significant lands along the Little Manatee River. Most commercial uses are along US 41 and College Avenue (primarily closer to I-75). The older "historic" portion of Ruskin is located east of US 41 along the Ruskin Inlet. The Bahia Beach resort is located on the shores of Tampa Bay at the western end of the community and is currently being redeveloped as Little Harbour, an exclusive water front community with a mix of multi & single family product with public marina directly on the South Shore of Tampa Bay. South Shore Corporate Park is located on the eastern end of the community adjacent to the I-75/College Avenue interchange.

The Ruskin Community Plan Area (approximately 21 square miles including natural preserves) has been divided into four neighborhood areas. The first is located west of US 41 and, as noted above, includes older development and the Bahia Beach resort. The second area is located east of US 41 and north of College Avenue. This area includes a variety of land uses and housing types. The third area is generally located east of US 41, south of College Avenue, and northwest of I-75. This area is transitioning from agriculture to residential uses. The fourth area is located southeast of I-75, outside the County's Urban Service Area. This area has on-going agricultural activities along with residential and some limited commercial uses. These areas are shown on the attached Ruskin Neighborhood Area Map.

In 2000 the Ruskin Community Plan Area had 5,632 dwelling units and a population of 9,518 people. Individuals identifying themselves as Hispanic or Latino comprised approximately 37% of the total population. Projections for the year 2025 call for a total of 9,178 dwelling units with a population of 21,769.

Major roadways in Ruskin include US 41 and I-75 which connect Ruskin to communities in the north and south. College Avenue, Shell Point Road and 19th Avenue are the major east-west connectors. The South Shore Area Wide Plan identifies new north/south roadways, generally through the South Shore Corporate Park development, that will link College Avenue north to Big Bend Road.

Project Name	Developer/Builders	Description	Units	Location	Base Price
Mira Lago	Ryland Homes , Westfield Homes	Single family homes on 60 ac. lake	372	14th St. NW	\$270,000 - \$375,000
Bahia Lakes	Ryland Homes	Single family homes, 181 ac., opening early 2006	250	11th Avenue NW	
Bay Park	Freemarr Homes, K B Homes, Lennar, Maronda Homes, Suarez Housing, Windward Homes	Single family homes	822	U. S. Hwy 301 & Sun City Center Blvd.	\$300,000+
Blackstone at Bay Park	KB Home	Single family homes	125	9th St NE	\$234 - \$311,000
Little Harbor	EarthMark Companies David Weekley John Cannon	Single family homes, town homes & condos in a coastal resort setting	1,800	Destiny Dr.	\$300's - \$3 million
Riverton	EarthMark Companies	Single Family homes, town homes & condos	360	Shell Point Rd. & Cedar Dr.	\$300's - \$1 million
River Bend	M/I Homes , US Home , Morrison Homes , Lennar Homes , Lexington Homes	Affordable homes designed for first time buyers	725	21st Ave SE	From the high \$200's
Bay Park Village of Wellington	Windward Homes	Single family homes, 1,260 to 2,383 sq. ft.	795	15th St. NE	From \$193,000 to \$298,000
College Chase	Morrison Homes	Single family homes	132	East of 41 South of 674	From the \$280's

Demographics - Population

Population	1-mi.	3-mi.	5-mi.
2005 Male Population	385	8,728	17,220
2005 Female Population	335	9,872	19,367
% 2005 Male Population	53.47%	46.92%	47.07%
% 2005 Female Population	46.53%	53.08%	52.93%
2005 Age 0-5	84	998	1,999
2005 Age 6-13	117	1,321	2,578
2005 Age 14-17	53	573	1,145
2005 Age 18-20	27	399	838
2005 Age 21-24	36	498	1,005
2005 Age 25-29	40	544	1,123
2005 Age 30-34	50	632	1,208
2005 Age 35-39	62	649	1,263
2005 Age 40-44	59	664	1,284
2005 Age 45-49	47	662	1,301
2005 Age 50-54	44	654	1,307
2005 Age 55-59	27	943	1,825
2005 Age 60-64	21	1,155	2,377
2005 Age 65-69	20	1,527	3,195
2005 Age 70-74	16	2,115	4,084
2005 Age 75-79	7	2,249	4,222
2005 Age 80-84	5	1,752	3,389
2005 Age 85+	6	1,265	2,446

Demographics - Income

Income	1-mi.	3-mi.	5-mi.
2005 Median Household Income	\$38,518	\$32,217	\$33,292
2005 Per Capita Income	\$17,232	\$23,813	\$23,647
2005 Household Income < \$10,000	10	823	1,518
2005 Household Income \$10,000-\$14,999	19	814	1,512
2005 Household Income \$15,000-\$19,999	10	925	1,875
2005 Household Income \$20,000-\$24,999	37	855	1,389
2005 Household Income \$25,000-\$29,999	11	558	1,368
2005 Household Income \$30,000-\$34,999	19	638	1,299
2005 Household Income \$35,000-\$39,999	27	610	1,256
2005 Household Income \$40,000-\$44,999	28	545	1,107
2005 Household Income \$45,000-\$49,999	31	474	1,032
2005 Household Income \$50,000-\$59,999	6	533	1,261
2005 Household Income \$60,000-\$74,999	27	573	1,305
2005 Household Income \$75,000-\$99,999	17	584	1,111
2005 Household Income \$100,000-\$124,999	4	280	441
2005 Household Income \$125,000-\$149,999	n/a	147	306
2005 Household Income \$150,000-\$199,999	4	112	171
2005 Household Income \$200,000-\$249,999	n/a	15	23
2005 Household Income \$250,000-\$499,999	n/a	29	59
2005 Household Income \$500,000+	n/a	1	2
2005 Household Income \$200,000+	n/a	45	85

Site Plan

