

# SHELL POINT MARINA

RUSKIN, FL



## OFFERING MEMORANDUM

**KW COMMERCIAL**  
2424 N Federal Highway,  
Suite 150  
Boca Raton, FL 33431

**PRESENTED BY:**

**RICK ROUGHEN**  
Broker Associate  
O 954.298.7703  
rick@roughen.net

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## RUSKIN, FL

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SHELL POINT MARINA

# PROPERTY INFORMATION

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EXECUTIVE SUMMARY

PROPERTY DESCRIPTION

PROPERTY DETAILS

COMPLETE HIGHLIGHTS

AERIAL PHOTOS

ABUNDANT DRY RACK STORAGE 7 ROOM TO MANEUVER

BOAT RAMP, NEW DOCKS AND PICNIC AREAS

PARTY PAVILLION AND VIEWS

REGIONAL MAP

LOCATION MAPS

AERIAL MAP



## EXECUTIVE SUMMARY



<b>SALE PRICE:</b>	\$8,800,000
<b>LOT SIZE:</b>	3.65 Acres
<b>BUILDING SIZE:</b>	11,957 SF

### EXECUTIVE SUMMARY

The Shell Point Marina is a wet slip & dry service marina created to provide solutions to all of your boating needs. A combination of storage and dockage is unique and operated efficiently to accommodate each and every customer. The facility is protected from storms and there is plenty of water depth along with well-marked channels for ingress and egress to and from Tampa Bay. Docks are in excellent condition as are all of the recently refurbished amenities. There is abundant parking and a pavilion where boaters enjoy barbeques and a shady cover to relax. A knowledgeable and pleasant staff is always ready to respond with urgency to customer needs. In addition, there are a couple of significant items a serious buyer will be very happy to observe:

- Very Strong cash flows
- Room for value-add through expansion
- A Seller who is serious about selling

## PROPERTY DESCRIPTION



### LOCATION OVERVIEW

Situated on the western bank of the beautiful Tampa Bay, this facility is protected a mile up-river from open water. Plenty of draft and easy access characterize Shell Point Marina as a fabulous location for dockage, dry storage and the largest DIY work space in all of Tampa Bay.

There are 186 in the high and dry racks and blocked on the hard, 45 wet slips, and at least 50 spaces for trailers both on the ground and in specialized racks in the air. There is abundant additional space for vessels to be stored on trailers. Value-add opportunities abound for additional dry storage racks, full service, boat sales, a ships' store, public fuel sales, boat club and rentals, guide services, lift slips, kayaking and paddle-board rentals - just to name a few.

The water's edge is bordered primarily with rip-rap and healthy mangrove clusters which are attractive in a marina setting and provide a positive contribution to the robust environmental eco-system which abounds here. The fishery is outstanding with year-round sport-fishing for some of the world's most coveted species found just beyond the docks.

Heavy residential construction is underway as the community is enjoying a major growth era, and folks new to the area are looking for a marina to call home. With the facility full and with prices far from being maximized, there is clearly opportunity to make immediate changes that would result in meaningful increases to the bottom line.

This marina is especially well-positioned for continued growth and steadily increasing income streams. There is no apparent significant deferred maintenance items that have been discovered and the facility is operating consistently and very smooth. Interested parties are well-advised to spend some time to understand the details. This is an outstanding opportunity to own a robust facility that is attractive and successful in every way.



## PROPERTY DETAILS

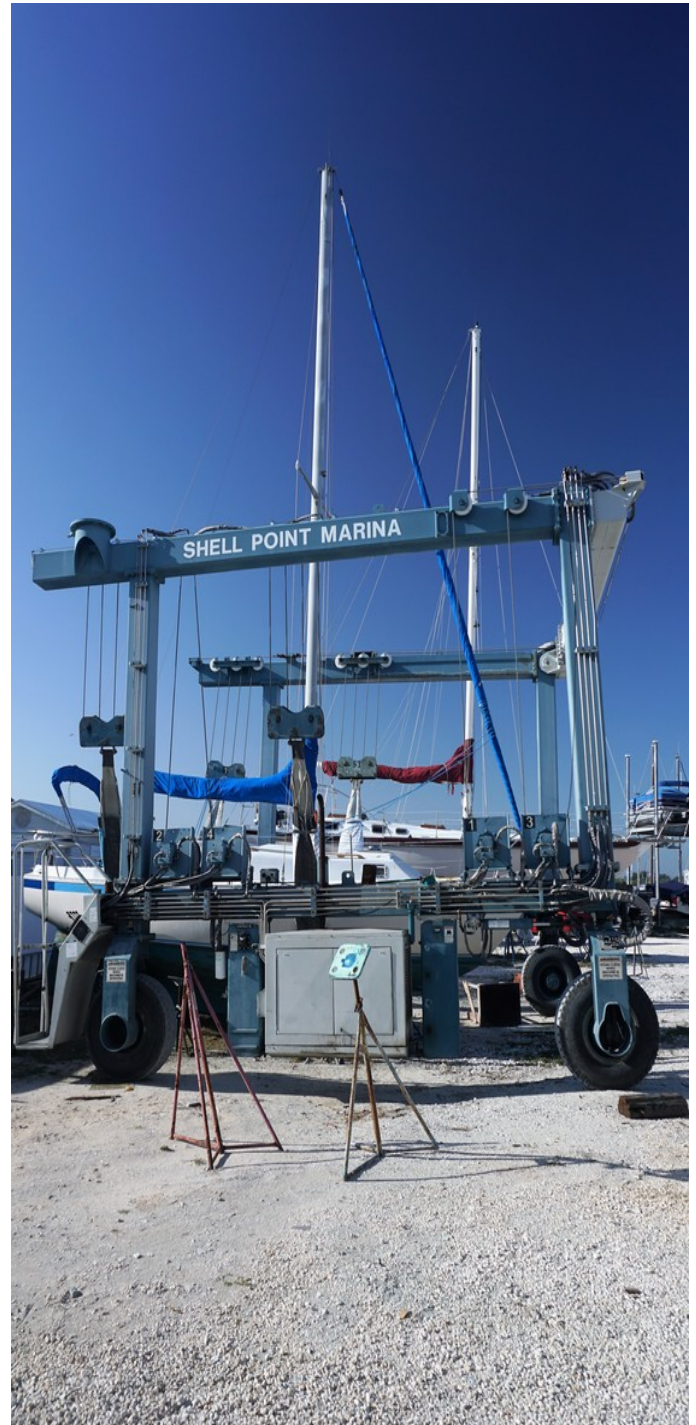
**PROPERTY NAME:** Shell Point Marina

**STREET ADDRESS:** 3340 W Shell Point Rd.

**CITY, STATE, ZIP:** Ruskin, FL 33570

**APN:** U-11-32-18-ZZZZ-000001-08400.0

**YEAR BUILT:** 1986



# MARINA HIGHLIGHTS

## PROPERTY HIGHLIGHTS

- Strong and Reliable Cash Flows
- Room for Expansion and Value-Add
- 35-Ton Travelift for Large Vessel Haul and Launch
- 20,000 lb. Travelift Fork Truck for Smaller Vessel Haul and Launch
- Individual Dry Storage Racks Under Cover
- 186 Racks Outside for Boats
- 45 Wet Slips for Vessels up to 80'
- 45 Trailer racks
- 30-amp and 50-amp Power on the Dock Pedestals
- Weather Resistant Decking All Docks - excellent Condition
- Large Racked Trailer Storage System (above ground)
- All Rack Systems in Excellent Condition
- Two 500-Gallon Above Ground Gasoline Tanks
- One 300-Gallon Above Ground Diesel Tank
- Strong Security System Throughout the Yard
- Manager's (trailer) Residence on Site
- Immediate and Easy Access to Tampa Bay
- One Mile Up-River and Storm-Protected
- Abundant Parking for Customers and Guests
- Pavillion for Barbeques and Cookouts
- Convenient Private Ramp for Customers
- Dedicated and Responsible Staff
- Vessels Blocked and Racked on the Hard





# Aerial Perspectives Of Marina Layout And Proximity





## Abundant Dry Rack Storage And Room To Maneuver





## Private Boat Ramp, New Docks And Picnic Areas



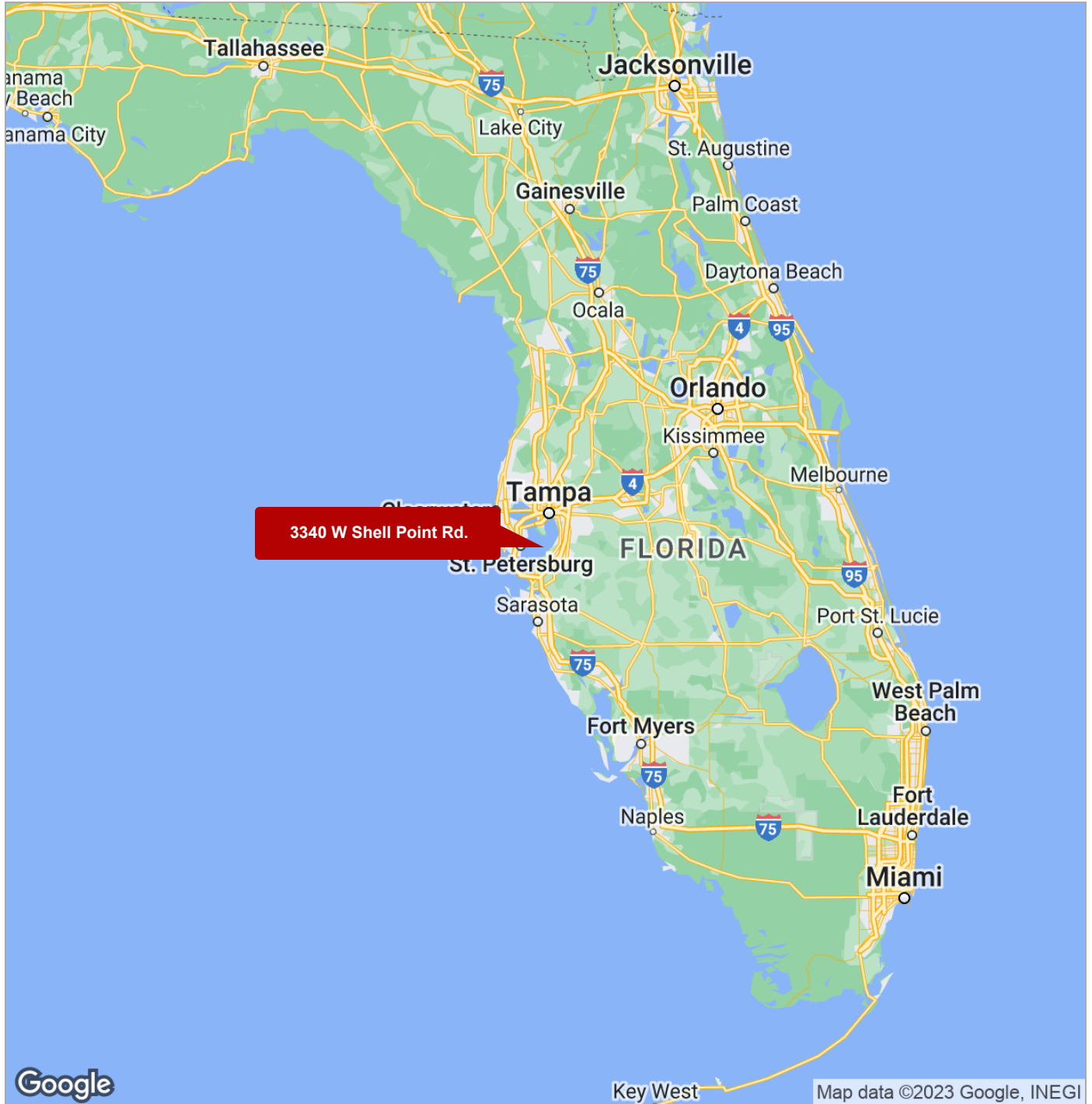


## Pavillion For Relaxation, Barbeques And Parties

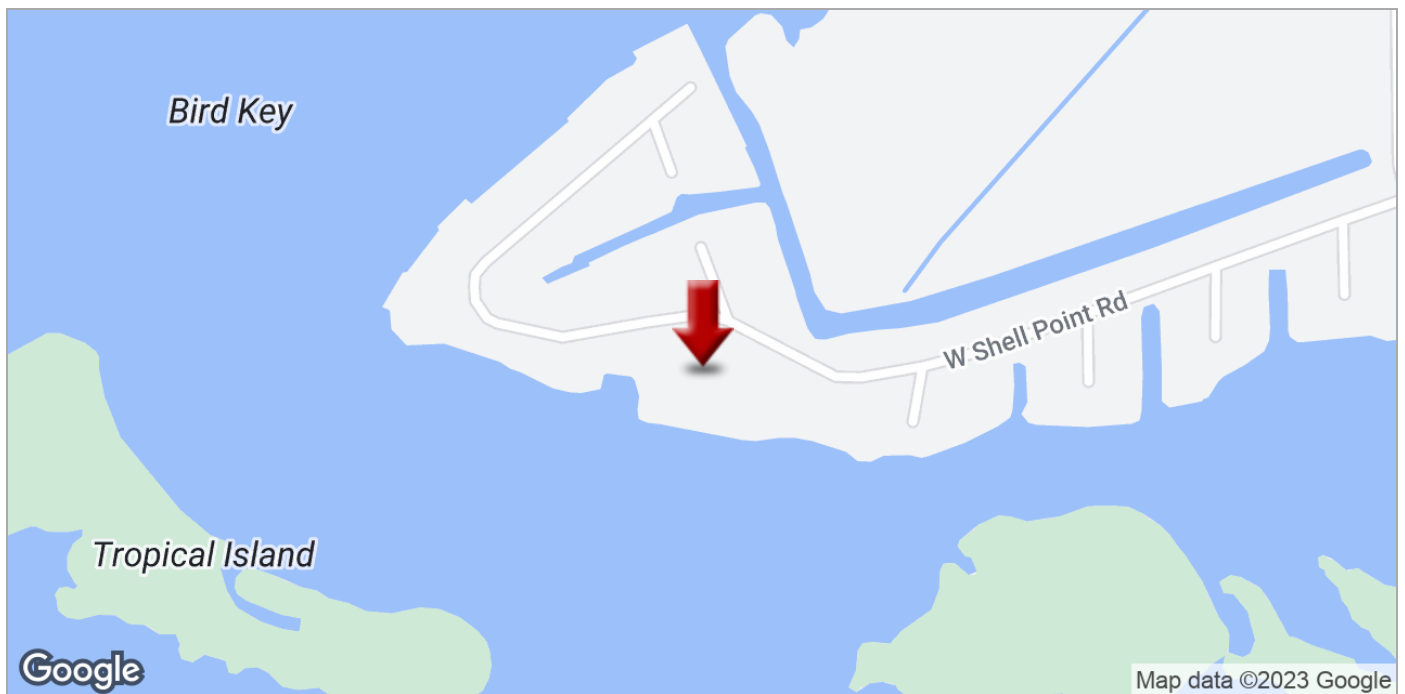
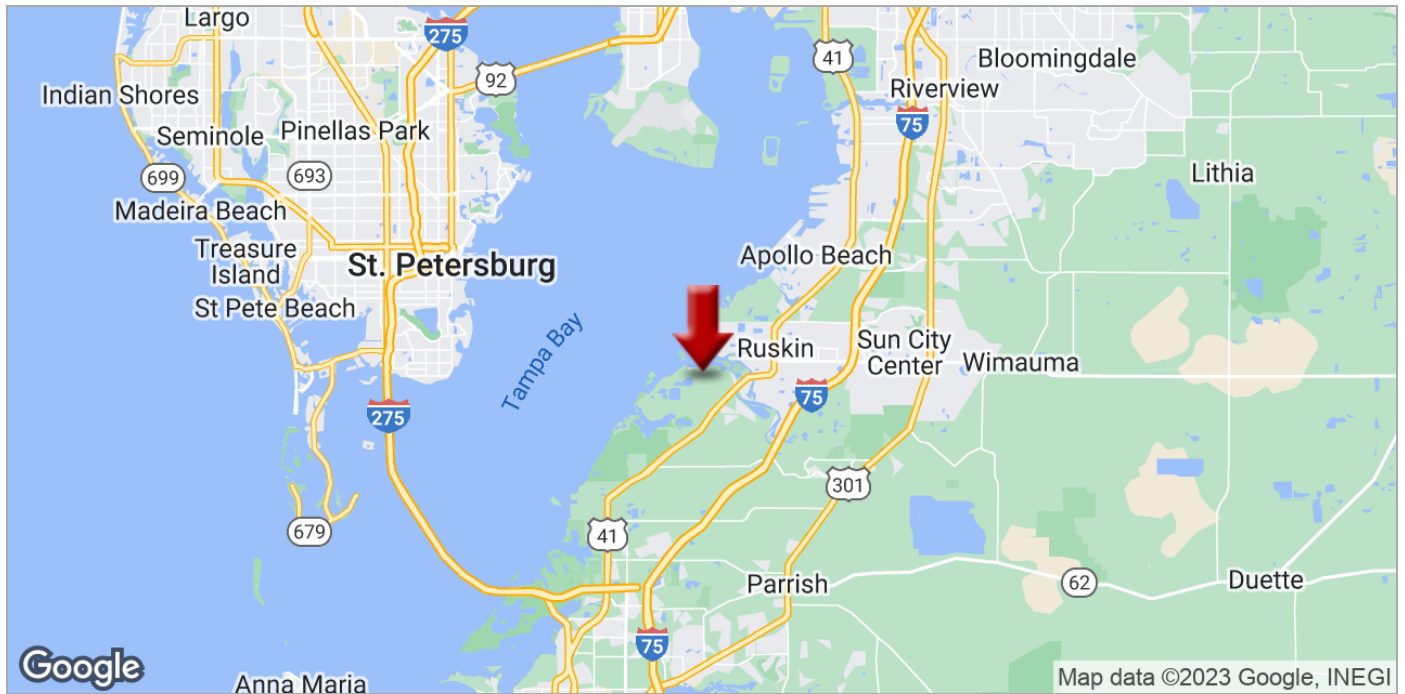




## REGIONAL MAP

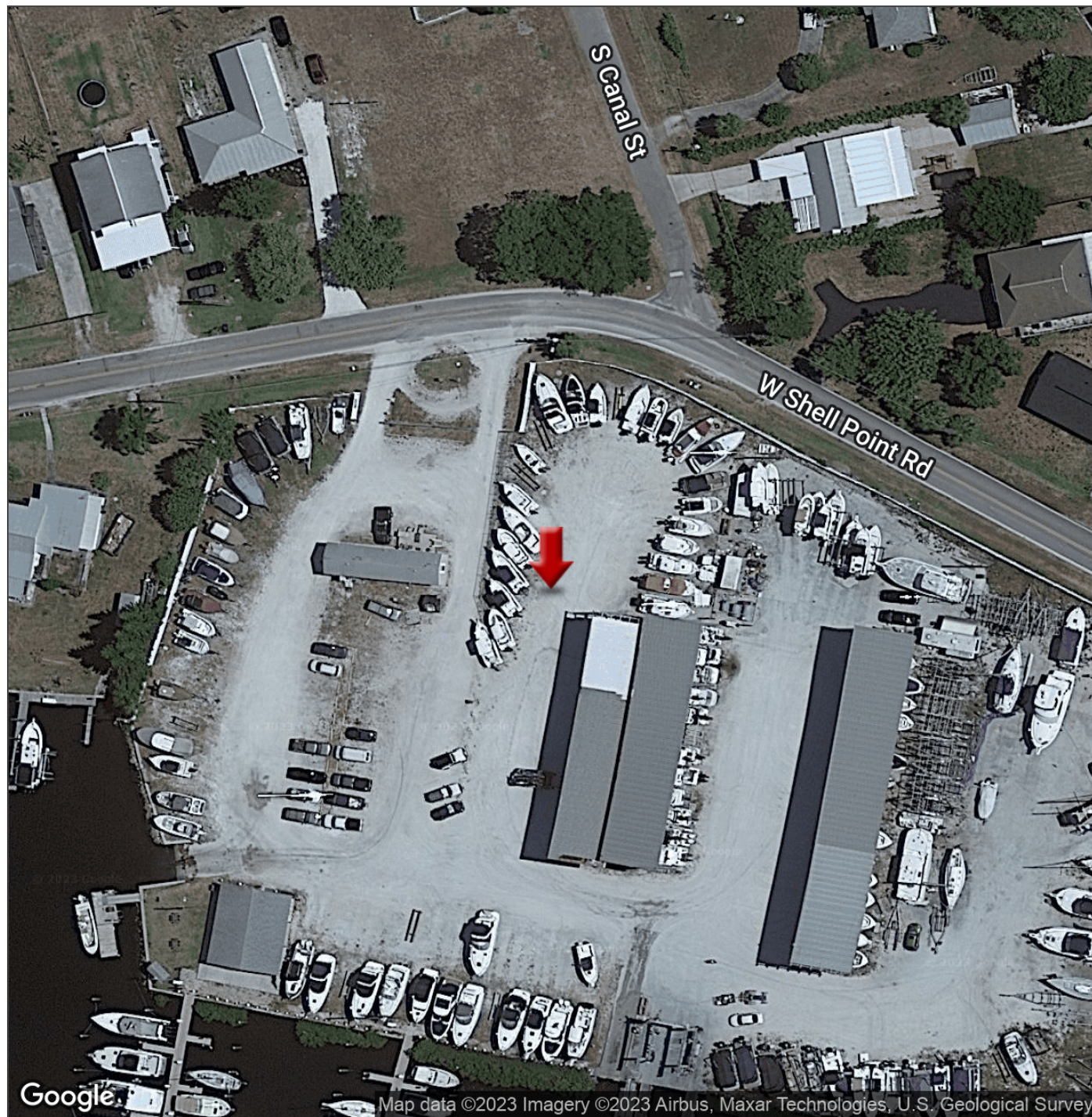


## LOCATION MAPS





## AERIAL MAP





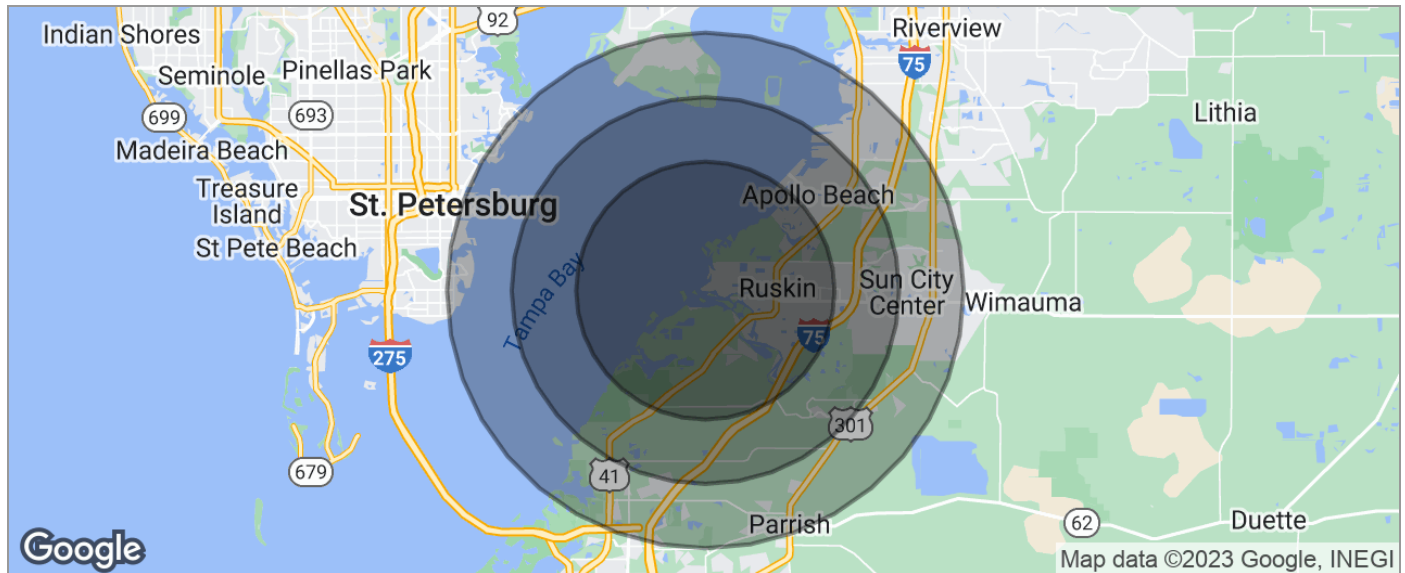
SHELL POINT MARINA

DEMOGRAPHICS

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DEMOGRAPHICS MAP

# DEMOGRAPHICS MAP



POPULATION	5 MILES	7.5 MILES	10 MILES
TOTAL POPULATION	19,066	41,664	71,715
MEDIAN AGE	40.4	45.1	49.1
MEDIAN AGE (MALE)	40.2	44.5	48.5
MEDIAN AGE (FEMALE)	40.7	46.1	50.0
HOUSEHOLDS & INCOME	5 MILES	7.5 MILES	10 MILES
TOTAL HOUSEHOLDS	7,451	17,245	31,603
# OF PERSONS PER HH	2.6	2.4	2.3
AVERAGE HH INCOME	\$64,722	\$69,858	\$63,709
AVERAGE HOUSE VALUE	\$202,980	\$248,076	\$214,797
RACE	5 MILES	7.5 MILES	10 MILES
% WHITE	85.4%	88.3%	88.7%
% BLACK	4.5%	4.1%	4.7%
% ASIAN	1.0%	1.1%	1.2%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	0.1%	0.0%	0.1%
% OTHER	8.1%	5.5%	4.4%
ETHNICITY	5 MILES	7.5 MILES	10 MILES
% HISPANIC	28.9%	21.9%	18.4%

\* Demographic data derived from 2020 ACS - US Census