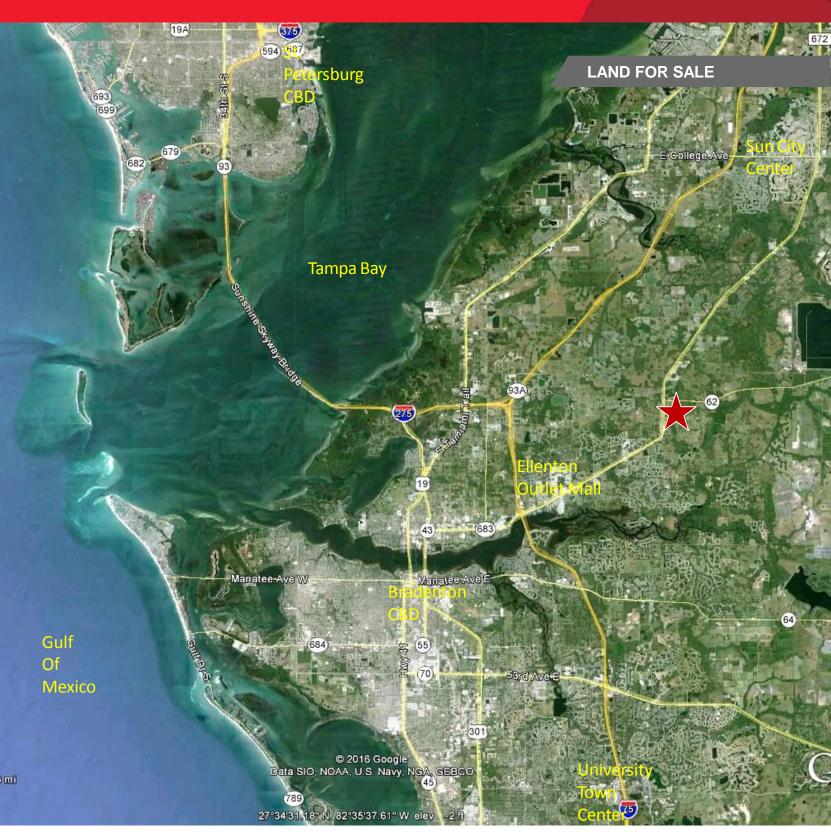


## 220.78 ACRES, MOL Residential Development Opportunity

Parrish, Manatee County, Florida



Bruce Erhardt, ALC Executive Director 813.223.6300 Bruce.Erhardt@cushwake.com **One Tampa City Center Suite 3300** Tampa, FL 33602 cushmanwakefield.com



220.78 ACRES (MOL)

Parrish, Manatee County, Florida

## **PROPERTY PROFILE**

#### LOCATION

Southeast corner U.S. Highway 301 and S.R. 62, Parrish (Manatee County), Florida

SIZE 220.78 Gross, and 163.20 net usable acres, MOL

#### ZONING

PD-MU for 488 units – Lot sizes are 16', 24' 55', 65', 80' and 100'

FUTURE LAND USE RES 6 and UF-3

Manatee County Parcel IDs: 426100004, 420900003, 421000059, 421500000 and 427400007

#### UTILITIES:

Water: NWC U.S. Highway 301 and S.R. 62 Sewer: 18" diameter .75 miles south U.S. Highway 301 and S.R. 675

#### COMMENTS

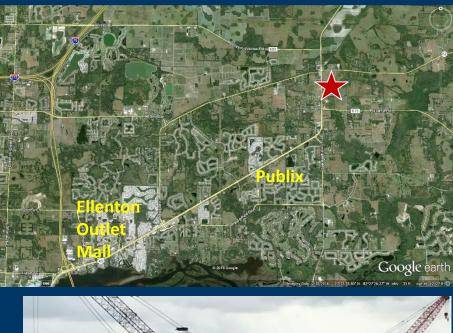
- Frontage on two roads. Buyer to build east and west access road from U.S. Highway 301.
- Active community development market
- New home pricing is low \$200,000's to high \$300,000's.

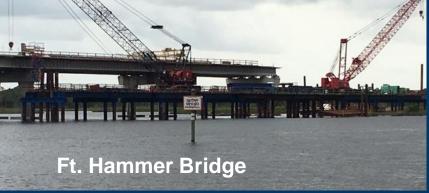
\$12,200,000 \$7,900,0<u>00</u>

### PRICE REDUCED

# LINK TO WEB SITE

http://www.cushwakelandfl.com/tampa/listingdetail.html?listing\_id=





## SCHOOLS

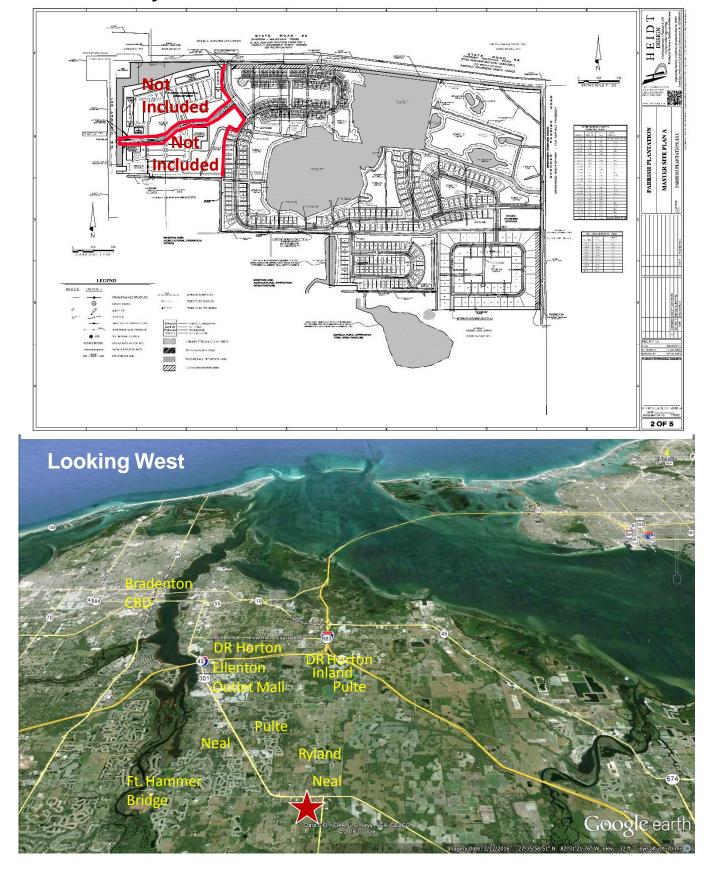
- Williams Elementary 2.9 miles / Rate 8
- Buffalo Creek Middle School 4.4 miles / Rate 8
- Palmetto High School 11.1 miles / Rate 3. The County is under contract for a new high school site 0.9 miles from the Subject Property.

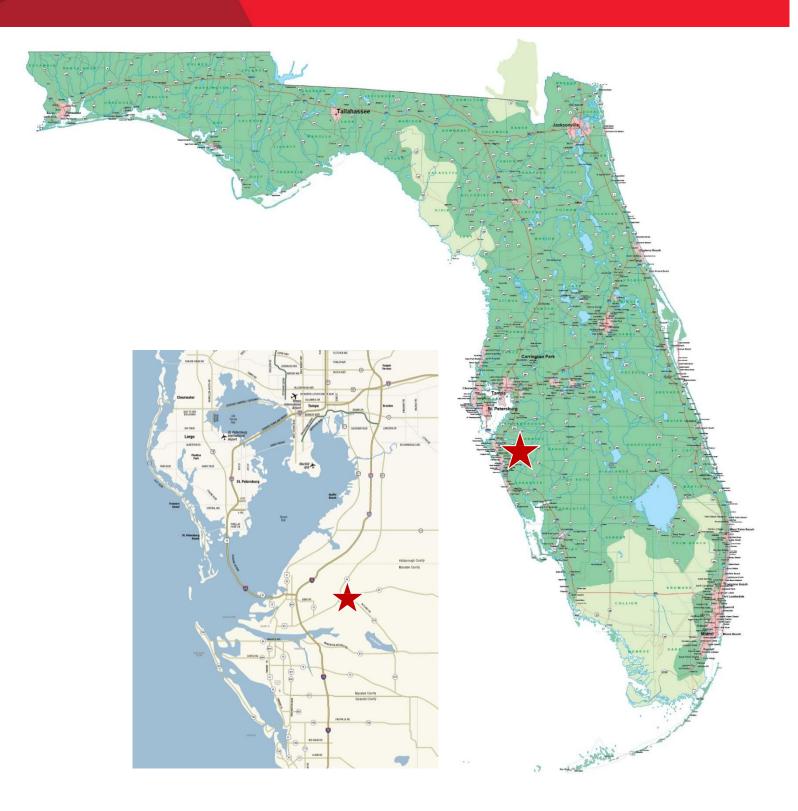
#### DISTANCES

- Publix 2.6 miles
- Wal-Mart 4.2 miles
- Fort Hammer Bridge 4.4 miles
- I-75 Exit North Bound 5.4 miles
- I-75 Exit South Bound 6.8 miles
- Manatee Memorial Hospital 12.2 miles
- Bradenton CBD 12.2 miles
- University Town Center 18.3 miles
- Tampa CBD 38.5 miles



# **Preliminary Site Plan**





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