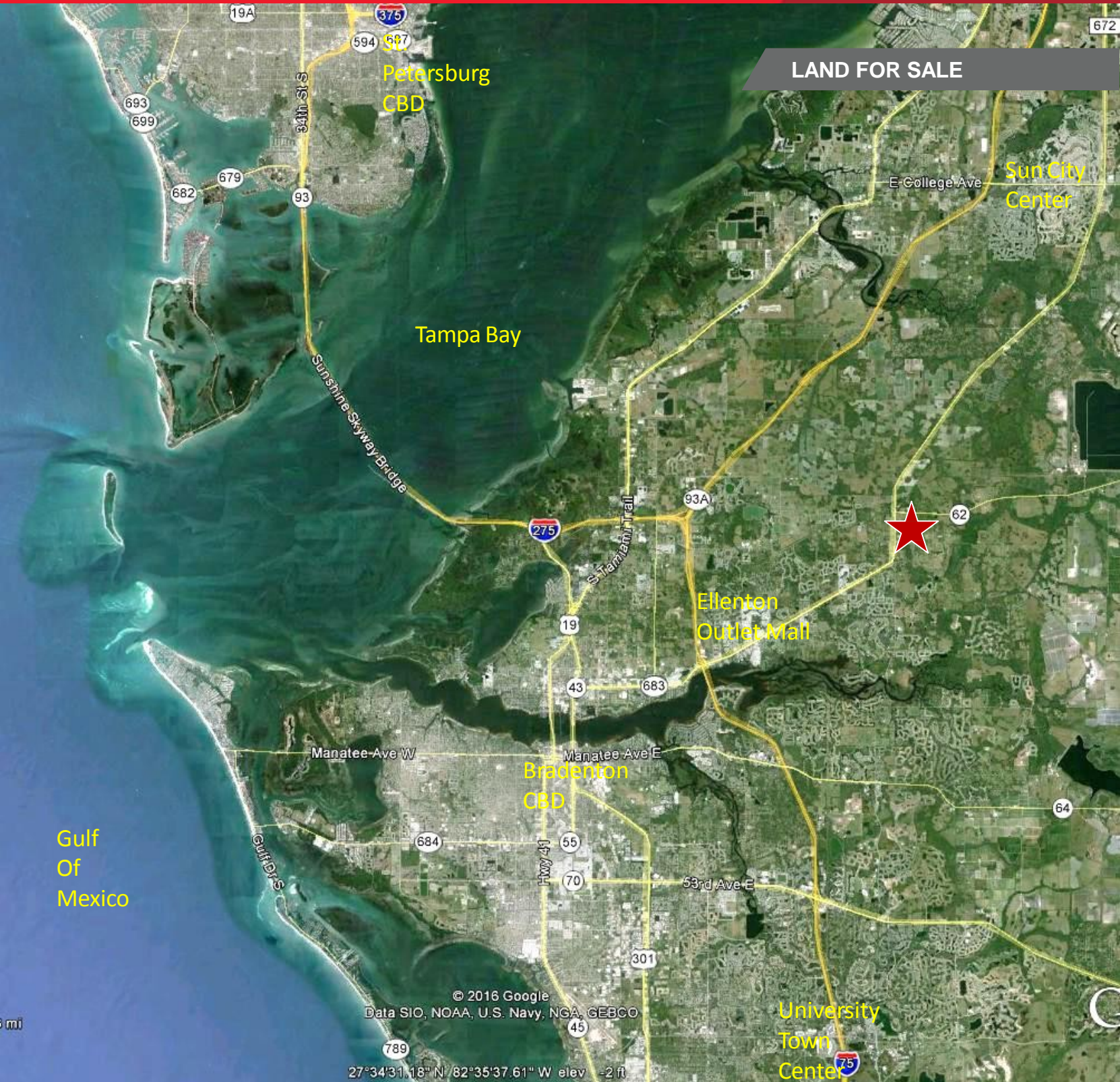




220.78 ACRES, MOL

Residential Development Opportunity

Parrish, Manatee County, Florida



LAND FOR SALE

Bruce Erhardt, ALC
Executive Director
813.223.6300
Bruce.Erhardt@cushwake.com

One Tampa City Center
Suite 3300
Tampa, FL 33602
cushmanwakefield.com

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

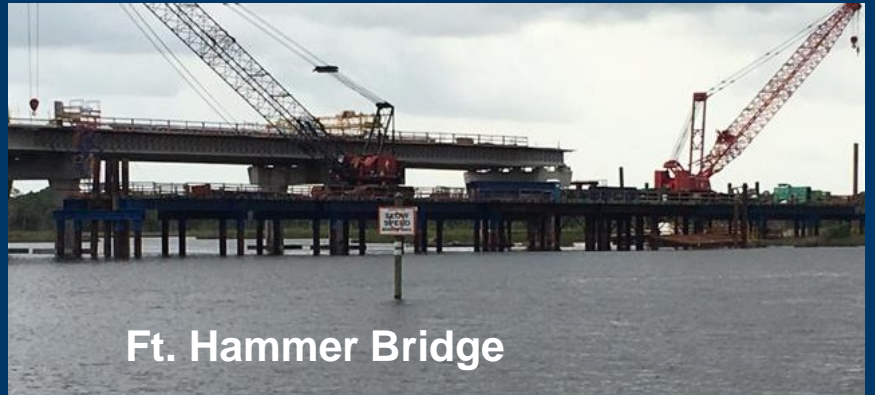
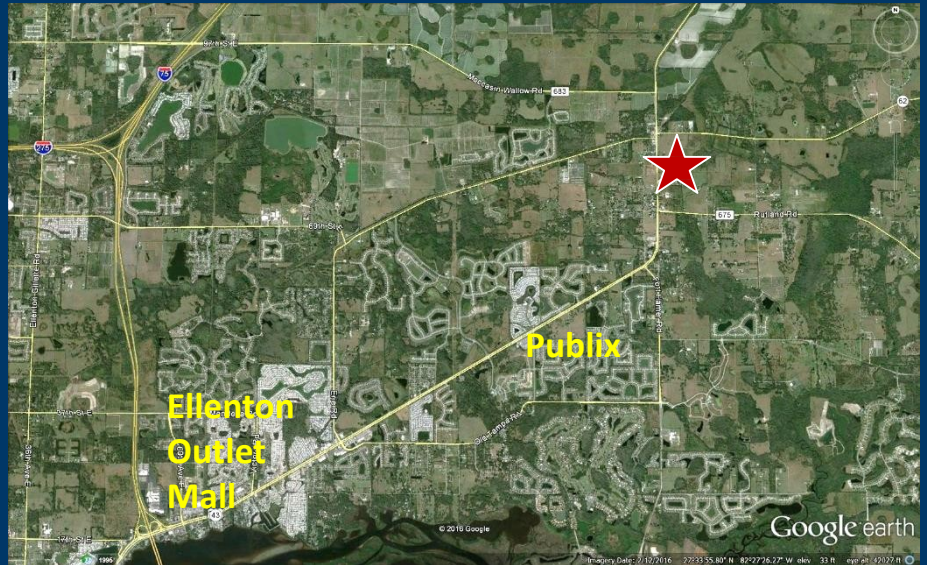
RES 6 and UF-3

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.

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



PRICE ~~\$12,200,000~~
REDUCED \$7,900,000

LINK TO WEB SITE

http://www.cushwakelandfl.com/tampa/listing-detail.html?listing_id=

Preliminary Site Plan

