



304 S. WILLOW AVENUE

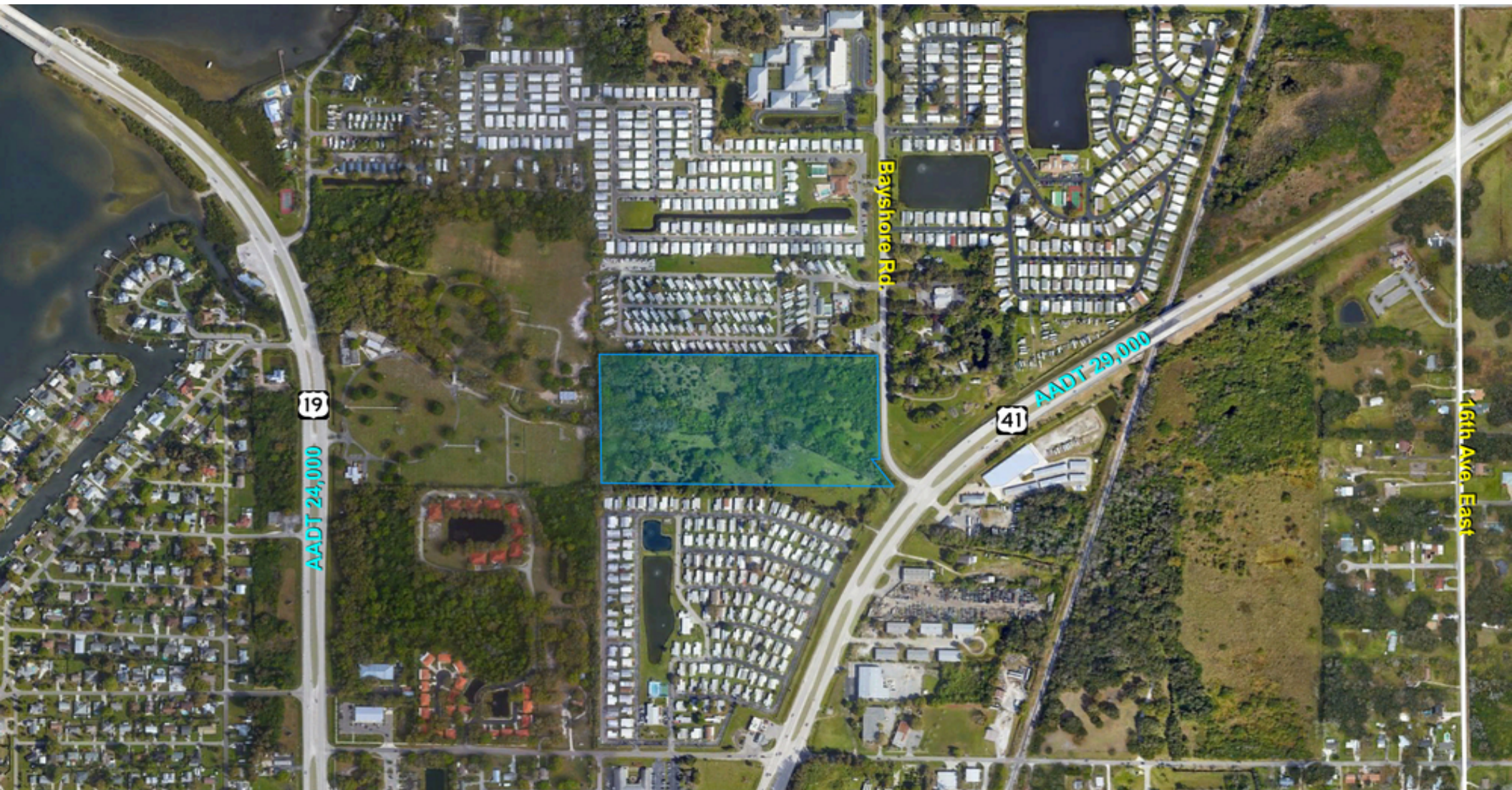
TAMPA, FL 33606

813.287.8787

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# Aerial





# Property Description

## PROPERTY DESCRIPTION

Mariposa is a 21.1± acre parcel planned for 146 townhomes in Manatee County, FL. The property is currently going through site plan approval process which should be complete by December 2022. The site plan is for a 20' wide townhome product on a 93' deep lot. All due diligence is available for review upon agreed to terms in a signed PSA.

## LOCATION DESCRIPTION

The property is located at 710 54th Court E in Manatee County, FL. It sits on the west side of US 41 and Bayshore Rd. The property has convenient access to Sarasota, St. Petersburg, and Tampa. The property has a creek through the middle of it and is heavily wooded and below the street grade currently fenced.

## PROPERTY SIZE

21.1 Acres

## ZONING

PD-R for 150 units though only site planned for 146.

## FUTURE LAND USE

RES-9, ROR

## PARCEL ID

2247100007

## PROPERTY OWNER

Dune FL Land I SUB, LLC

## PRICE

\$4,380,000 which is \$30,000 per lot

## BROKER CONTACT INFO

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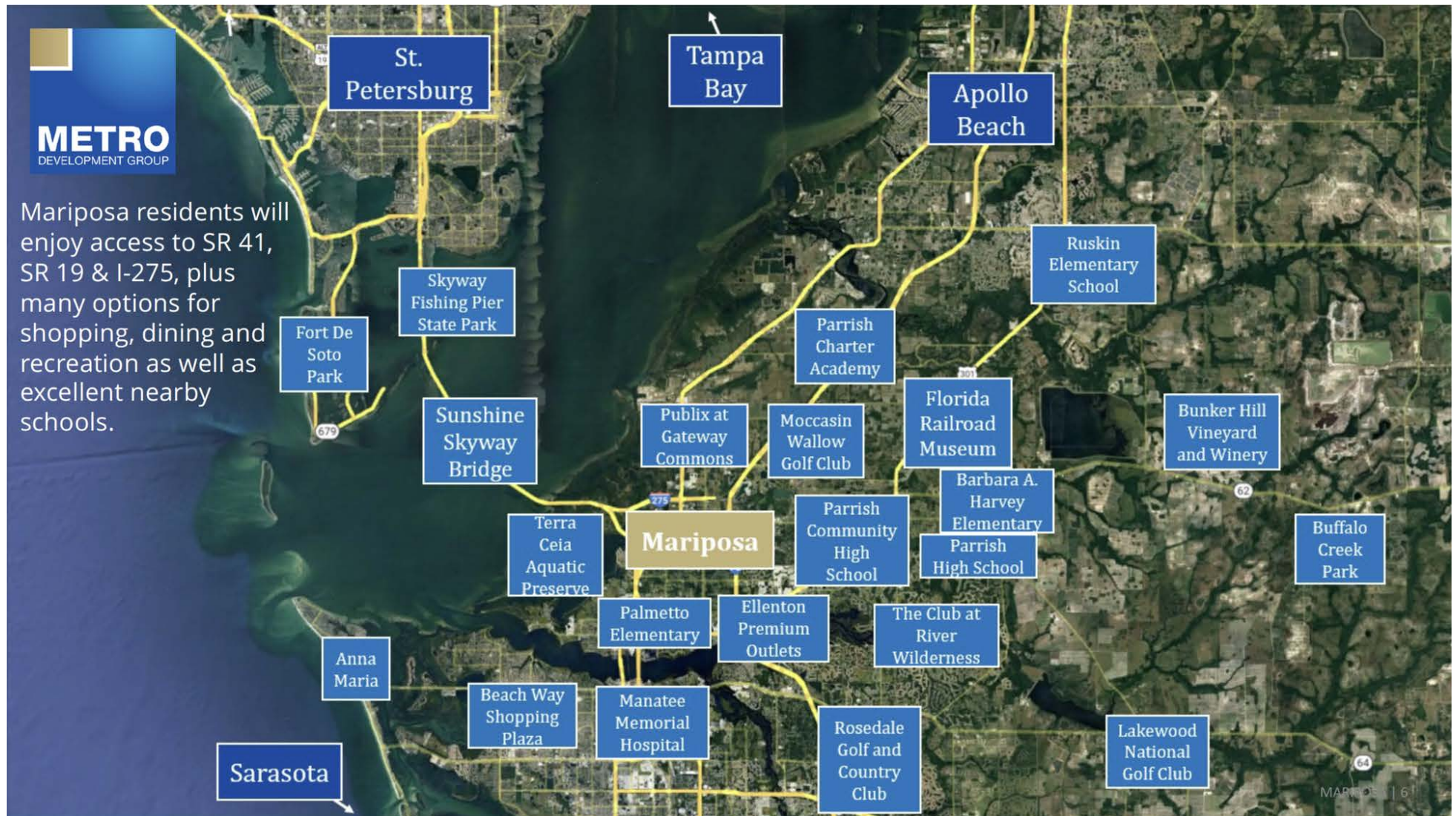


# Aerial





Mariposa residents will enjoy access to SR 41, SR 19 & I-275, plus many options for shopping, dining and recreation as well as excellent nearby schools.







## Excellent Access to Great Schools

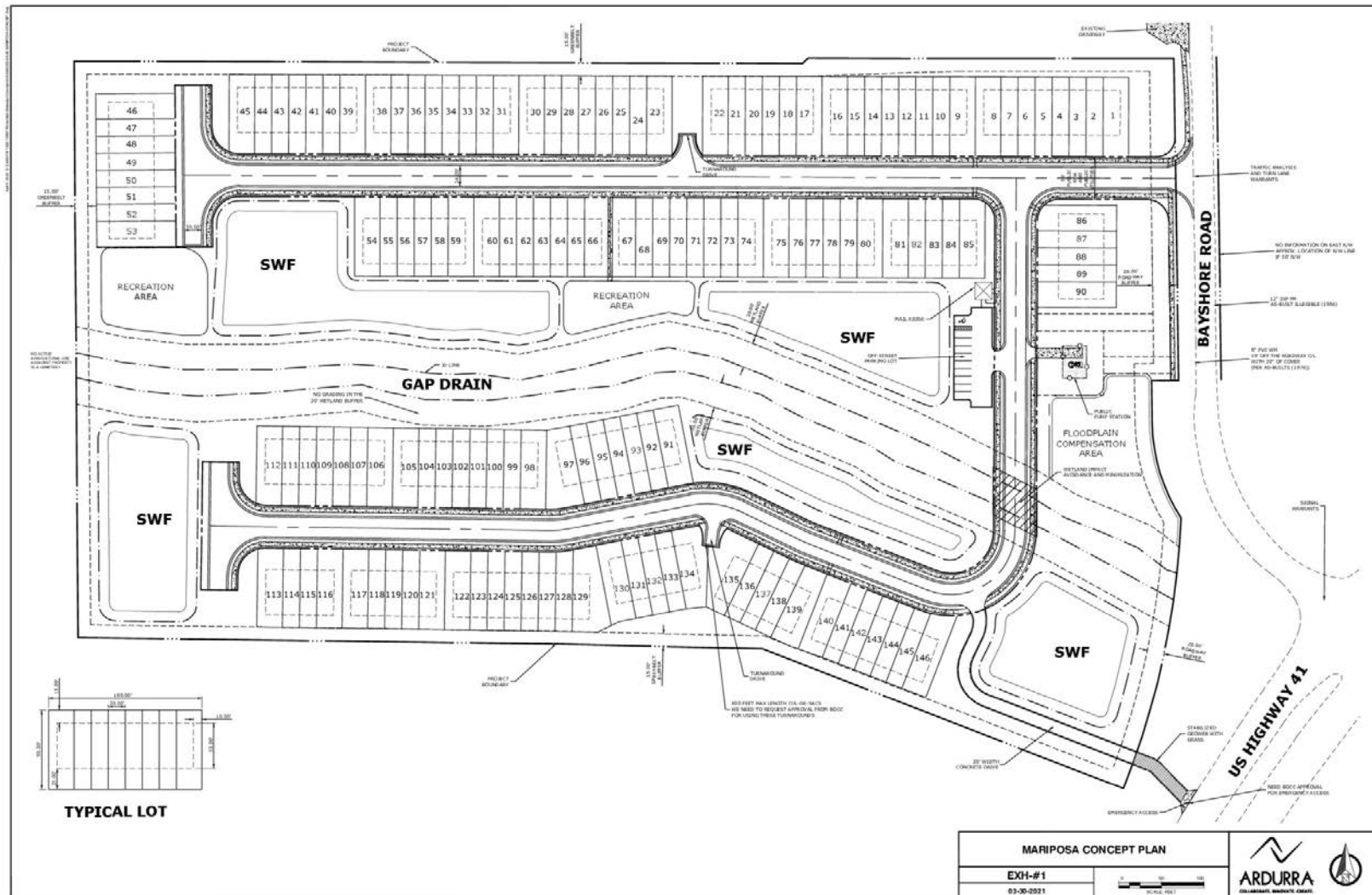
An innovative lifestyle community, Mariposa will weave health, technology and education together with access to top-rated schools:

- Palmetto Charter School
- Virgil Mills Elementary School
- Buffalo Creek Middle School
- Palmetto High School
- Imagine Charter School at North Manatee
- State College of Florida Parrish Campus



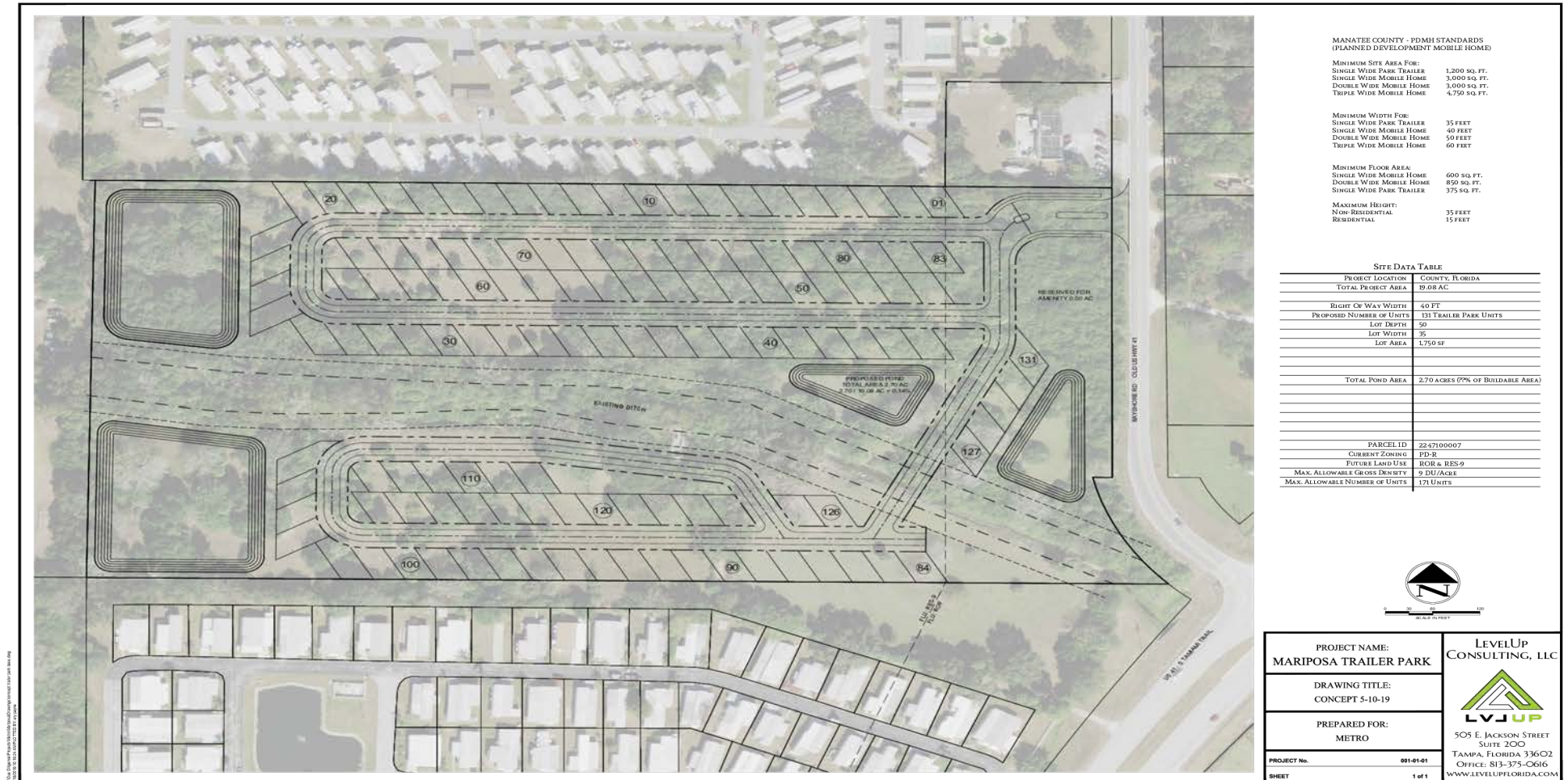


# Site Plan That Will Be Approved 12/22





# Trailer Park Concept





# Additional Photos





MARIPOSA // 710 54TH COURT E PALMETTO, FL 34221





# Demographics Map & Report

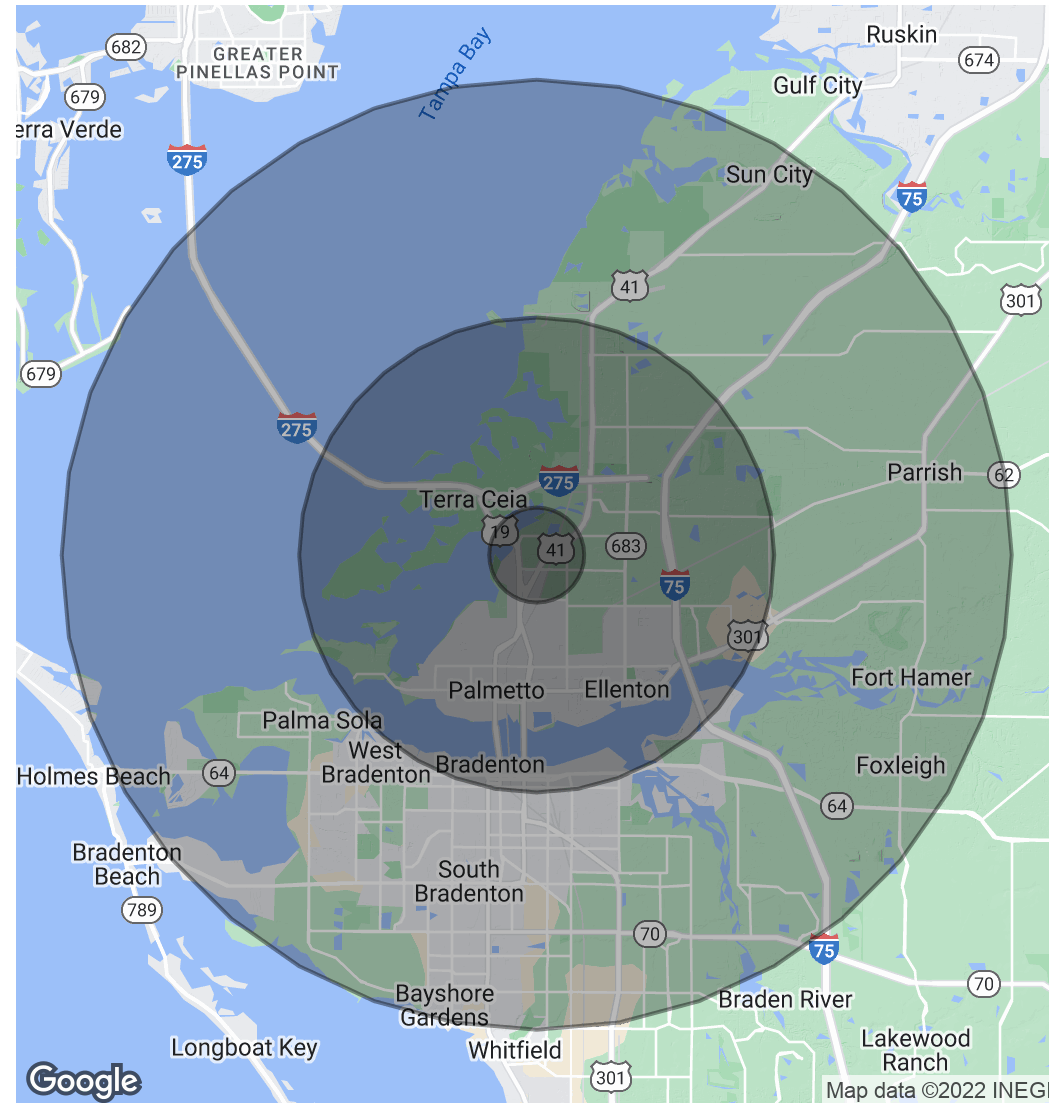
## POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	605	36,508	195,981
Average age	55.8	46.8	44.2
Average age (Male)	52.7	46.1	43.4
Average age (Female)	59.7	47.4	45.4

## HOUSEHOLDS & INCOME

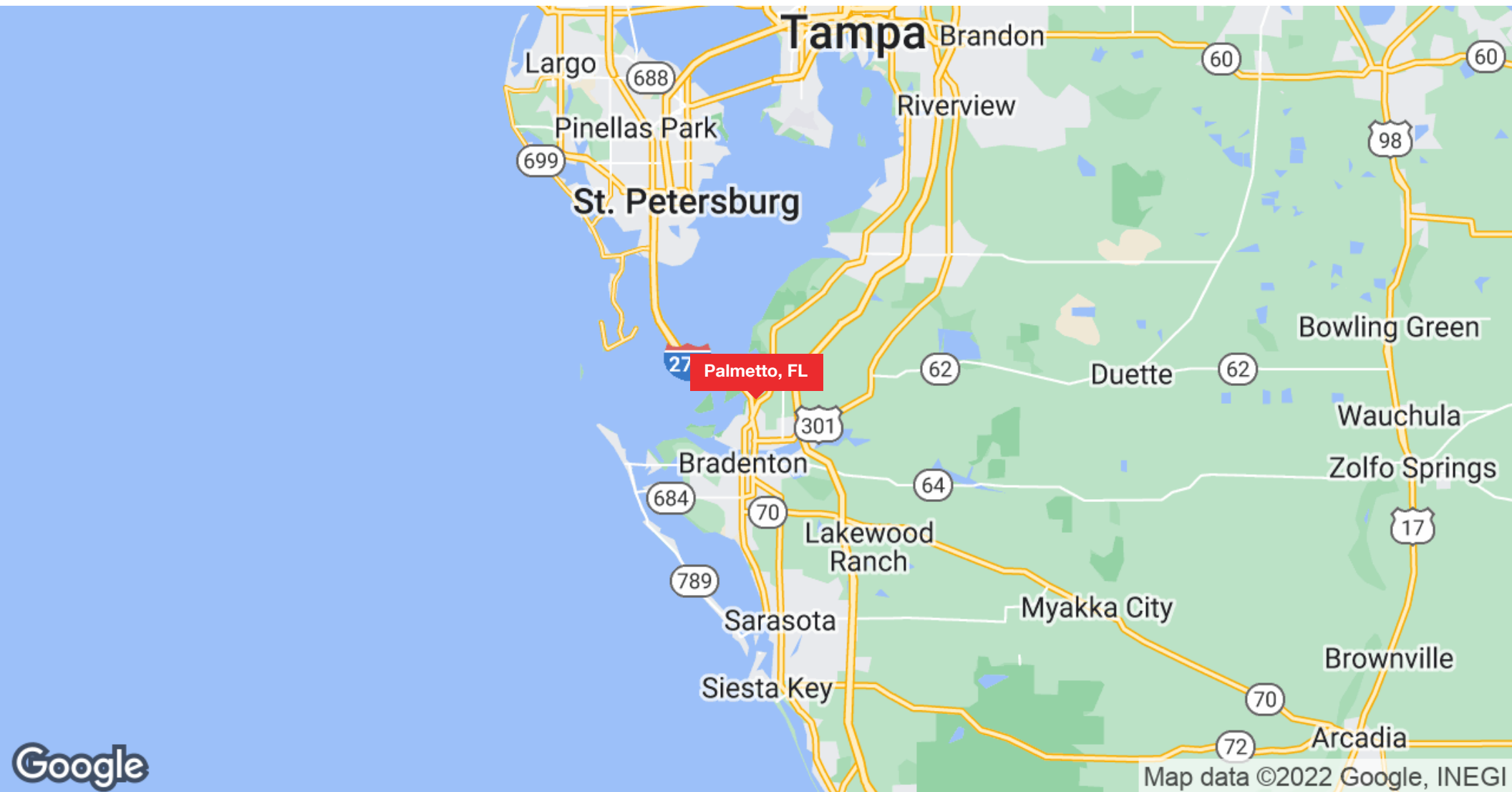
	1 MILE	5 MILES	10 MILES
Total households	238	14,618	78,834
# of persons per HH	2.5	2.5	2.5
Average HH income	\$47,364	\$52,890	\$57,794
Average house value	\$130,353	\$173,674	\$233,584

\* Demographic data derived from 2020 ACS - US Census



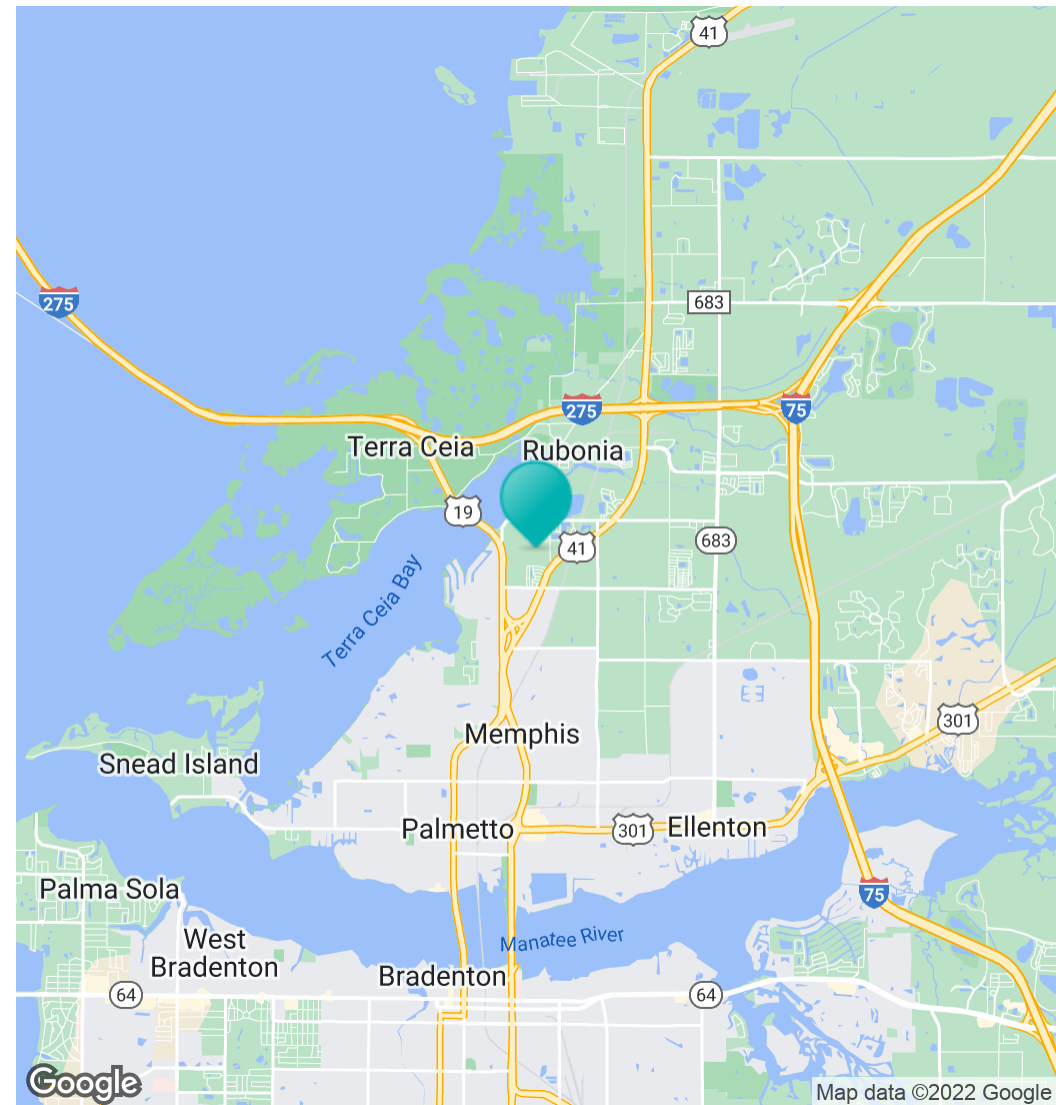
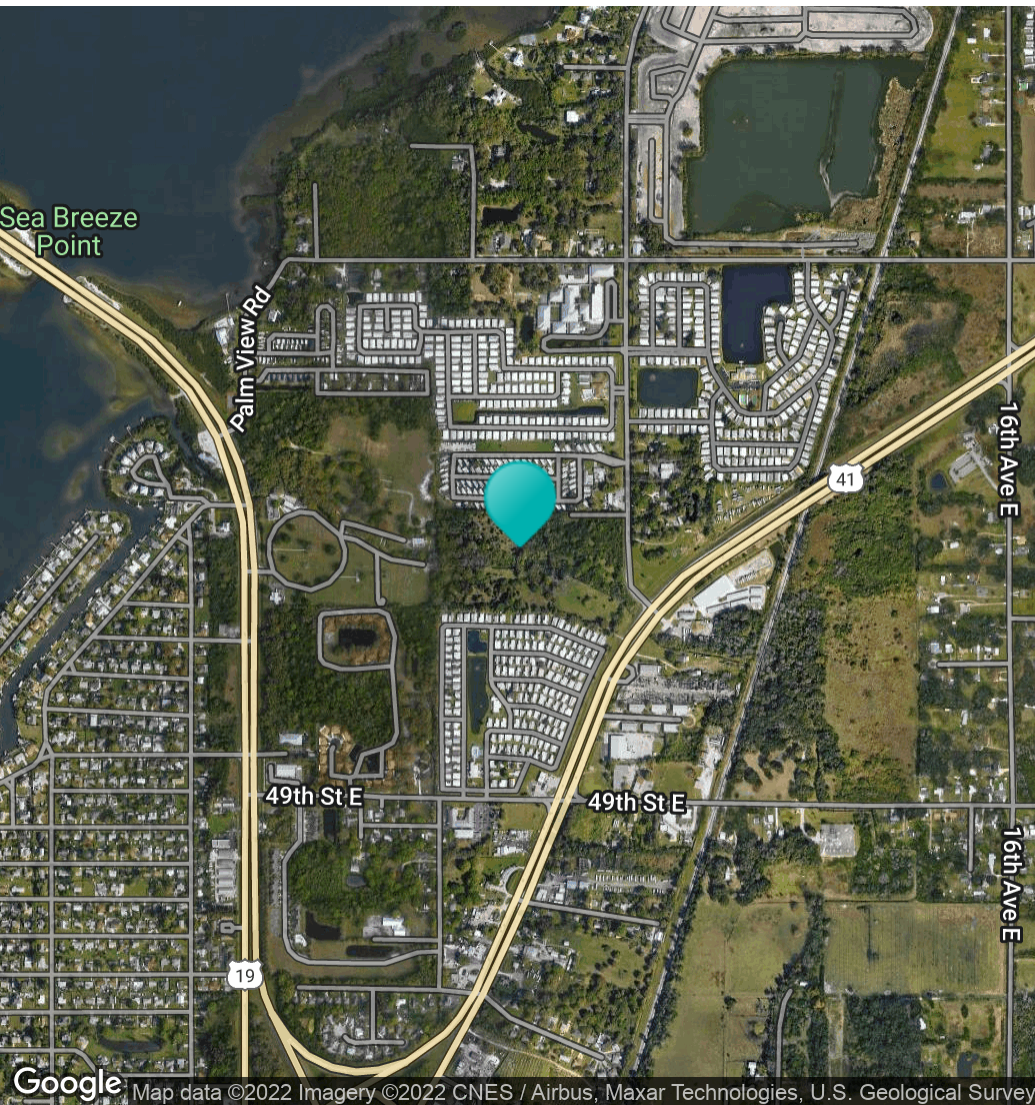


# Regional Map





# Location Maps





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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Eshenbaugh Land Company, LLC in compliance with all applicable fair housing and equal opportunity laws.

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