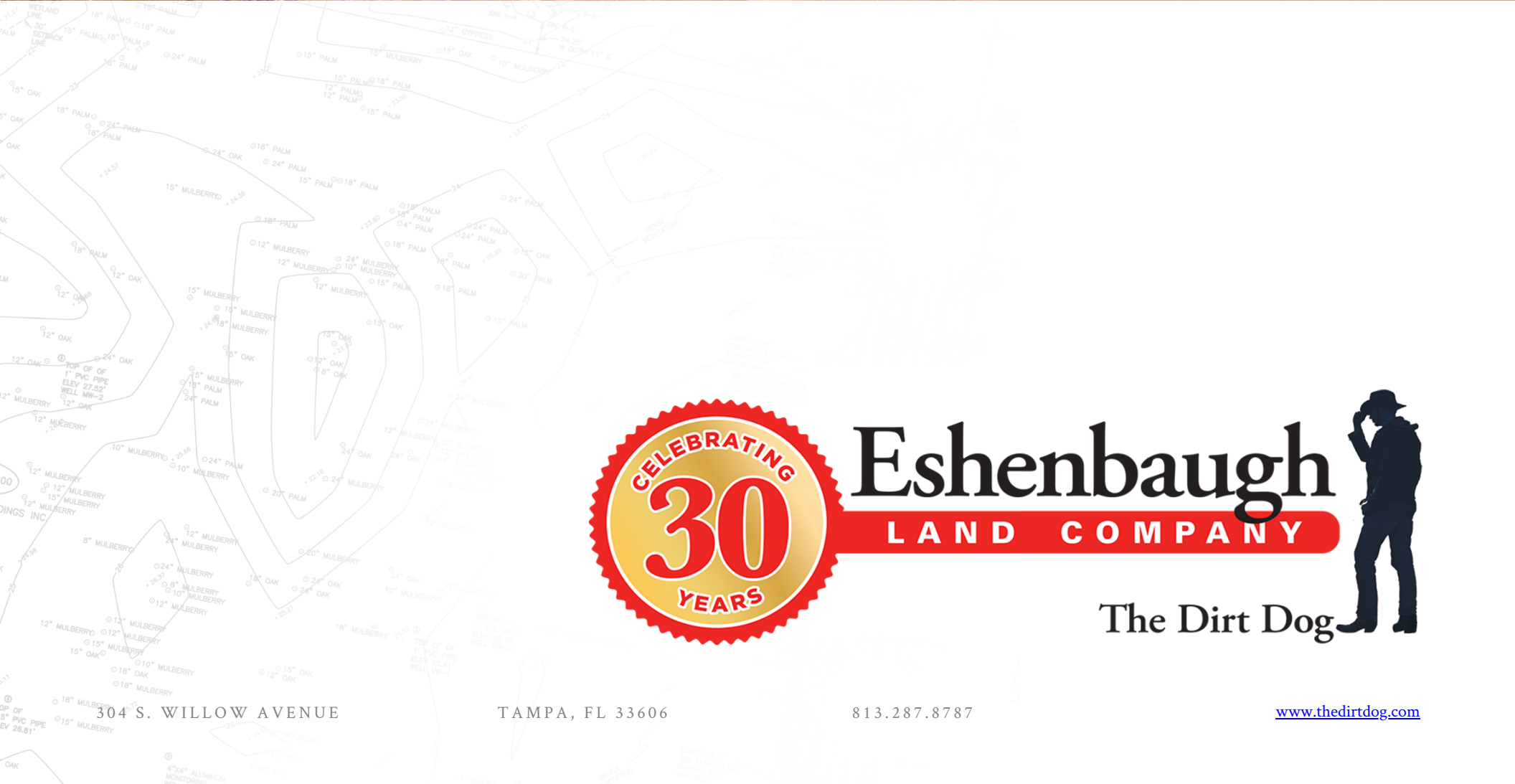


We know this land.



**Eshenbaugh**  
LAND COMPANY



The Dirt Dog

304 S. WILLOW AVENUE

TAMPA, FL 33606

813.287.8787

[www.thedirtdog.com](http://www.thedirtdog.com)

# Property Summary



## PROPERTY DESCRIPTION

3.45 acres in Bradenton, FL with excellent potential for commercial, residential, or multifamily development. Excellent access with utilities available. Ideal site for a multitude of uses including market rate or affordable multifamily development, townhomes, self storage, etc.

## LOCATION DESCRIPTION

Located near the intersection of East 5th Street and East 301 Boulevard in unincorporated Manatee County. The site is just east of the DeSoto Square Mall which recently sold to a developer who plans on a large scale redevelopment of the property. Nearby retailers include Lowe's, Dick's Sporting Goods, and Home Depot. Less than 10 minutes from Downtown Bradenton. Less than 20 minutes from the Sarasota Bradenton International Airport.

## CURRENT ZONING & FUTURE LAND USE

Current zoning is Residential Multifamily 6 (RMF6) which allows for commercial development as well as residential development up to six units per acre. Future land use is Retail Office Residential which allows for a mix of commercial and residential zonings.

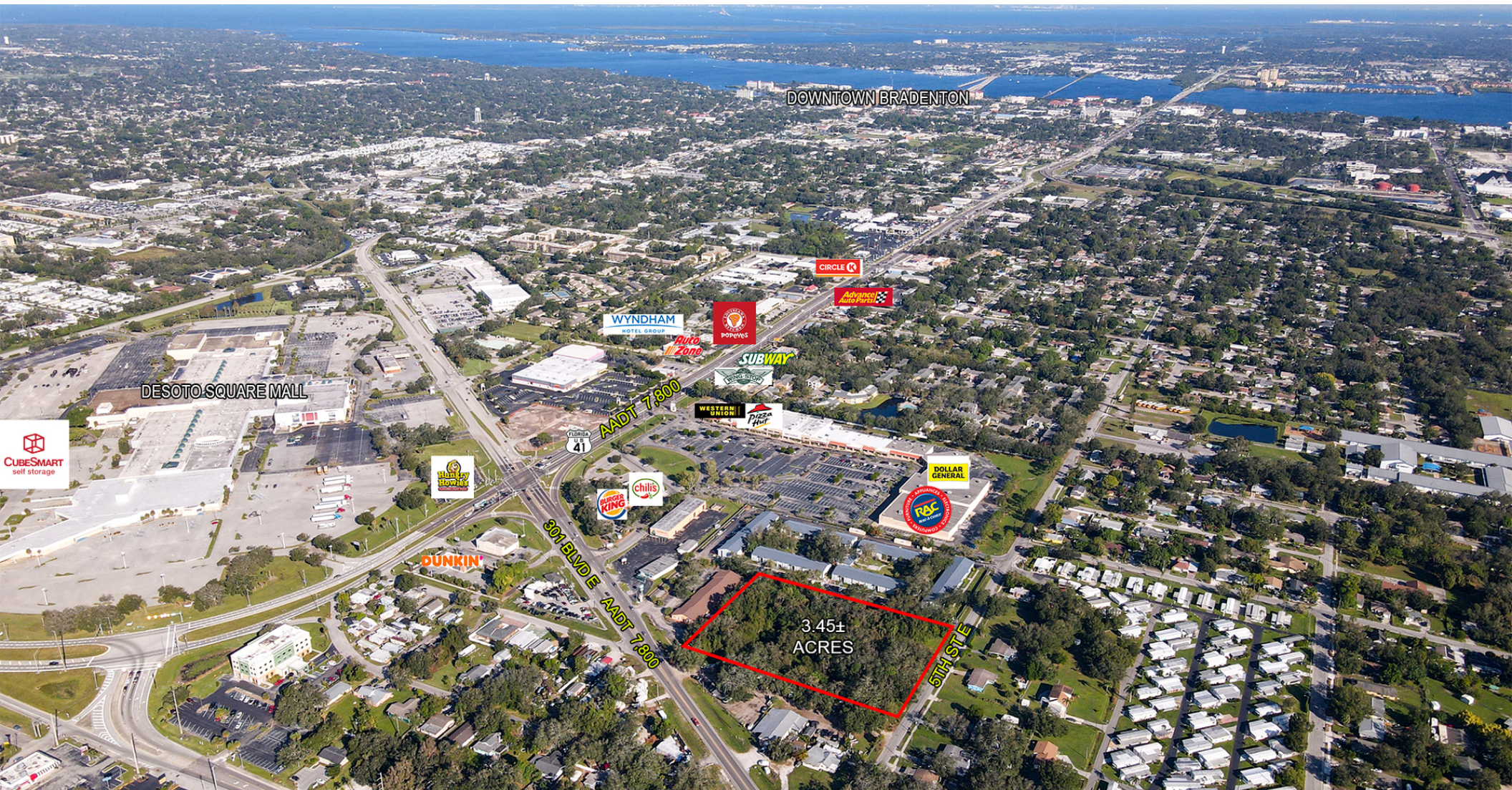
## OPPORTUNITY ZONE

The property falls within a designated Opportunity Zone. An Opportunity Zone is a census tract that has been designated as eligible to receive private investment through Opportunity Funds. An Opportunity Fund is a private investment vehicle, certified by the Treasury, to aggregate and deploy capital in Opportunity zones.- For more information on Opportunity Zones, please visit the link below. <https://www.irs.gov/newsroom/opportunity-zones-frequently-asked-questions>

## PRICE

Contact broker for pricing guidance.

# Proximity to DeSoto Square Mall & Downtown Bradenton



# Located off of 301 Boulevard, just east of DeSoto Square Mall



# Ideal Location for Commercial or Residential Development



# Demographics Map & Report

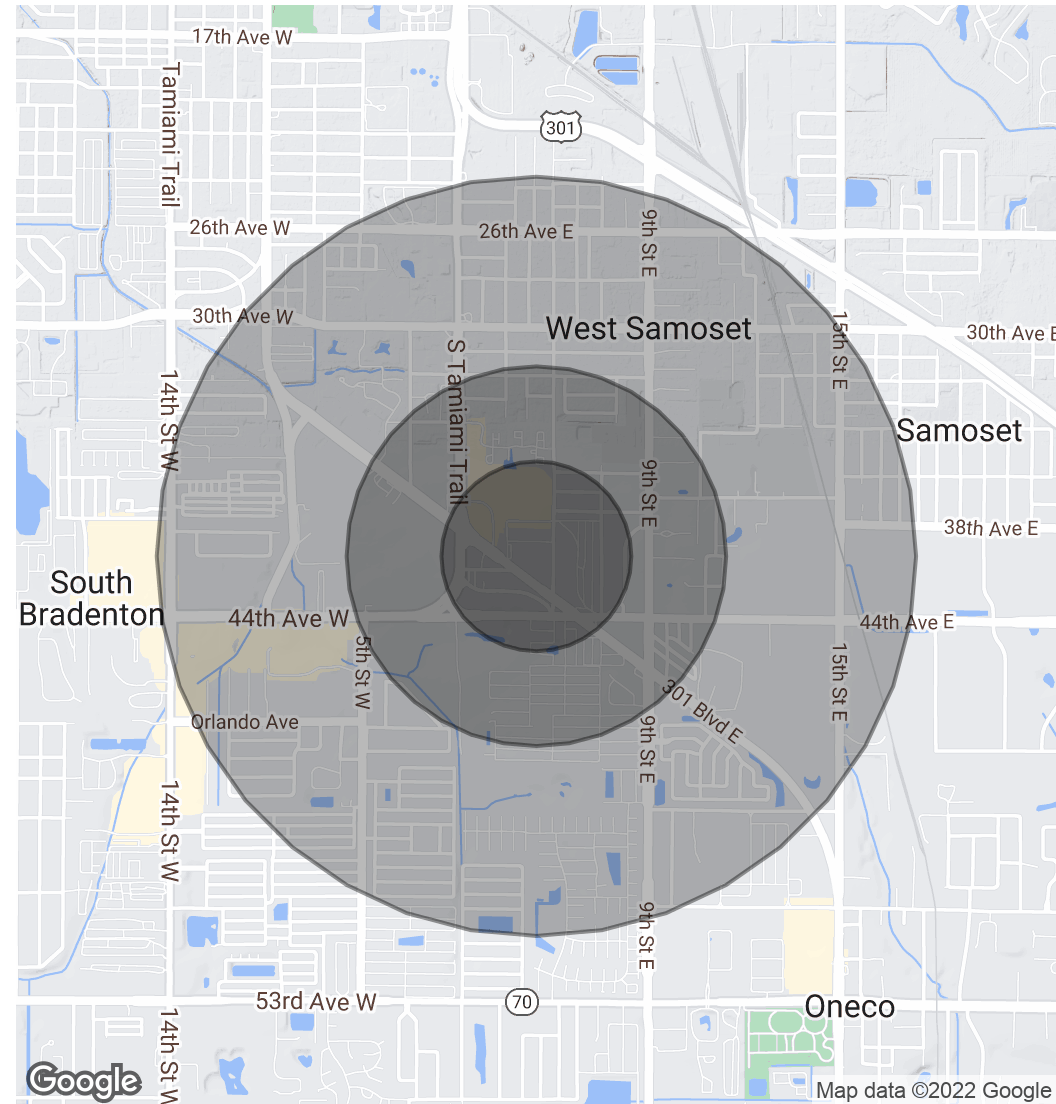
## POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	1,257	4,170	15,137
Average Age	34.8	40.8	42.5
Average Age (Male)	38.9	43.3	45.1
Average Age (Female)	30.7	38.6	41.4

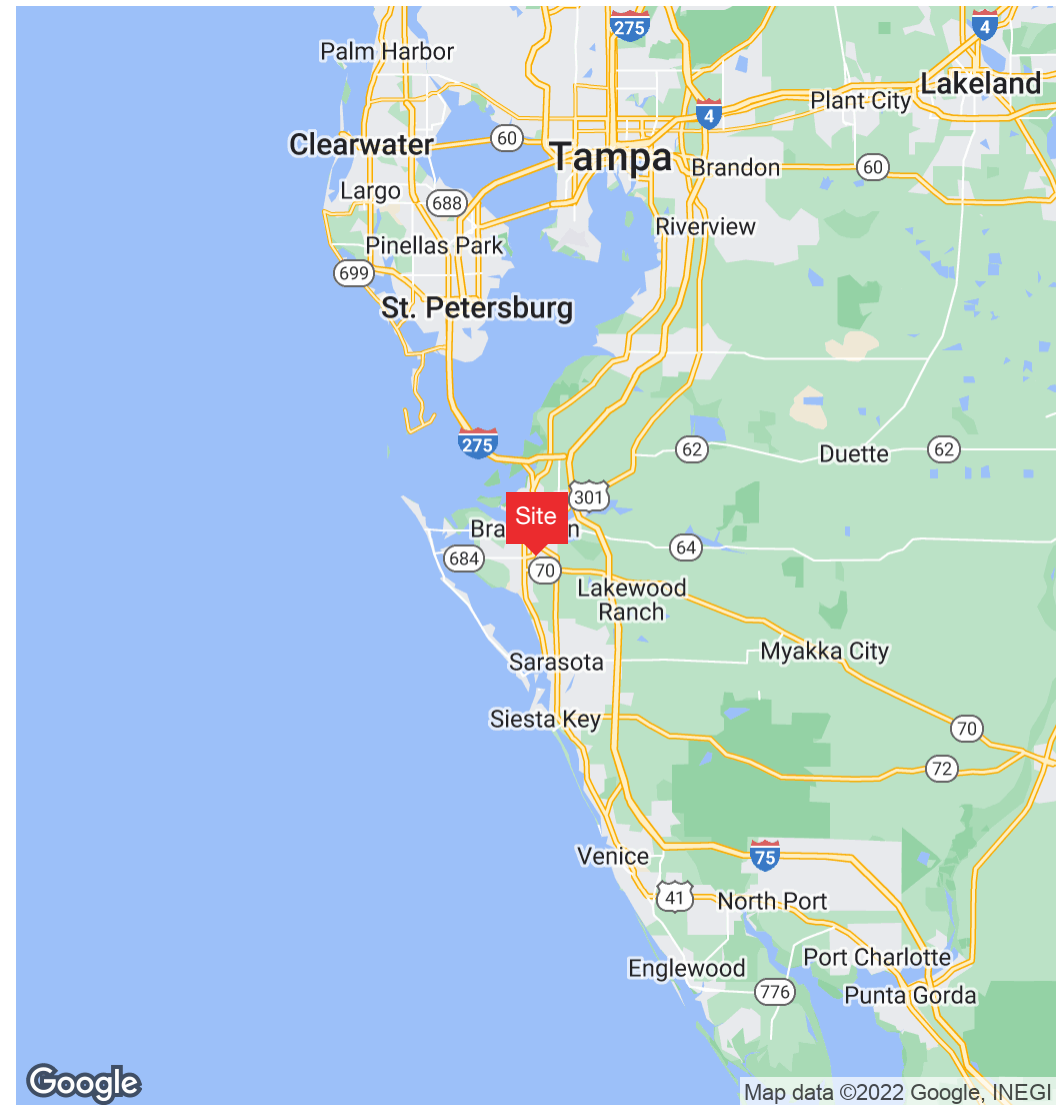
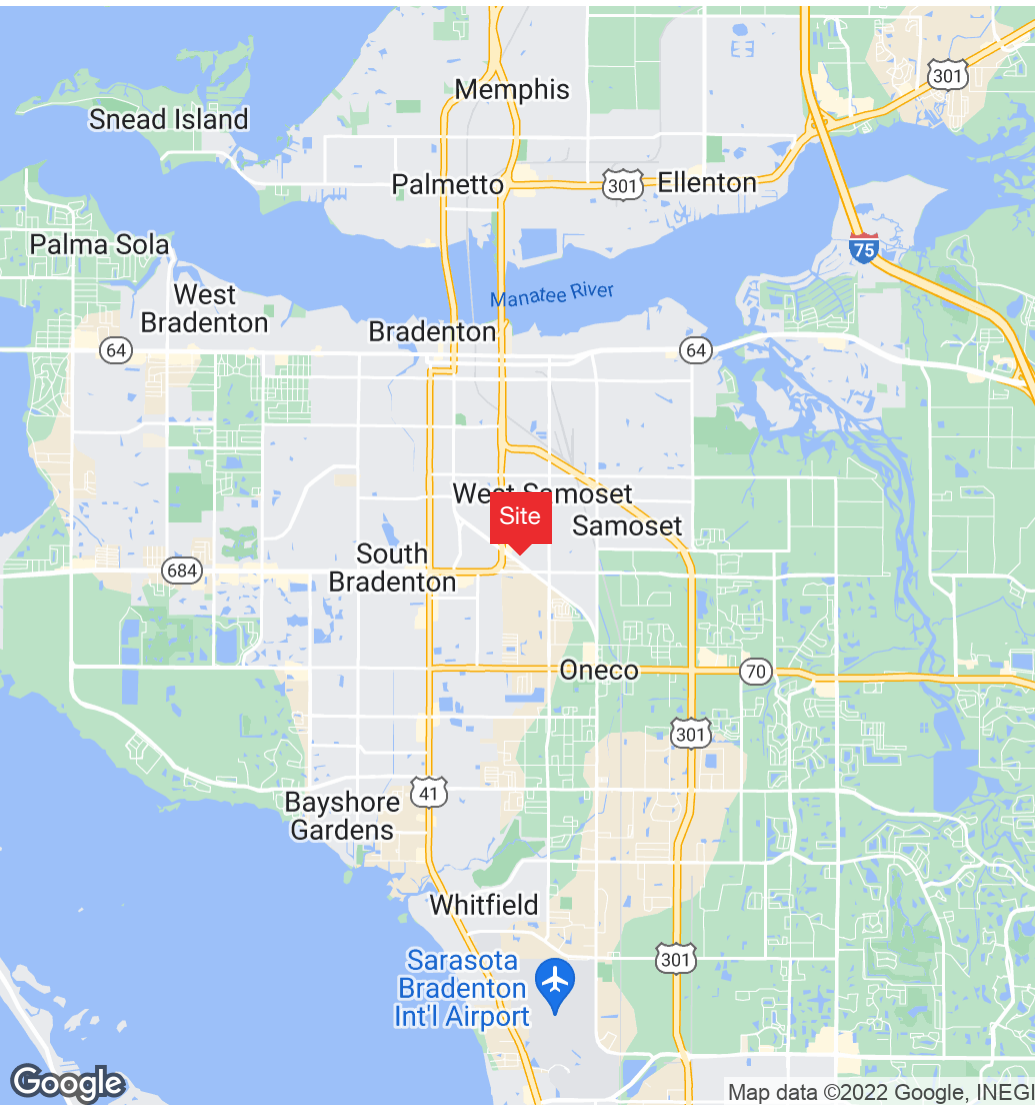
## HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	510	2,070	7,714
# of Persons per HH	2.5	2.0	2.0
Average HH Income	\$34,584	\$31,719	\$34,205
Average House Value	\$75,565	\$70,639	\$81,585

\* Demographic data derived from 2020 ACS - US Census



# Regional Map



# Confidentiality & Disclaimer

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Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Eshenbaugh Land Company, LLC makes no warranties and/or representations

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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.

Eshenbaugh Land Company is a licensed real estate brokerage firm in Florida and William A. Eshenbaugh is the broker of record.