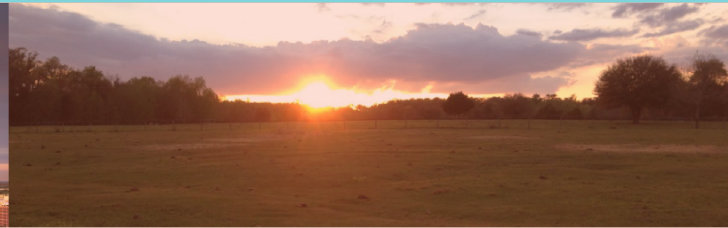
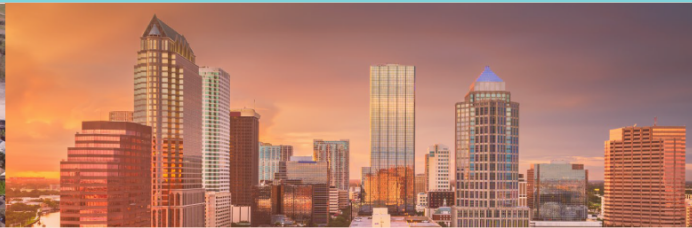


We know this land.



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# Property Description

## PROPERTY DESCRIPTION

Hundred Acre Wood is a prime opportunity for a new residential community near downtown and US-301 in Bradenton, FL. The current site plans shows 164 single family homes (50' x 105') and 120 townhomes (22' x 105') on the property with full civil permits ready for pick up, though the parcel is zoned for up to 511 residential units. It has an alternative site planned for 440 townhomes. The site consists of an assemblage of twelve parcels totaling in 99.39 acres. This pristine, wooded, infill property is surrounded by numerous residential developments and is ready to be developed by a home builder or developer. Additional information is available upon request.

## LOCATION DESCRIPTION

The property is located at 3200 27th St East in the city of Bradenton, FL. Within a half mile of the site are active subdivisions known as Villages at Glen Creek and Evergreen Community as well as Pirate City, the spring training facility of the Pittsburgh Pirates. The property is on the west side of I-75 , south of State Road 64 and a half-mile from US 301. It is 4.5 miles to downtown Bradenton and 10 miles to Sarasota. Only a 3 minute drive to both Sam's Club and Wal-Mart and 10.6 miles to The Mall at University Town Center.

## PROPERTY SIZE

99.39 Acres

## ZONING

Planned Development, Mixed Use (PD-MU) for up to 511 residential units

## PARCEL ID

1542600059, 1543200059, 1543200209, 1543100059, 1542500002, 1538900079, 1538900509, 1538900559, 1538900609, 1538900659, 1540500053

## PRICE

\$14,750,000

## BROKER CONTACT INFO

**Ryan Sampson, CCIM, ALC**

Principal

813.287.8787 x4

[Ryan@TheDirtDog.com](mailto:Ryan@TheDirtDog.com)



# Additional Photos





# Additional Photos



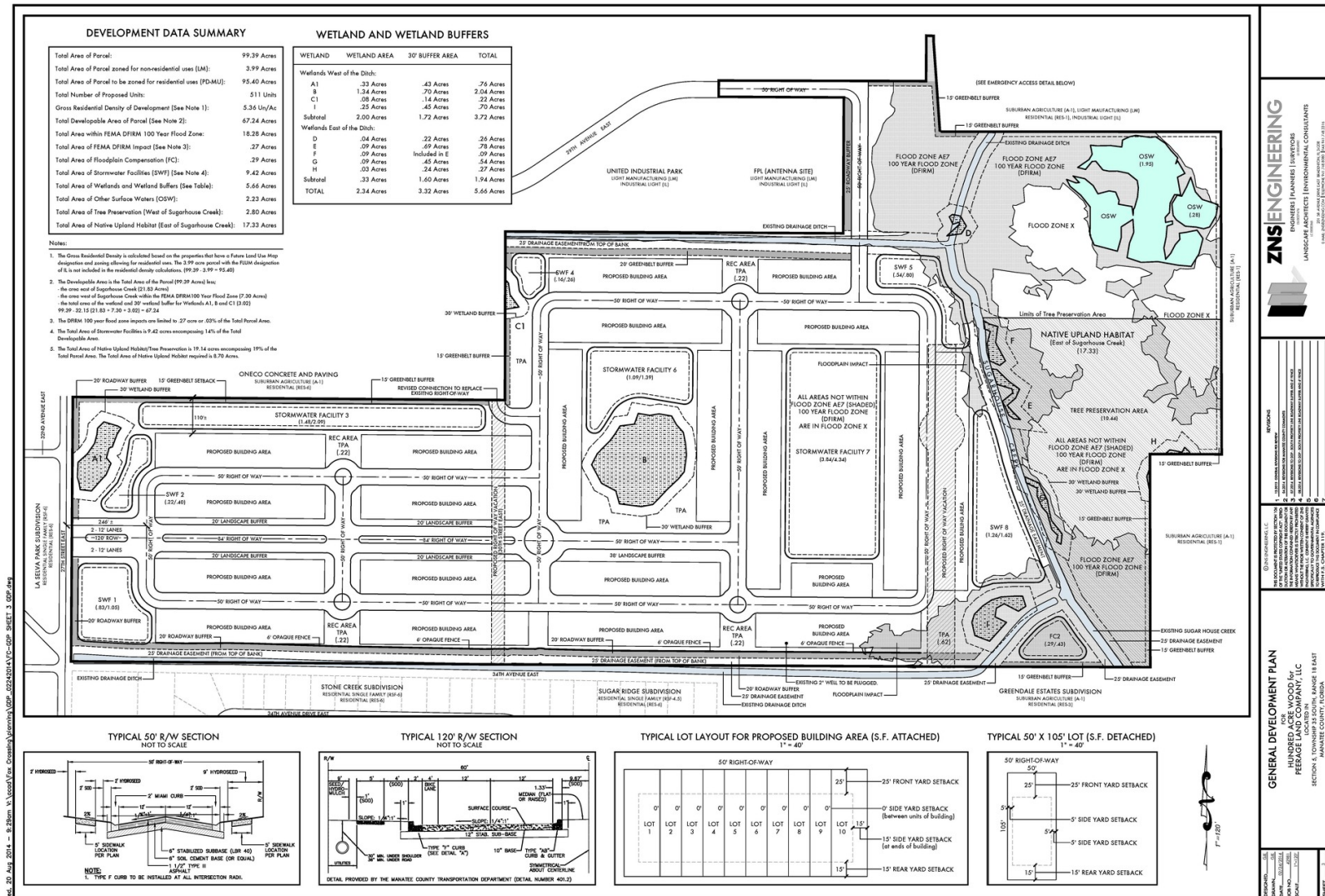


# Additional Photos



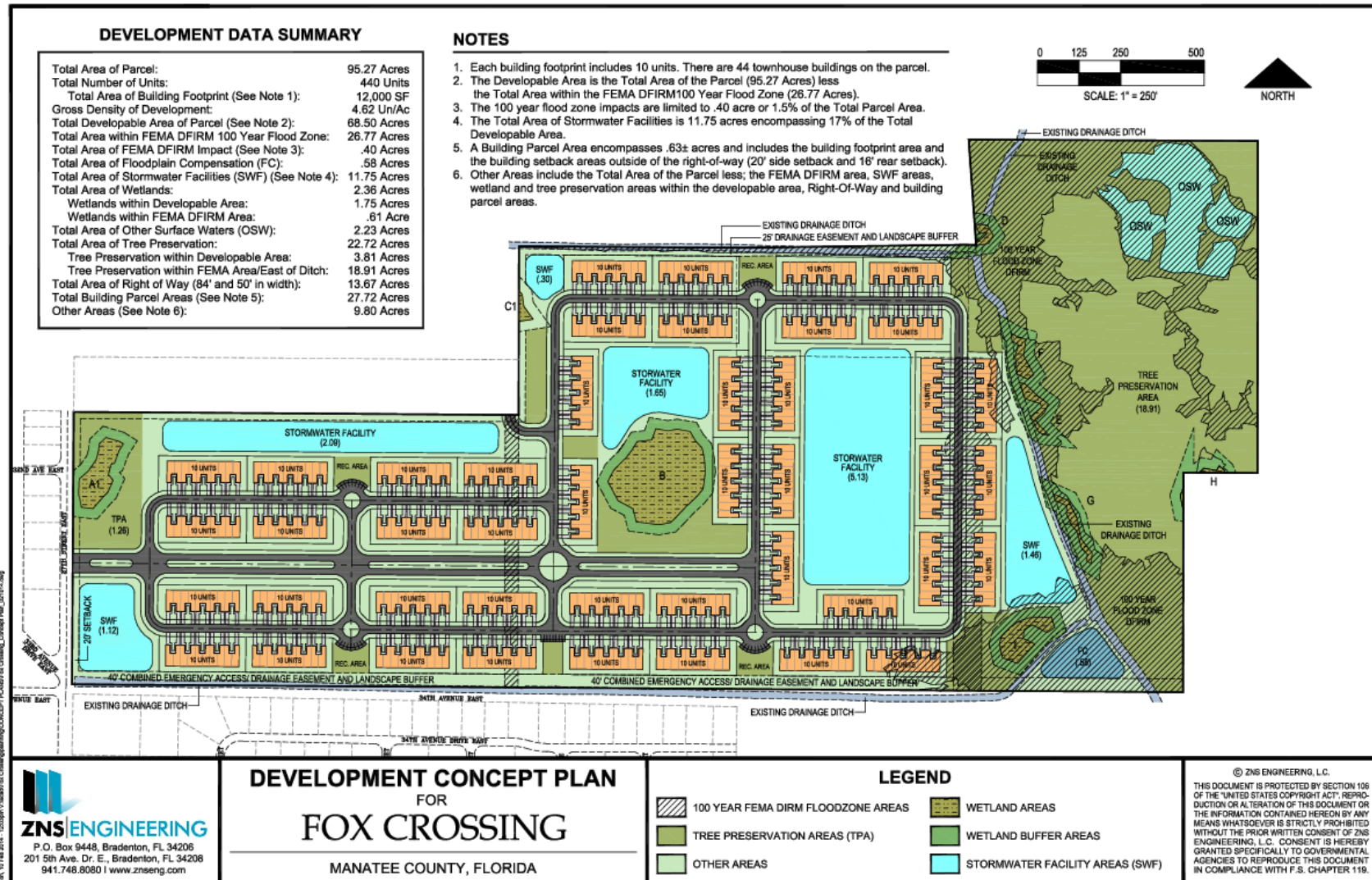


## Site Plan



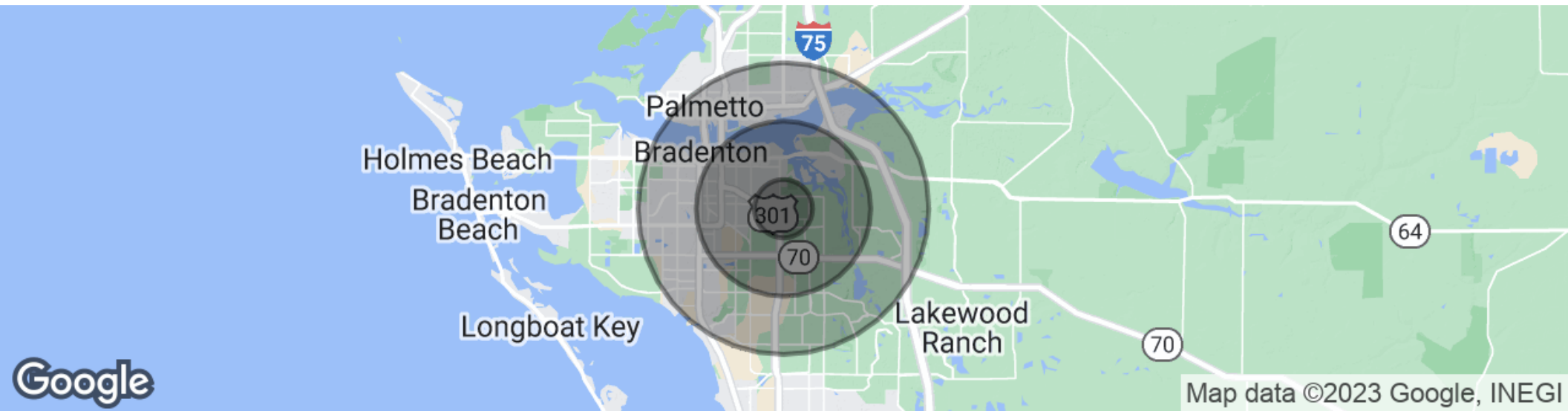


# Proposed TH Site Plan





# Demographics Map & Report



## POPULATION

	1 MILE	3 MILES	5 MILES
Total population	7,371	61,284	165,874
Median age	31.5	37.8	40.5
Median age (Male)	29.2	36.7	39.7
Median age (Female)	36.0	40.2	41.9

## HOUSEHOLDS & INCOME

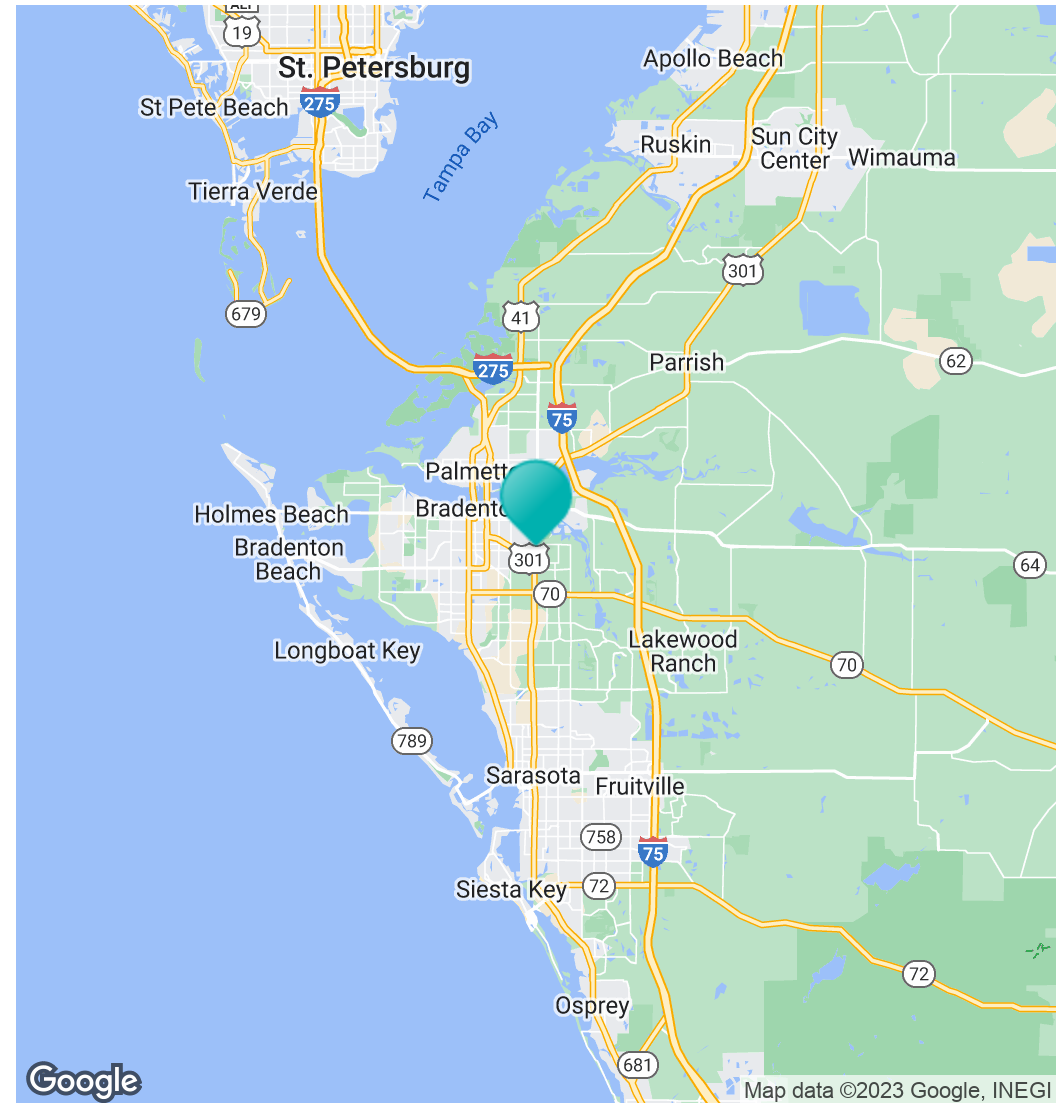
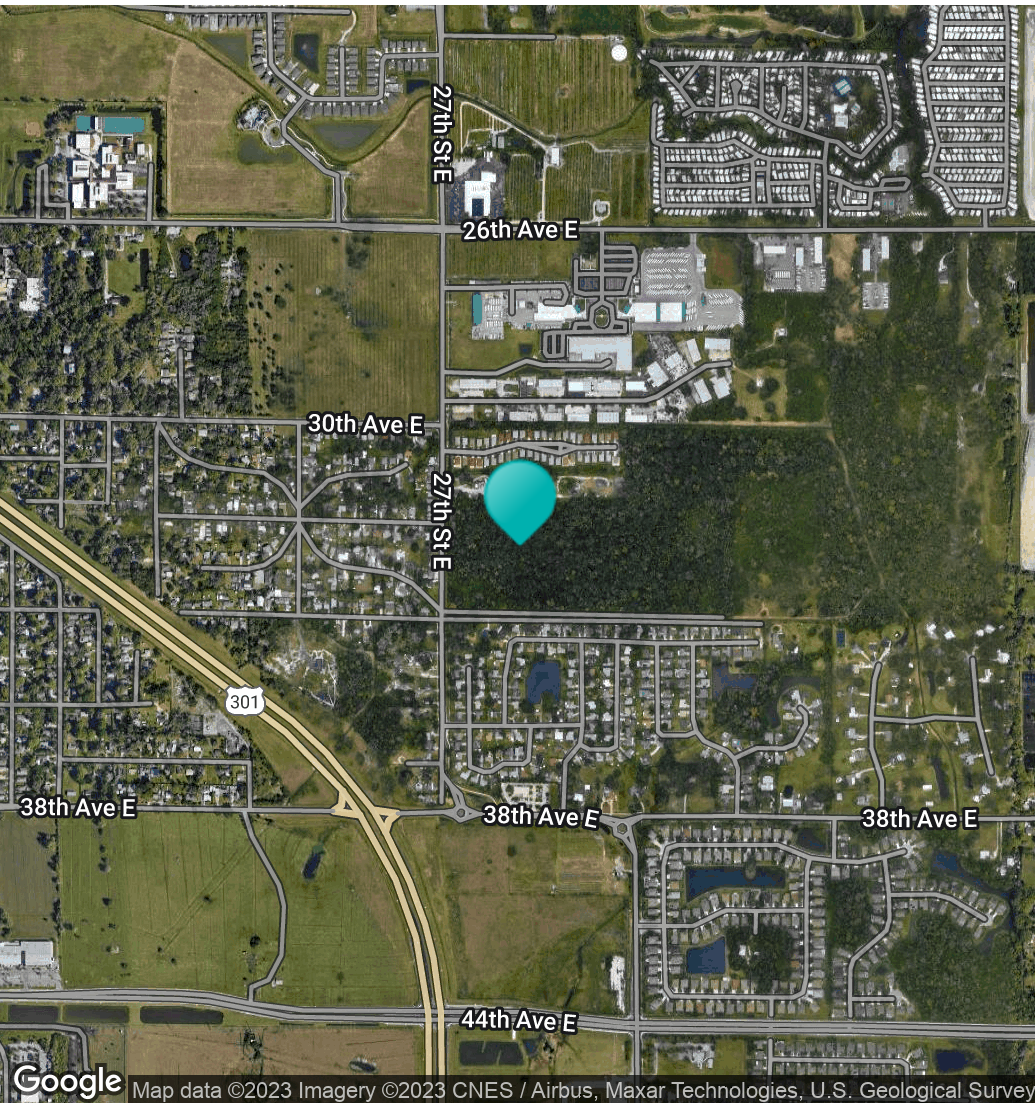
	1 MILE	3 MILES	5 MILES
Total households	2,144	22,450	65,592
# of persons per HH	3.4	2.7	2.5
Average HH income	\$52,254	\$46,689	\$52,297
Average house value	\$320,412	\$284,021	\$239,204

\* Demographic data derived from 2020 ACS - US Census





# Location Maps





# Confidentiality & Disclaimer

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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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