

We know this land.



Eshenbaugh  
LAND COMPANY



The Dirt Dog

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



# Additional Photos



# Property Description

## PROPERTY DESCRIPTION

The opportunity is to purchase 4.3± acres of pad ready land planned for up to 320 apartments located in the highly amenitized master planned community known as AQUA. AQUA is the first community in the Sarasota MSA that will feature a Crystal Lagoon amenity which is complete and set to open next month. The apartment site sits directly on Lagoon and will benefit highly from this unique amenity. AQUA sits directly on Sarasota Bay with stunning sunset views overlooking Longboat Key.

## LOCATION DESCRIPTION

The property is ideally located on El Conquistador Parkway in Bradenton, FL overlooking Sarasota Bay. Both IMG Academies and the State College of Florida-Bradenton are in close proximity to the site with easy access to Bradenton Beach, Homes Beach, downtown Sarasota and Anna Maria Island.

## PROPERTY SIZE

4.3 Acres

## ZONING

MPUD- for a minimum of 300 units and a maximum of 320 units for apartments or condos

## PRICE

Call for details.

## BROKER CONTACT INFO

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# About The Community



## AQUA BY THE BAY

Aqua by the Bay is an 529-acre extraordinary new luxury community on Sarasota Bay in Bradenton, FL. The plans call for 510 single family homes, 2,384 multifamily units, and 78,000 SF of commercial space. The community is anchored with a 4+ acre translucent blue Crystal Lagoon with a lush tropical beach, built and opened in 2022. The sparkling lagoon and soft white sand will be the perfect setting for swimming, kayaking or lazing around with friends and family. It is the fastest growing and most desirable community amenity in America.

## HELPFUL INFORMATION

Drone Video:

[https://www.dropbox.com/s/6ziy8tbdtvg3nnc/DJI\\_0471.MP4?dl=0](https://www.dropbox.com/s/6ziy8tbdtvg3nnc/DJI_0471.MP4?dl=0)

Due Diligence Info:

<https://www.dropbox.com/sh/zd499lcf3jci9sj/AABVtM-2iwHimUxeZ-9pzEs4a?dl=0>

# Additional Photos



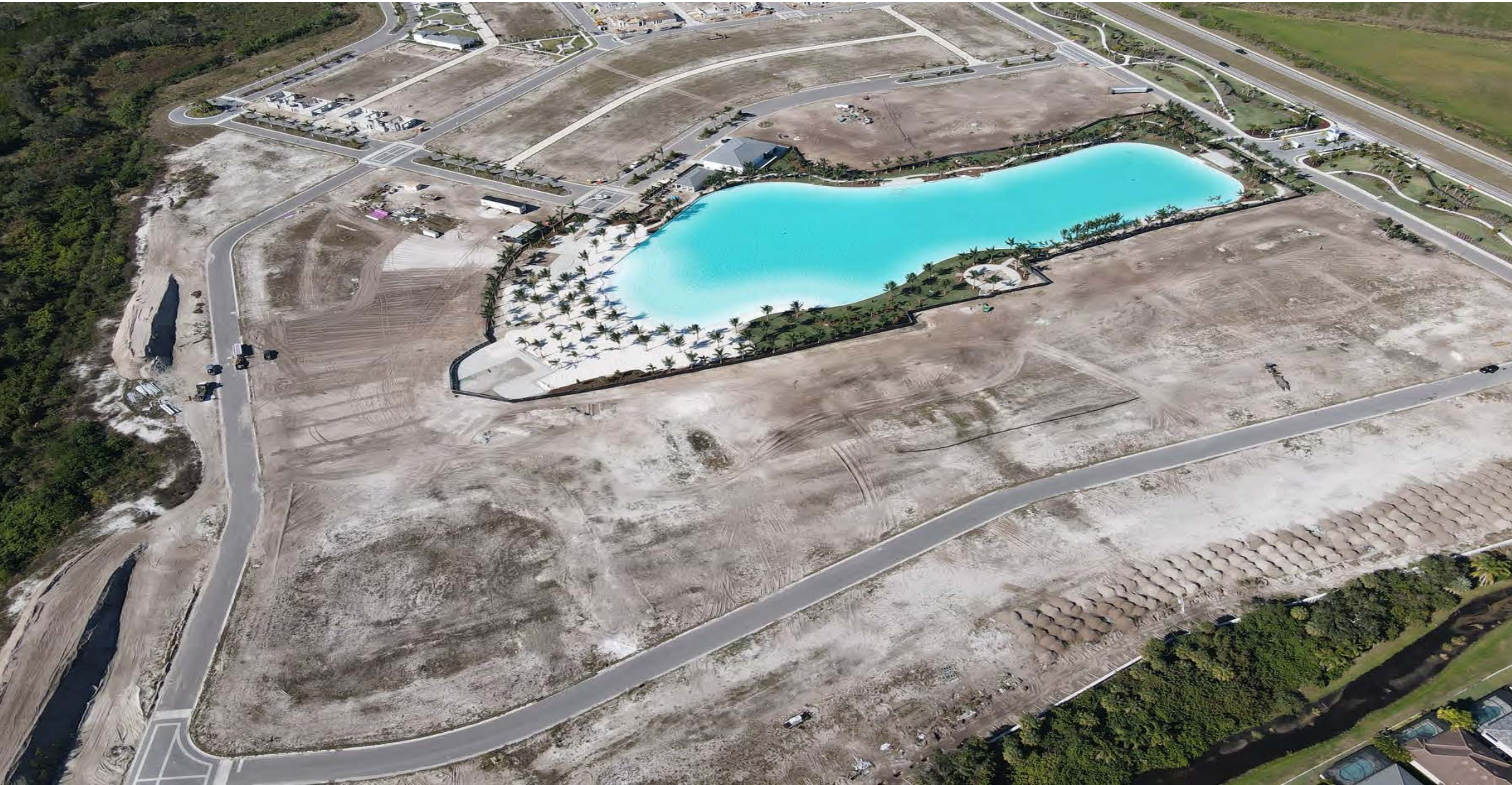


# Master Site Plan





# Additional Photos





# Additional Photos





# Additional Photos





# Demographics Map & Report

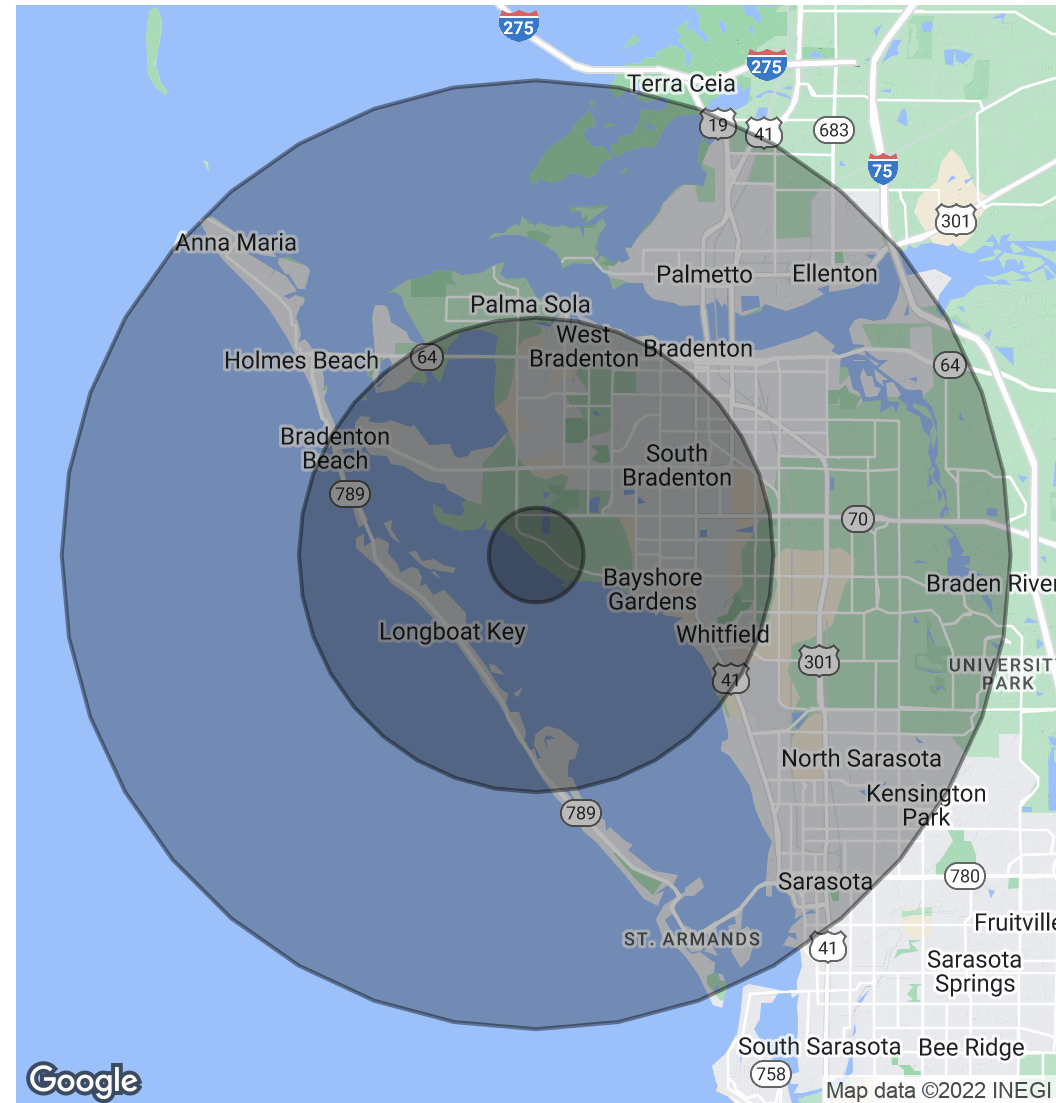
## POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	1,177	114,735	284,780
Average Age	48.8	47.5	44.4
Average Age (Male)	35.9	45.7	43.2
Average Age (Female)	54.1	48.5	45.7

## HOUSEHOLDS & INCOME

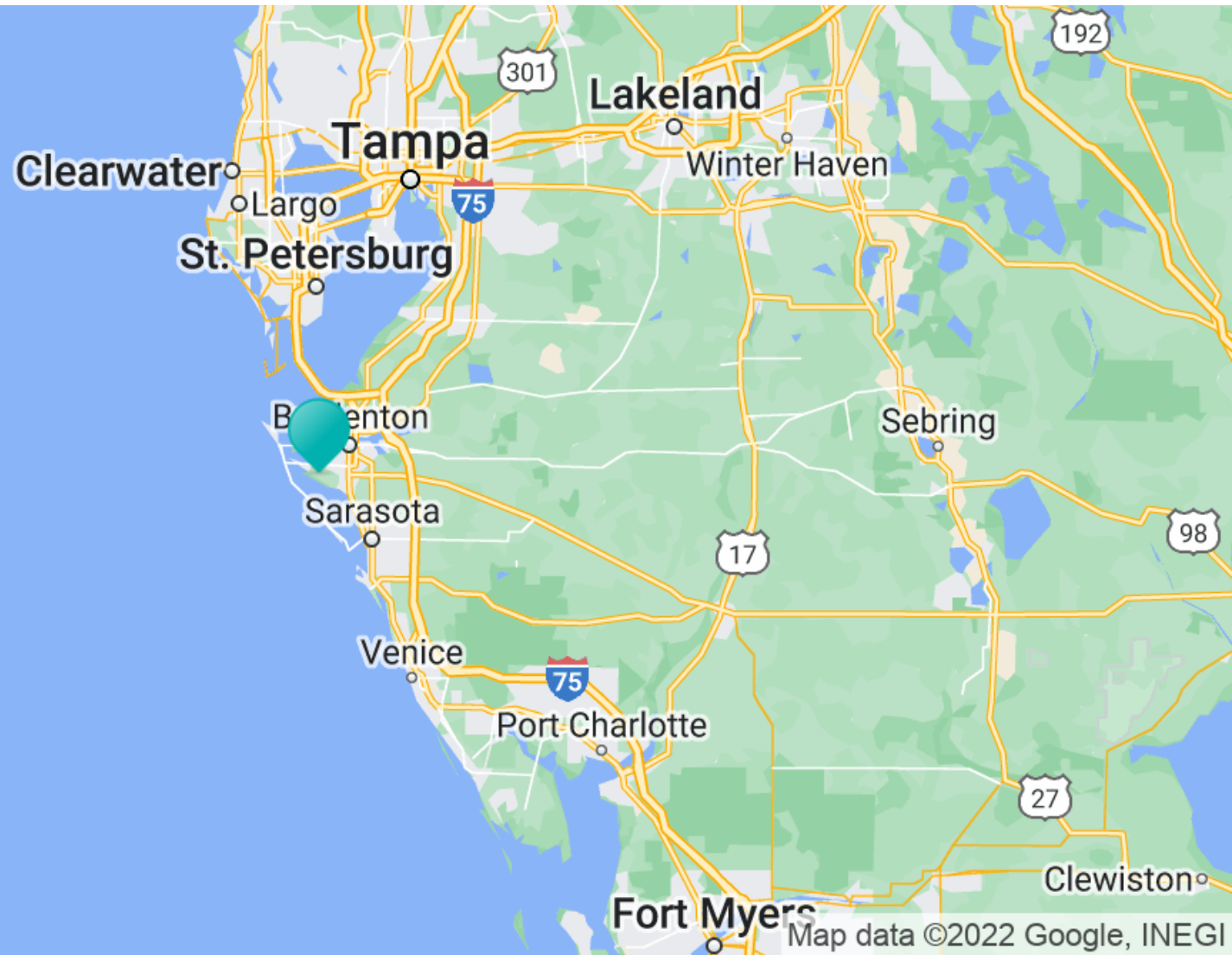
	1 MILE	5 MILES	10 MILES
Total Households	565	51,720	119,783
# of Persons per HH	2.1	2.2	2.4
Average HH Income	\$84,180	\$59,849	\$61,335
Average House Value	\$280,594	\$257,532	\$285,236

\* Demographic data derived from 2020 ACS - US Census



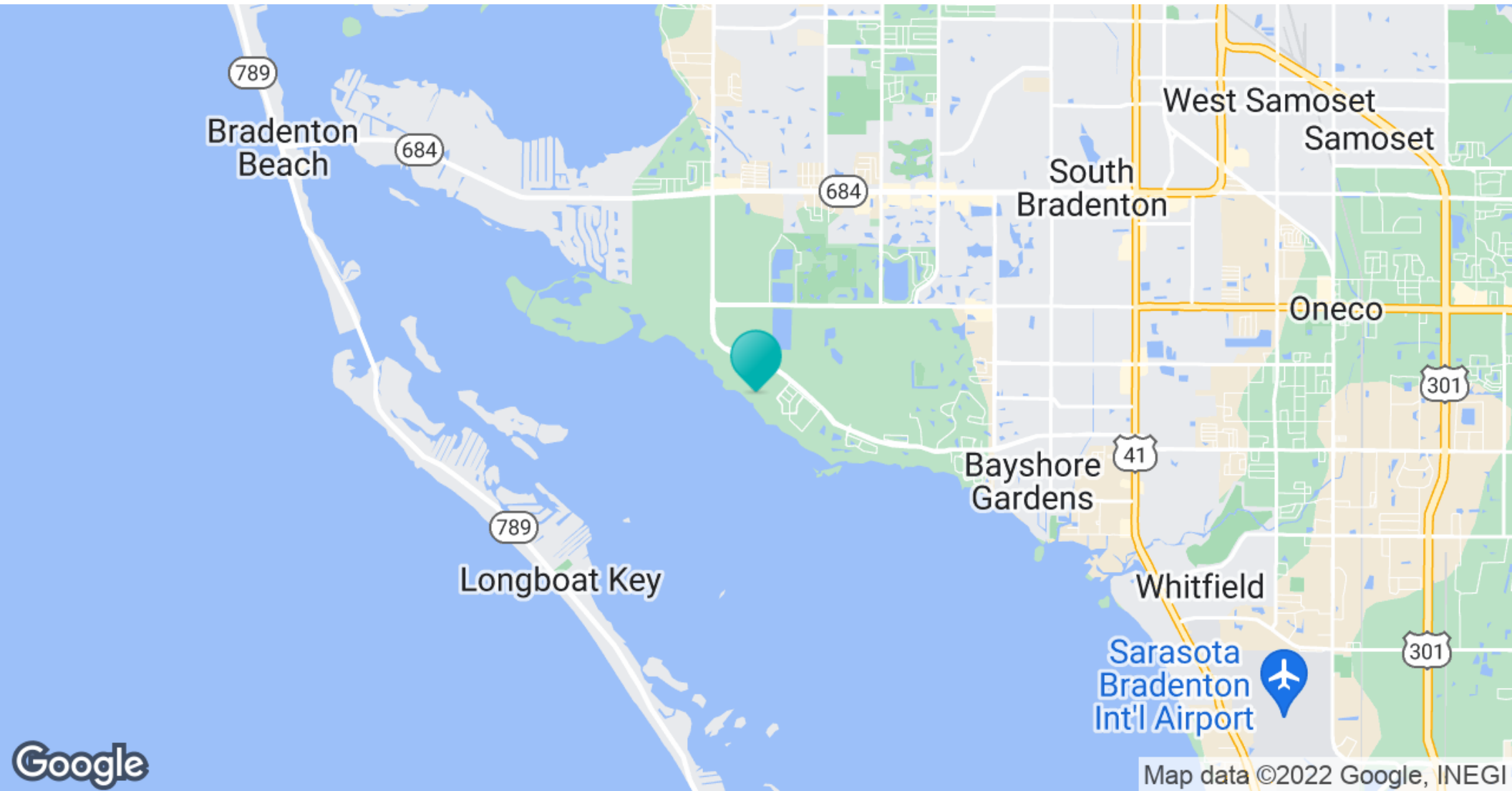


# Location Map

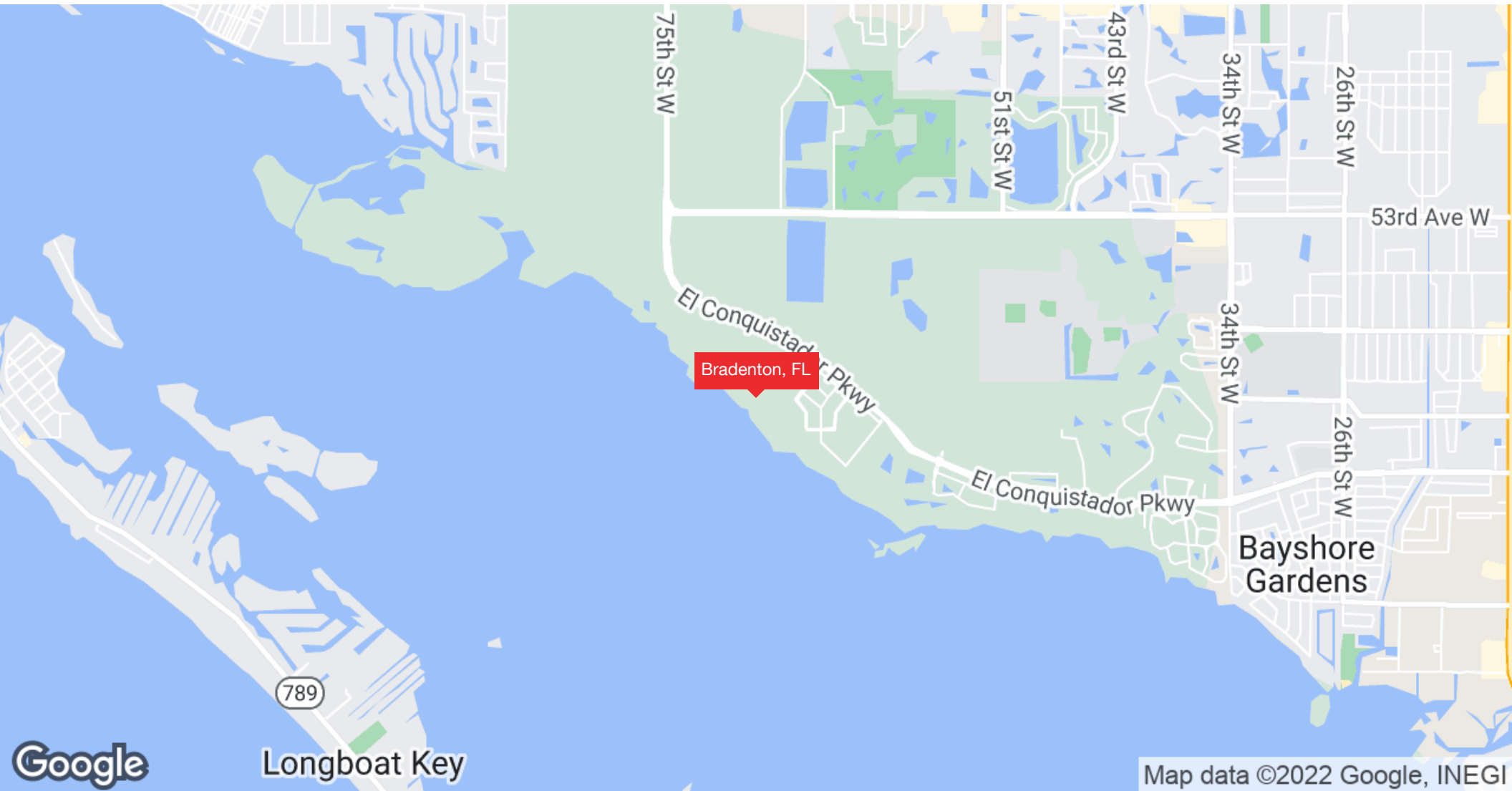




# Location Map



# Location Map





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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.