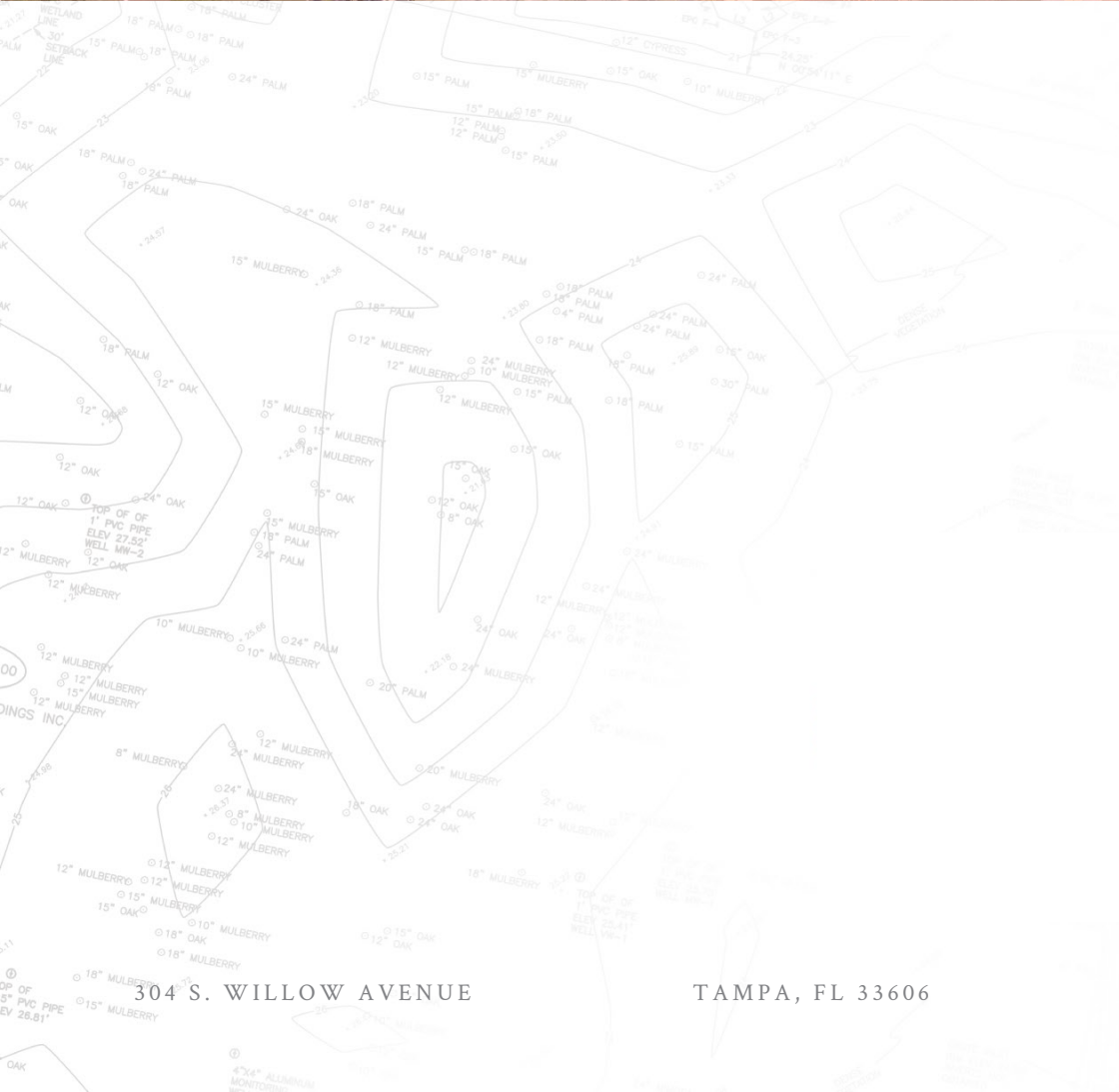


We know this land.



Eshenbaugh

LAND COMPANY



The Dirt Dog

304 S. WILLOW AVENUE

TAMPA, FL 33606

813.287.8787

www.thedirtdog.com

Aerial



Property Description

PROPERTY DESCRIPTION

This 15 net usable acre site within the newly announced Seaire Master Planned Community is mass graded and ideally located on the Metro Lagoon amenity that is slated to open late 2023. The site is zoned for 400 multifamily units with utilities to the parcel and retention in place. There is no Co-broke offered on this listing to a Buyer's Broker.

LOCATION DESCRIPTION

The property is located on the south side of Moccasin Wallow Rd in Manatee County, FL, less than 1 mile east of I-75. It is adjacent to a Publix anchored shopping center and located across the street from a proposed 94 acre medical facility. This site has over 1,000 feet of frontage on Moccasin Wallow and is less than 30 minutes to downtown St Petersburg, Downtown Sarasota, and the Tampa I-75 job corridor.

PROPERTY SIZE

15 developable acres with approximately 21 gross acres

ZONING

PD- up to 400 units of apartments

METRO LAGOON AMENITY & FEES

The property is not within the CDD boundary, nor any Home Owners Association, therefore it has no HOA or CDD obligation. The property will be required to pay their proportionate share of operation and maintenance for the shared access road and off-site retention pond. The monthly fee to use the Metro Lagoon is 100% optional at the sole discretion of each individual tenant.

MAXIMUM HEIGHT

The maximum height of the buildings is 45 feet per zoning

PRICING

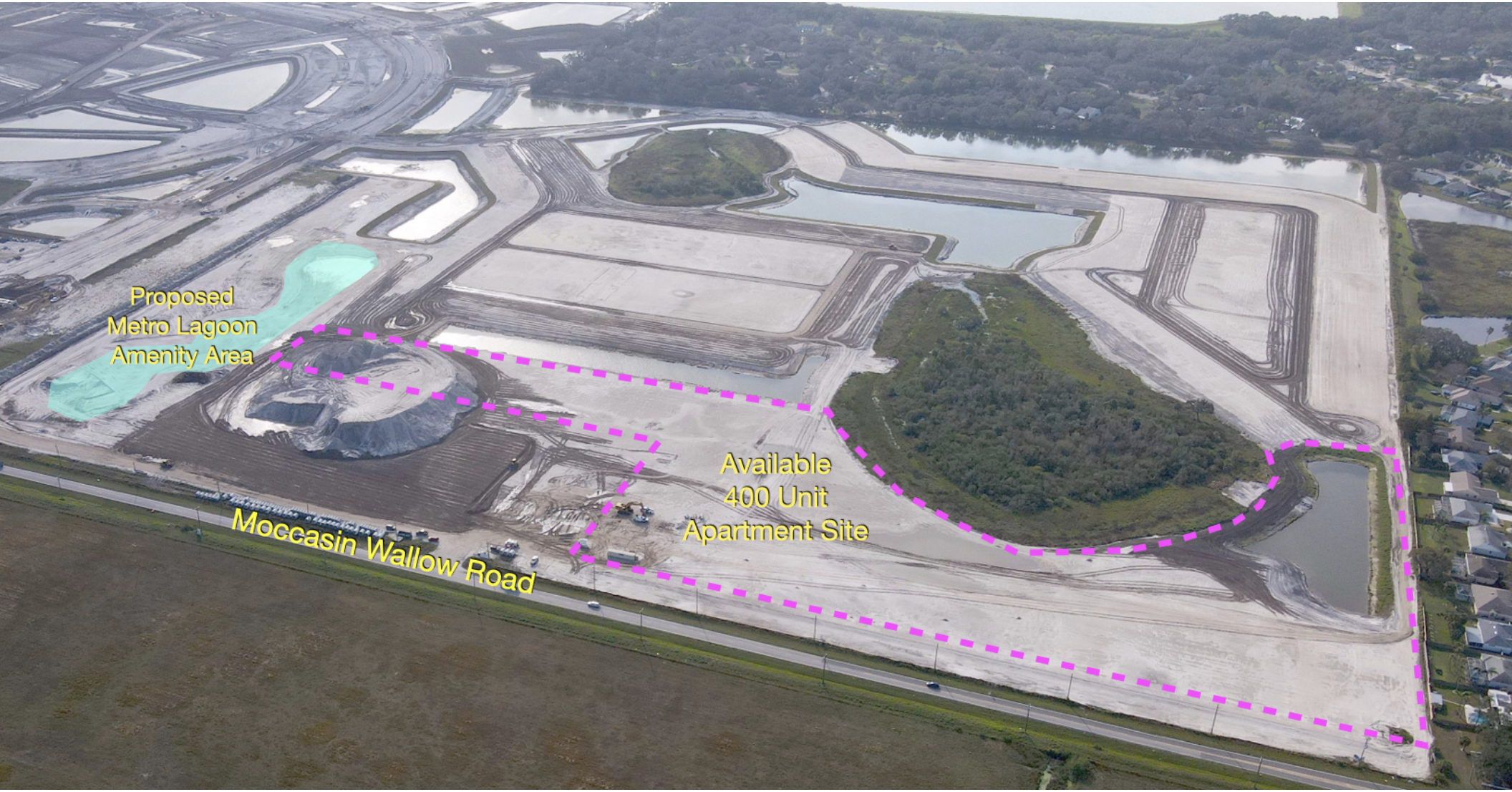
Call for details

BROKER CONTACT INFO

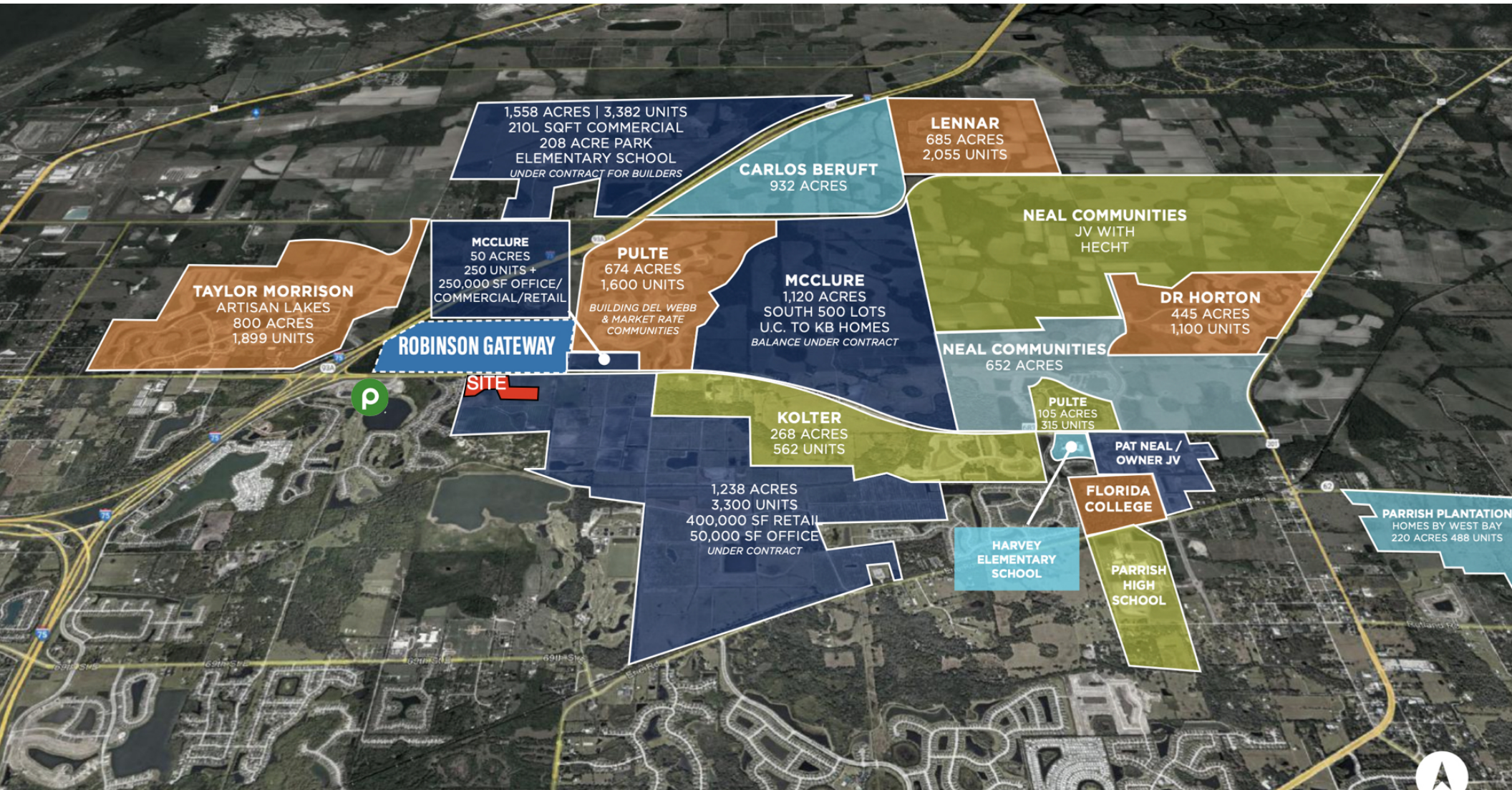
Bill Eshenbaugh, CCIM, ALC
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Principal
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Aerial



Moccasin Wallow Projects



Aerial

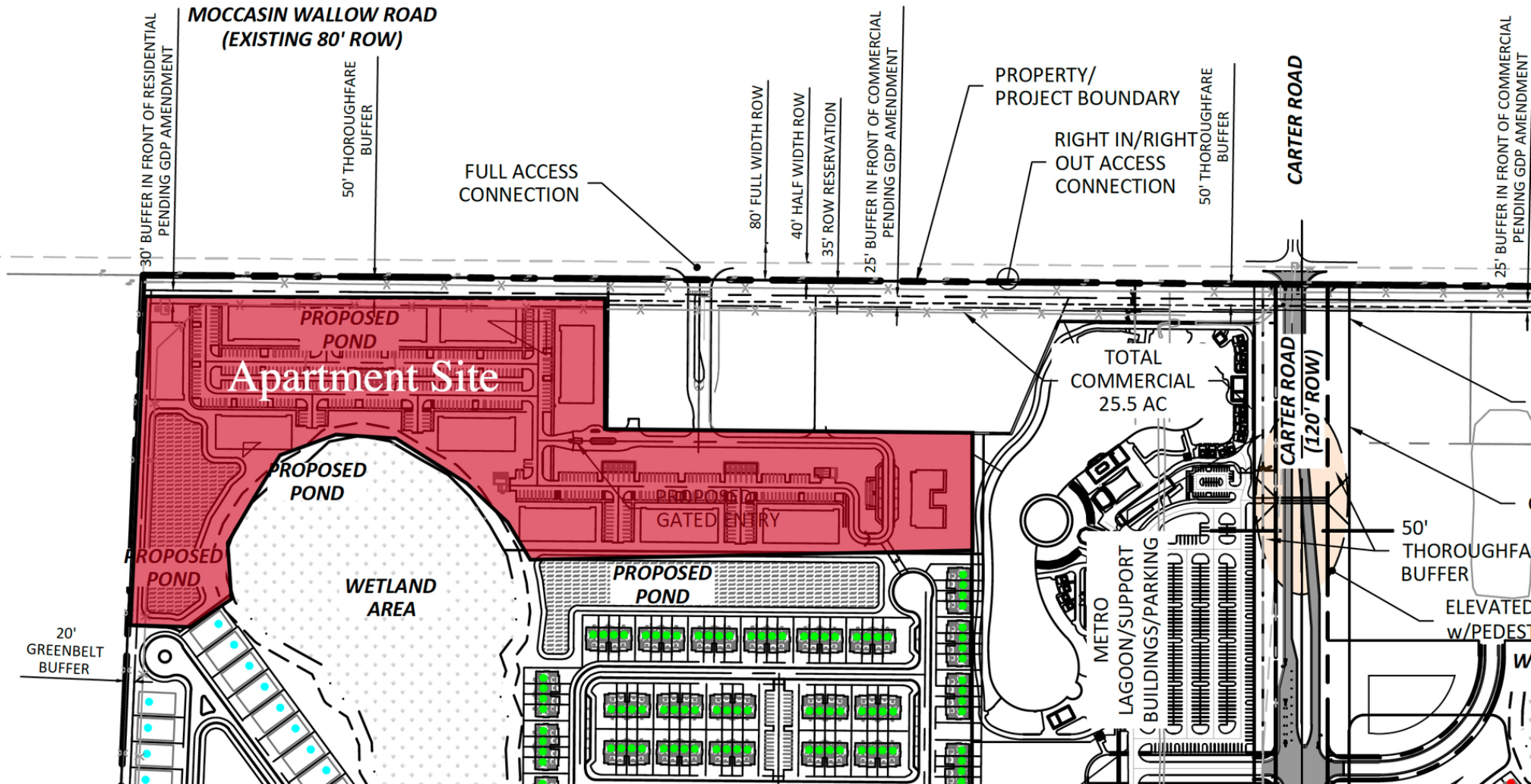


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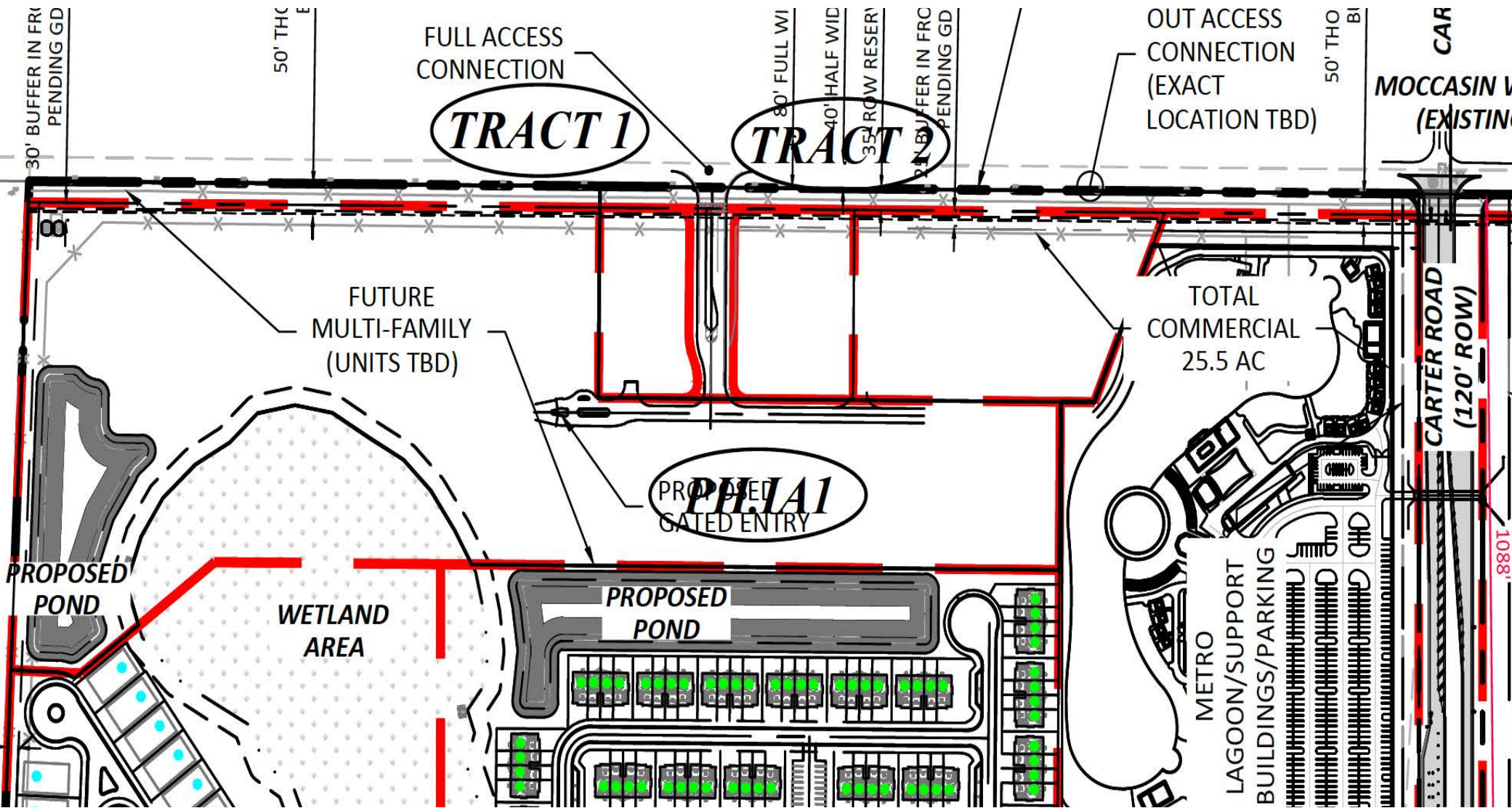


* All site dimensions shown are approximate and subject to survey and seller confirmation

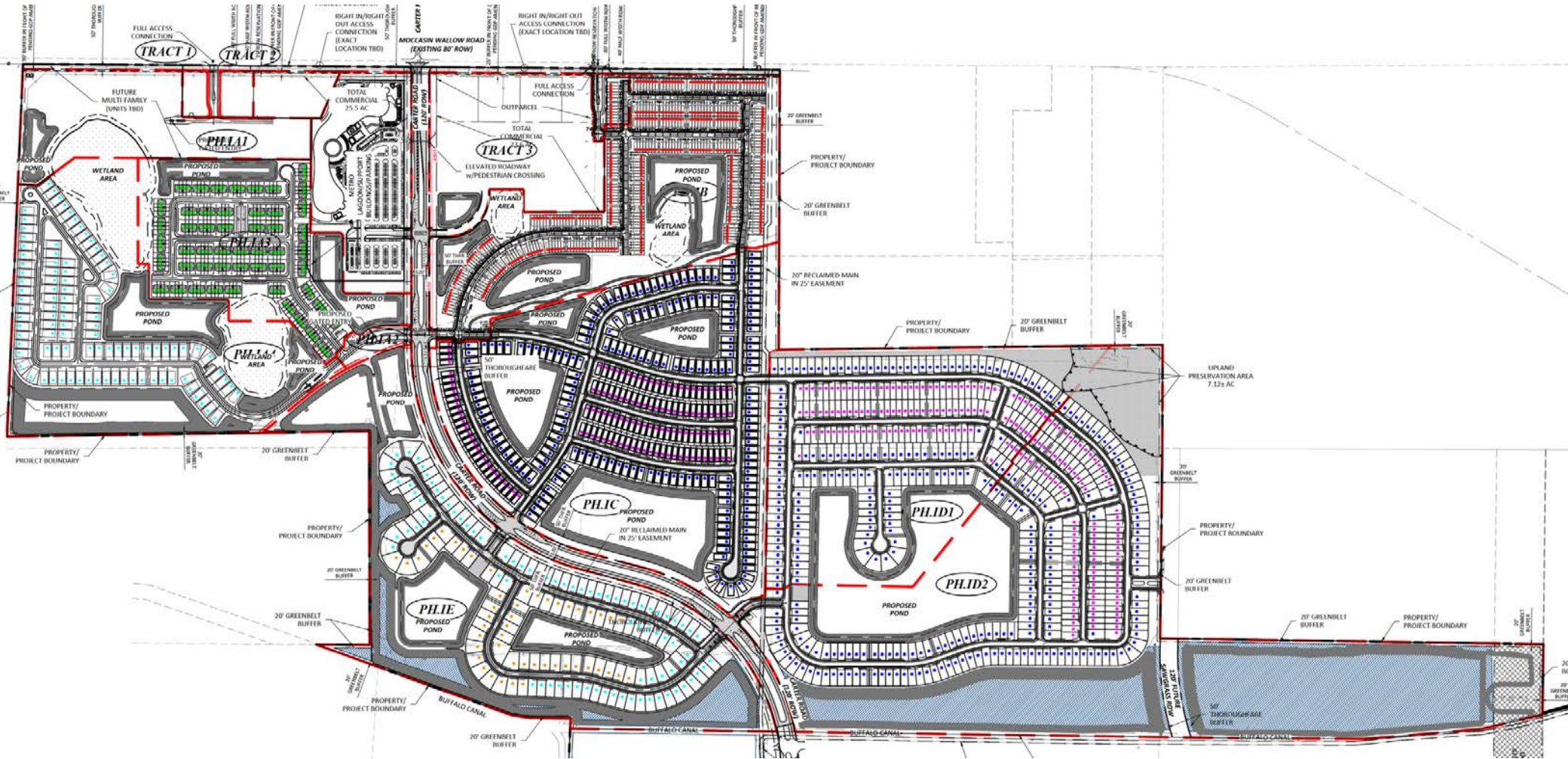
Proposed Site Plan



Proposed Apt Site



Seaire Phase 1 Master Plan



Demographics Map & Report

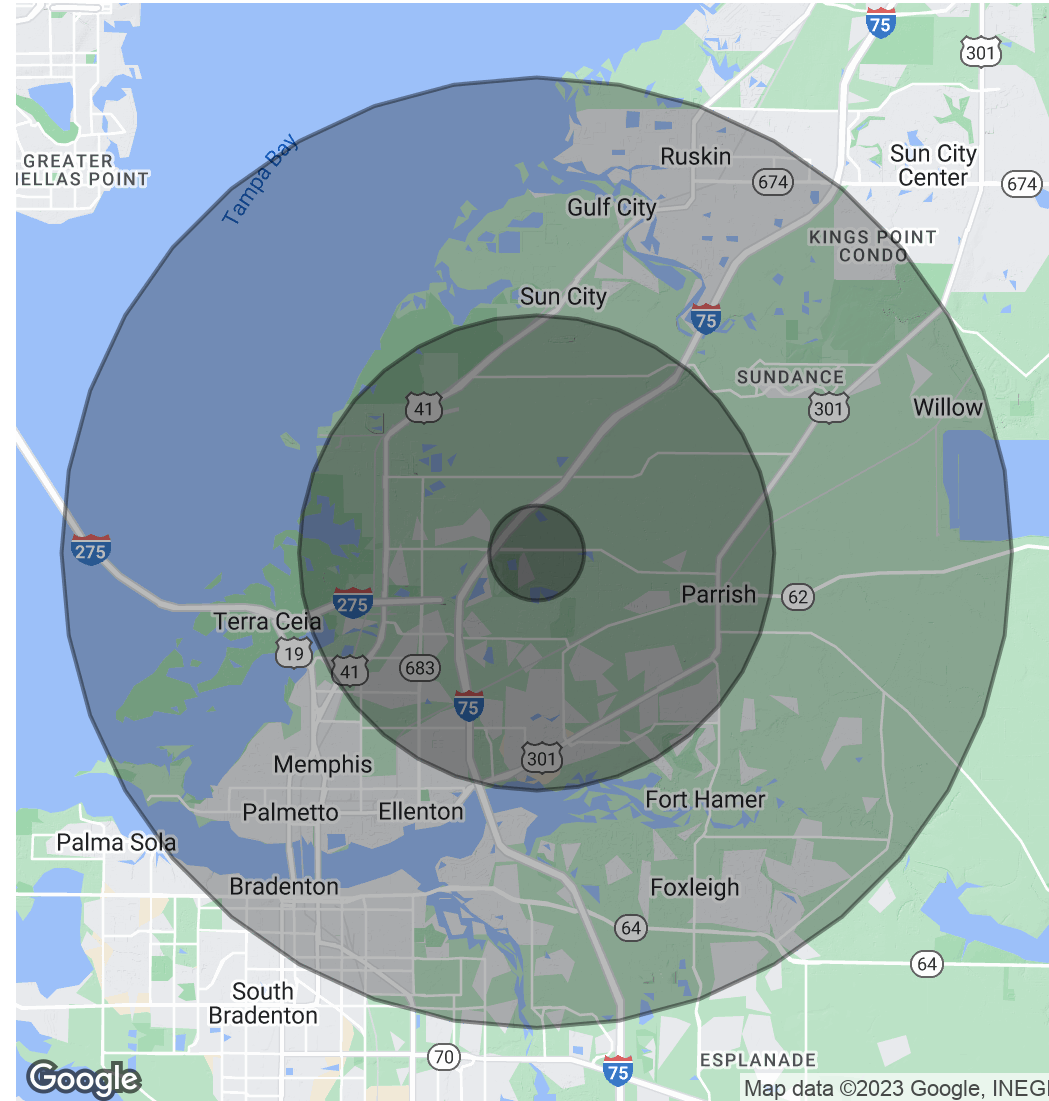
POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	361	30,979	147,129
Average Age	36.1	48.4	42.9
Average Age (Male)	37.8	48.2	42.3
Average Age (Female)	33.9	48.5	44.0

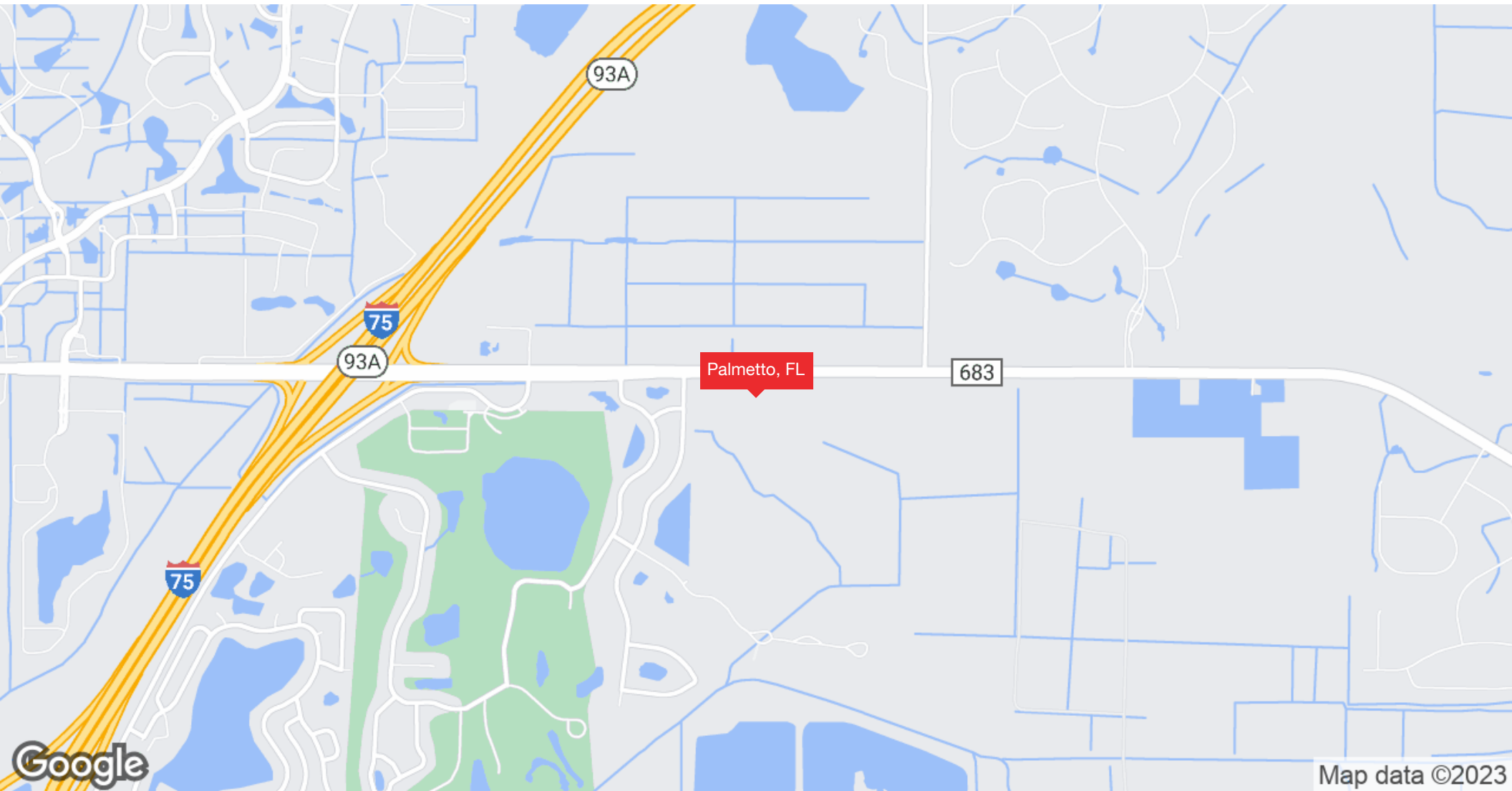
HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	132	12,892	57,441
# of Persons per HH	2.7	2.4	2.6
Average HH Income	\$71,819	\$59,118	\$60,012
Average House Value		\$163,237	\$224,422

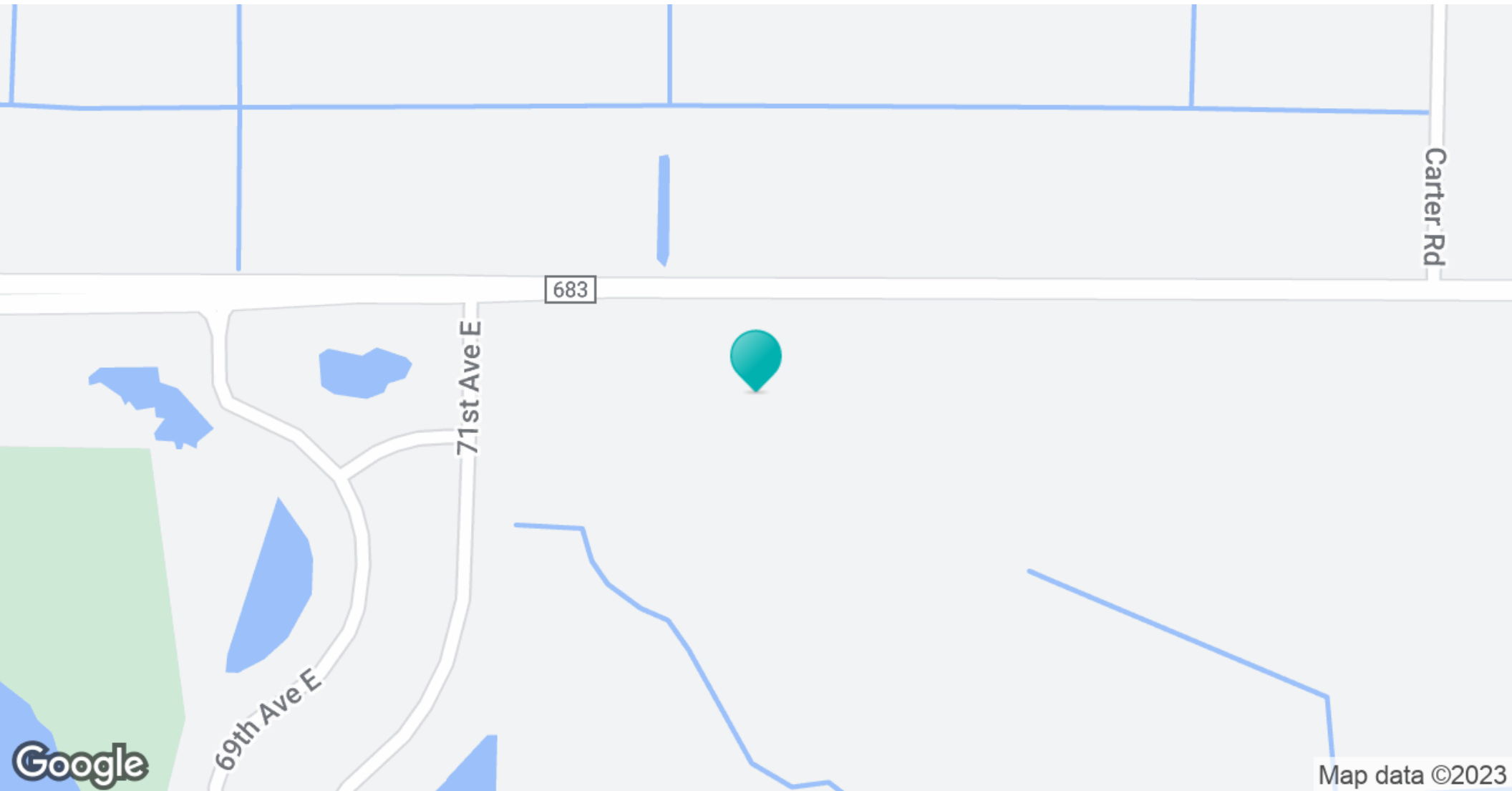
* Demographic data derived from 2020 ACS - US Census



Regional 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.

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