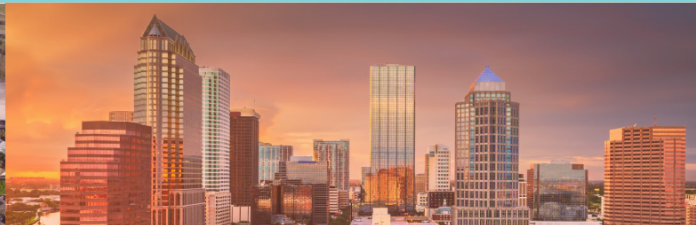


We know this land.



Eshenbaugh  
LAND COMPANY



The Dirt Dog

304 S. WILLOW AVENUE

TAMPA, FL 33606

813.287.8787

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

# Property Description

## PROPERTY DESCRIPTION

The opportunity is to purchase 56 acres of pasture land on SR 62 in Manatee County has been cleared and is planned to be developed for an RV Resort. The park is zoned to accommodate 360 units with a site plan showing 324 spaces that is currently in permitting, which will provide ample space for camping and outdoor activities. The cleared land offers a peaceful setting for those looking to develop an upscale RV park, with abundant trees and foliage surrounding the area. The location of the park also provides easy access to major highways, making it convenient for visitors to explore the area. No Co-broke is offered, therefore a buyer is responsible for paying their broker directly.

## LOCATION DESCRIPTION

The property is located at 15471 SR 62 in Parrish, Florida about 2 miles east of US 301. The parcel sites on the south side of the road directly across from where Keen Rd intersects with SR 62 in Manatee County. The property is cleared pasture land with over 1,500 feet of frontage on SR 62.

## MUNICIPALITY

Manatee County

## PROPERTY SIZE

56.0 Acres

## ZONING

PD-MU for 360 units of RV Resort

## PARCEL ID

Manatee County Parcel IDs 415700004 and 416200004

## PROPERTY OWNER

River Woods LLC

## PRICE

Call for details

## BROKER CONTACT INFO

**Bill Eshenbaugh, ALC, CCIM**  
President, Lic. Real Estate Broker  
813.287.8787 x1  
[Bill@TheDirtDog.com](mailto:Bill@TheDirtDog.com)

**Ryan Sampson, CCIM, ALC**  
Principal  
813.287.8787 x4  
[Ryan@TheDirtDog.com](mailto:Ryan@TheDirtDog.com)

# Facing South



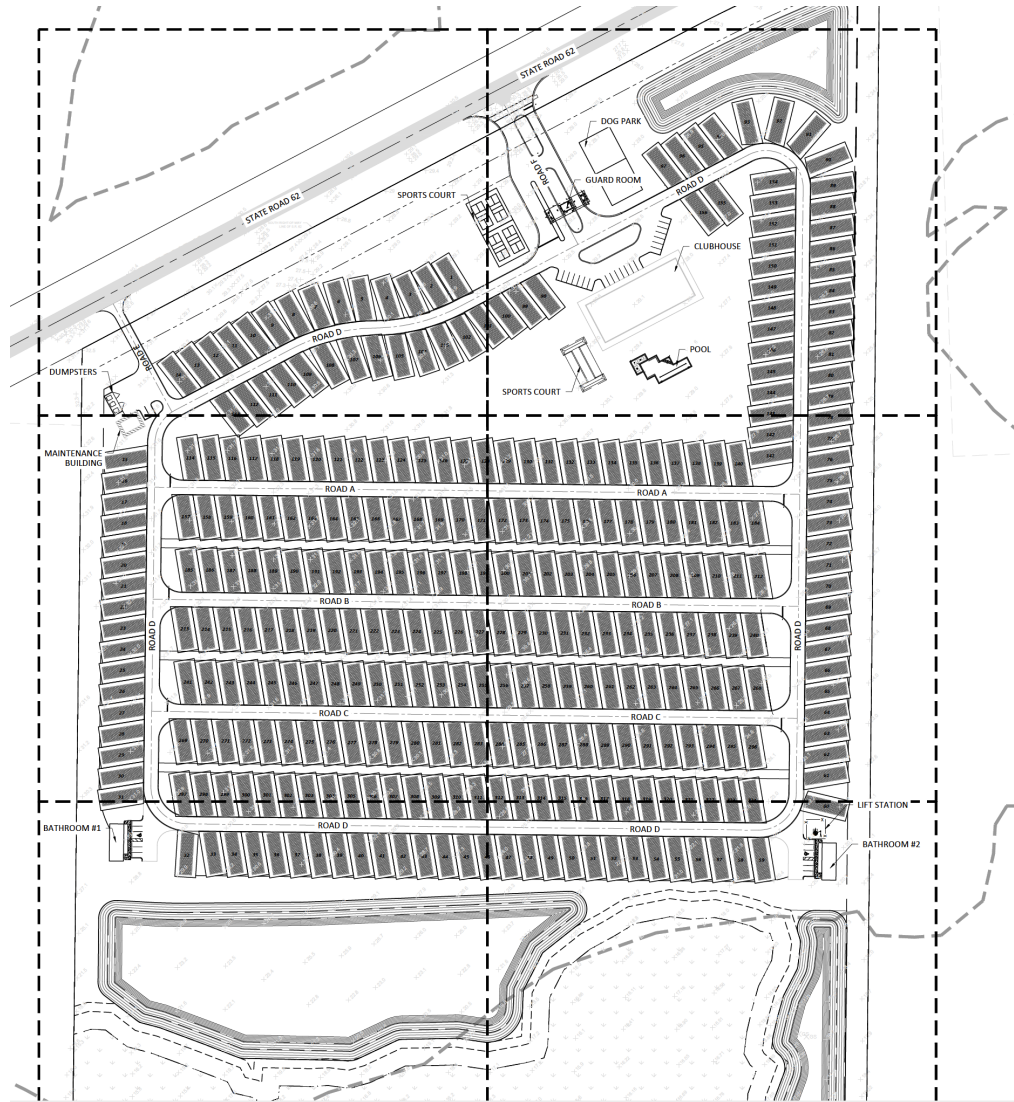
# Facing South



# Facing East



# Site Plan in Permitting



# Site Details

## LANDUSE AND ZONING SUMMARY

	AREA	% OF PROPERTY
TOTAL PROPERTY (1)	56.09 AC.	100 %
TOTAL UPLANDS	47.73 AC.	85.1 %
TOTAL WETLANDS	7.87 AC.	14.0 %
TOTAL WETLAND BUFFER AREA	0.49 AC.	0.9 %
TOTAL POND / FP COMP AREA	6.9 AC.	12.3 %
TOTAL RV SPACES (3.1)	324 SP	OPTION 1

# Zoning Conditions

**Section 2. REVISED GENERAL DEVELOPMENT PLAN.** The revised General Development Plan is hereby approved for a recreational vehicle park with 580 RV sites and associated amenities, on approximately 48.46 acres and commercial uses of up to 166,181 square feet (Option 1) or an additional 91 RV sites (Option 2) on the 7.63-acre site upon the property subject to the following Stipulations:

## A. DESIGN AND LAND USE

1. Mobile home sites and/or park trailers are not permitted within this project. Only “ready for highway” recreational vehicles will be allowed within the RV Park. The project is subject to limitations outlined in Section 402.9.J. of the Land Development Code.
2. Recreational vehicles will only be allowed on sites that are designated on the Preliminary Site Plan that have individual sanitary, potable water, and electrical services.
3. Recreational vehicles may remain on the site for a period not to exceed one hundred eighty (180) days within any three hundred sixty-five (365) day period.



## Zoning Conditions (cont.)

4. Location of dumpsters, compactors, or garbage collectors shall be provided at Final Site Plan. All dumpsters, compactors, or garbage collectors and other utility equipment shall be screened from view from adjacent properties in accordance with Manatee County Public Works Standards.
5. No attachments to on site recreational vehicles are permitted other than the following: open canvas awnings with no walls, roll-up screen enclosures, pop-out units or similar extensions which are integral to the unit as originally manufactured.
6. Final Site Plan (FSP) review and approval is required for recreational area(s) and any proposed amenities. Any structures and/or uses shall comply with the LDC requirements for parking, screening buffer (recreational use to single family), structure height, signage, etc. Recreation Area structure(s) shall have a minimum setback of 20-feet from property lines abutting residential zoning or uses.
7. Until Keen Road is identified on the County Existing Roadway Functional Classification Map or other changes are made to the County Comprehensive Plan permitting development of the Keen Road/SR 62 activity node as commercial, the 7.63 acres located in the northeast portion of the site may only be used for RV spaces, RV storage or permitted accessory uses and structures pursuant to LDC Section 402.9.C. When the Commercial Node is in place, commercial development may be allowed in accordance with Exhibit "B" Schedule of Permitted and Prohibited Uses, attached.

# Demographics Map & Report

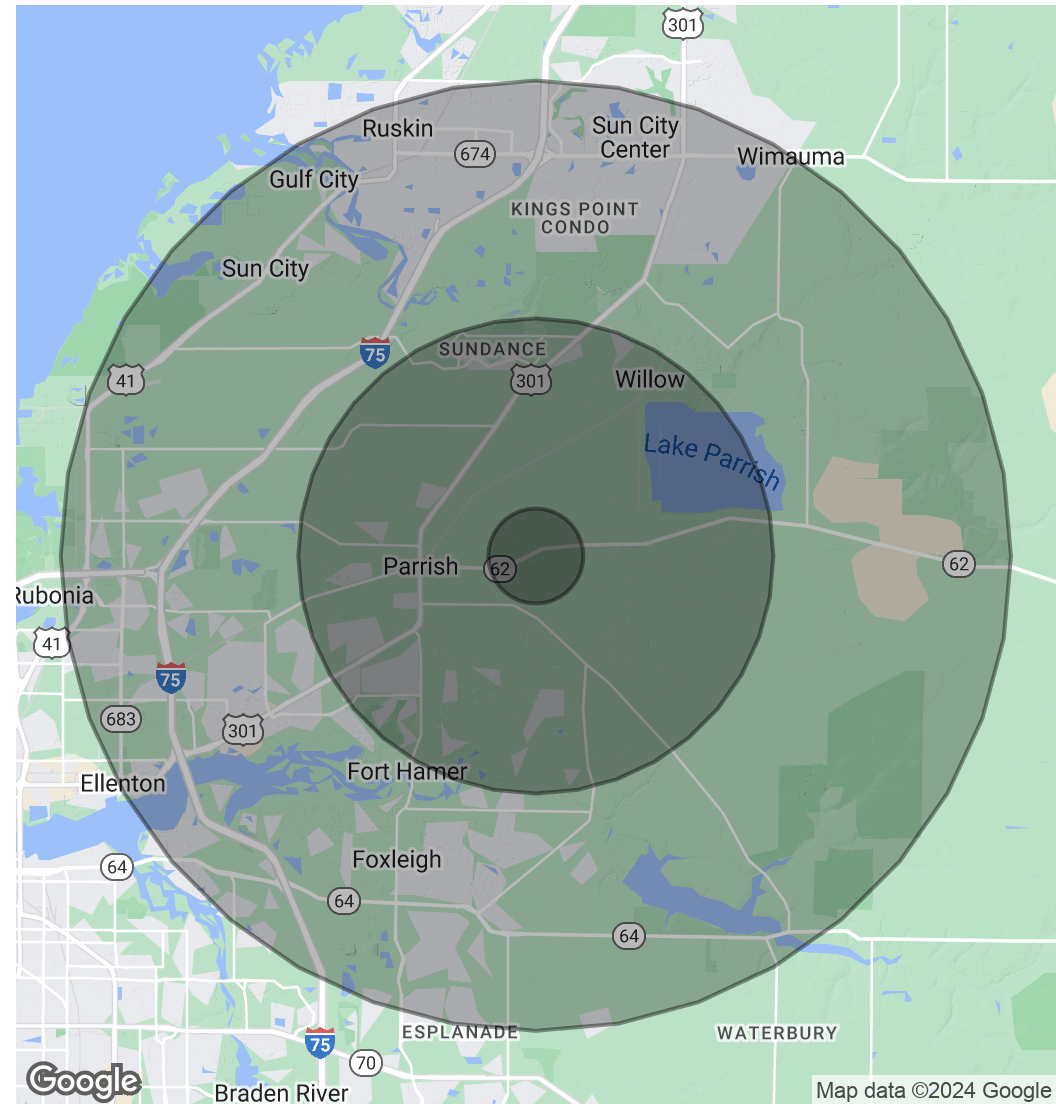
## POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	36	15,775	146,743
Average Age	44.7	46.5	48.1
Average Age (Male)	43.9	44.5	48.1
Average Age (Female)	43.6	47.1	48.5

## HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	12	6,241	67,319
# of Persons per HH	3.0	2.5	2.2
Average HH Income	\$93,728	\$89,349	\$70,588
Average House Value	\$429,215	\$293,437	\$248,337

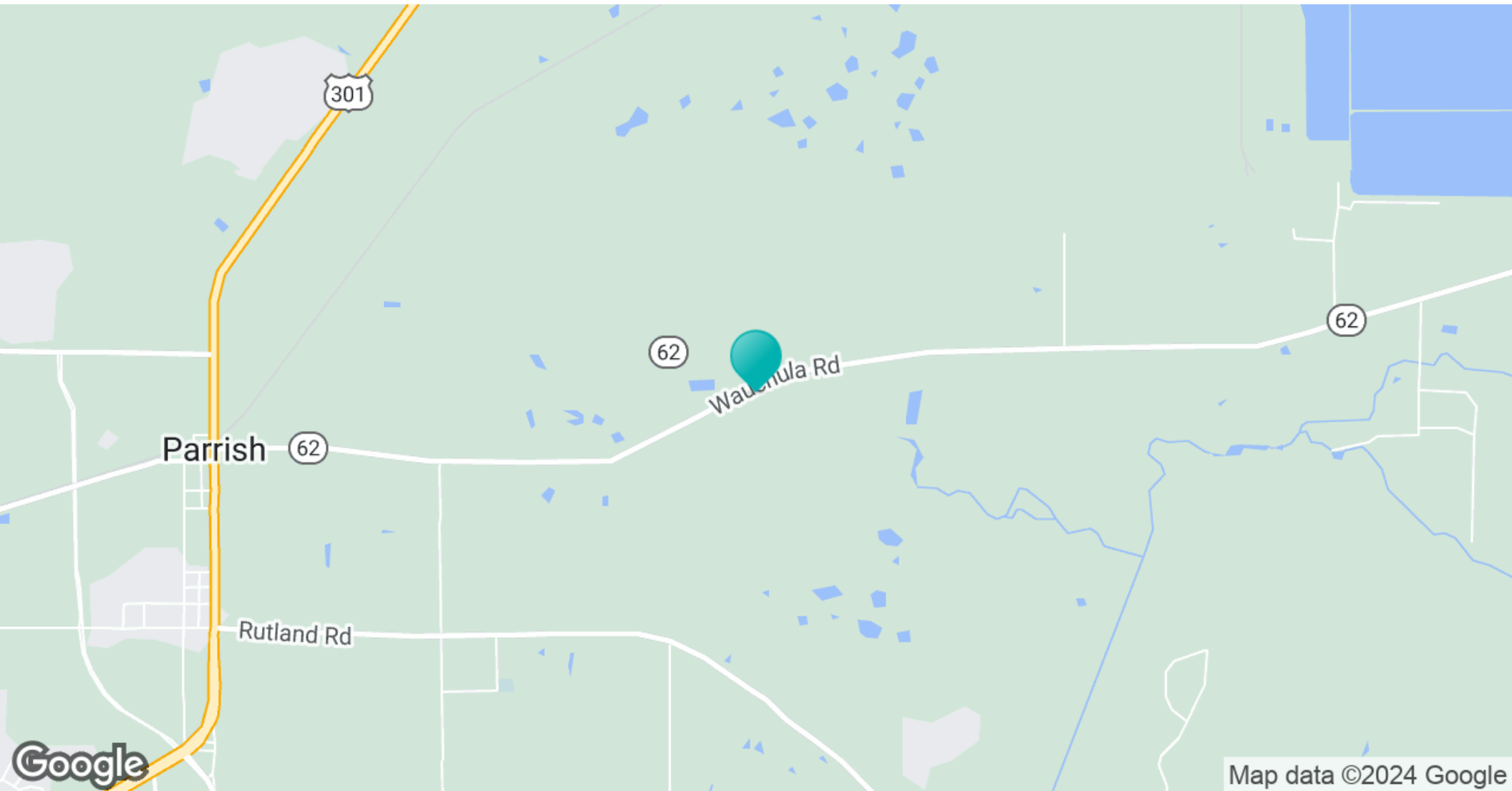
\* Demographic data derived from 2020 ACS - US Census



# Regional Map



# Location Map



# Confidentiality & Disclaimer

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EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

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.