

We know this land.



301 & 9th

**Eshenbaugh**  
**LAND COMPANY**



The Dirt Dog

304 S. WILLOW AVENUE

TAMPA, FL 33606

813.287.8787

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

# Overview Facing Northeast



# Property Description

## PROPERTY DESCRIPTION

This **.95± acre commercial development opportunity** is located at **905 301 Blvd W, Bradenton, Florida, in Manatee County**. Where the parcel is situated, it offers convenient access to Bradenton and Sarasota regions. It is also only a **20-minute drive to Sarasota-Bradenton International Airport**.

**Zoned GC**, the site is well-suited for a range of commercial uses. With **over 260 feet of frontage along 301 Blvd W**, the property enjoys excellent visibility and accessibility, further enhanced by its proximity to major transportation routes.

## PROPERTY SIZE

.95± Acres

## ZONING

GC

## PARCEL KEY

4835000109

## PRICE

\$399,000

## BROKER CONTACT INFO

**Tyler Woody, ALC**

Advisor

813.287.8787 x111

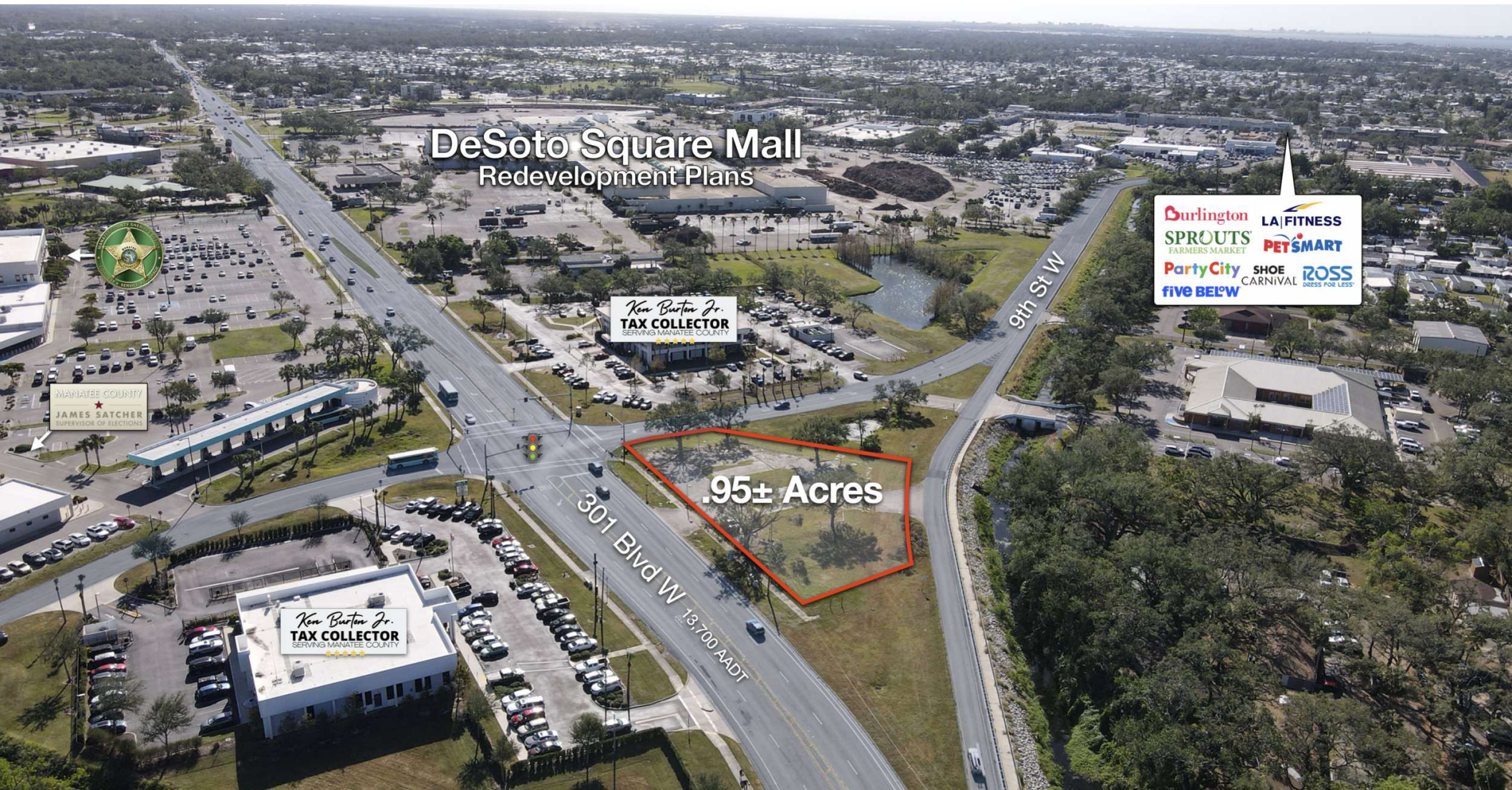
**Tyler@TheDirtDog.com**

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301 & 9TH // 905 301 BOULEVARD WEST BRADENTON, FL 34205



# Overview Facing Southeast



# Close Up Overview



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