



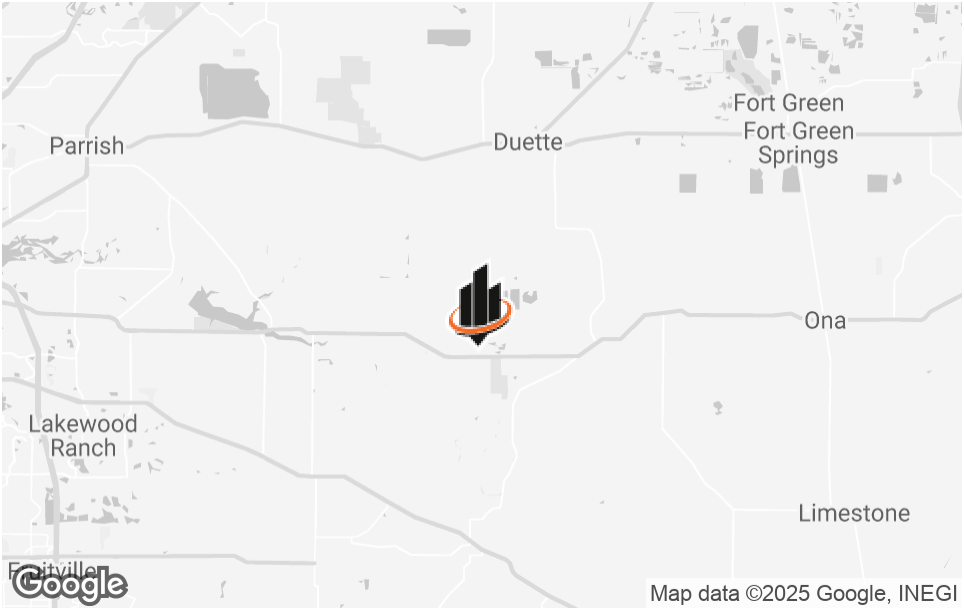
Land Banking Opportunity



11.8 +/- Acre Corner Agricultural Lot

37851 STATE ROAD 64 EAST, MYAKKA CITY, FL 34251

PROPERTY SUMMARY



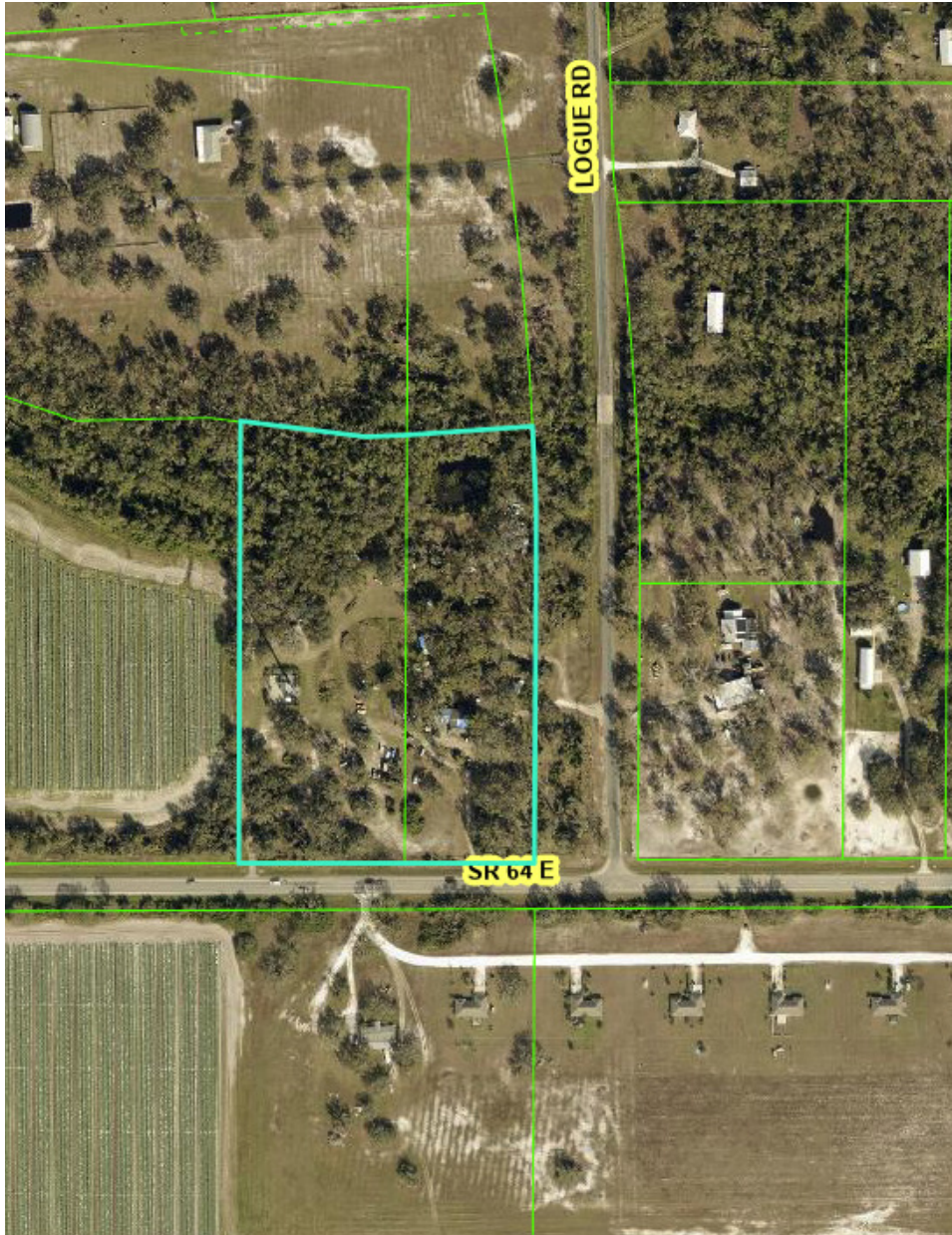
OFFERING SUMMARY

SALE PRICE:	\$750,000
LOT SIZE:	11.85 Acres
PRICE/ ACRE:	\$63,291
ZONING:	Manatee County- Agricultural
FUTURE LAND USE:	Manatee County- Agricultural / Residential
TRAFFIC COUNT:	6,500
PARCEL ID:	156810259

PROPERTY HIGHLIGHTS

- 11.8 +/- acre corner lot on SR 64 in Manatee County with a traffic count of 6,500 cars per day
- Logue Road is future County Road 39, which if connected extends to Plant City, Florida
- Agricultural zoning with a Future land use of Agricultural- Residential
- Permitted uses include: Stables, Vet Hospital, Equipment Sales, Office, and School
- Land Banking opportunity with potential to be a future commercial corner
- 1,176 +/- Square Foot home on site for use, investment, or redevelopment
- High traffic and visibility promote commercial uses either currently allowed in AG Zoning, or future potential opportunities.

PROPERTY DESCRIPTION



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This high-visibility agricultural lot located at the corner of State Road 64 and Logue Road (future County Road 39) is zoned Agricultural allowing for uses such as Stables, Vet Hospital, Equipment Sales, Office, and School.

This site is a land banking opportunity as it has the potential to be a possible commercial corner in the future with the extension of Logue Road.

Please note this property is subject to an existing land lease and easement along the west side of the site for a cell tower that includes the west driveway entrance off of SR 64.

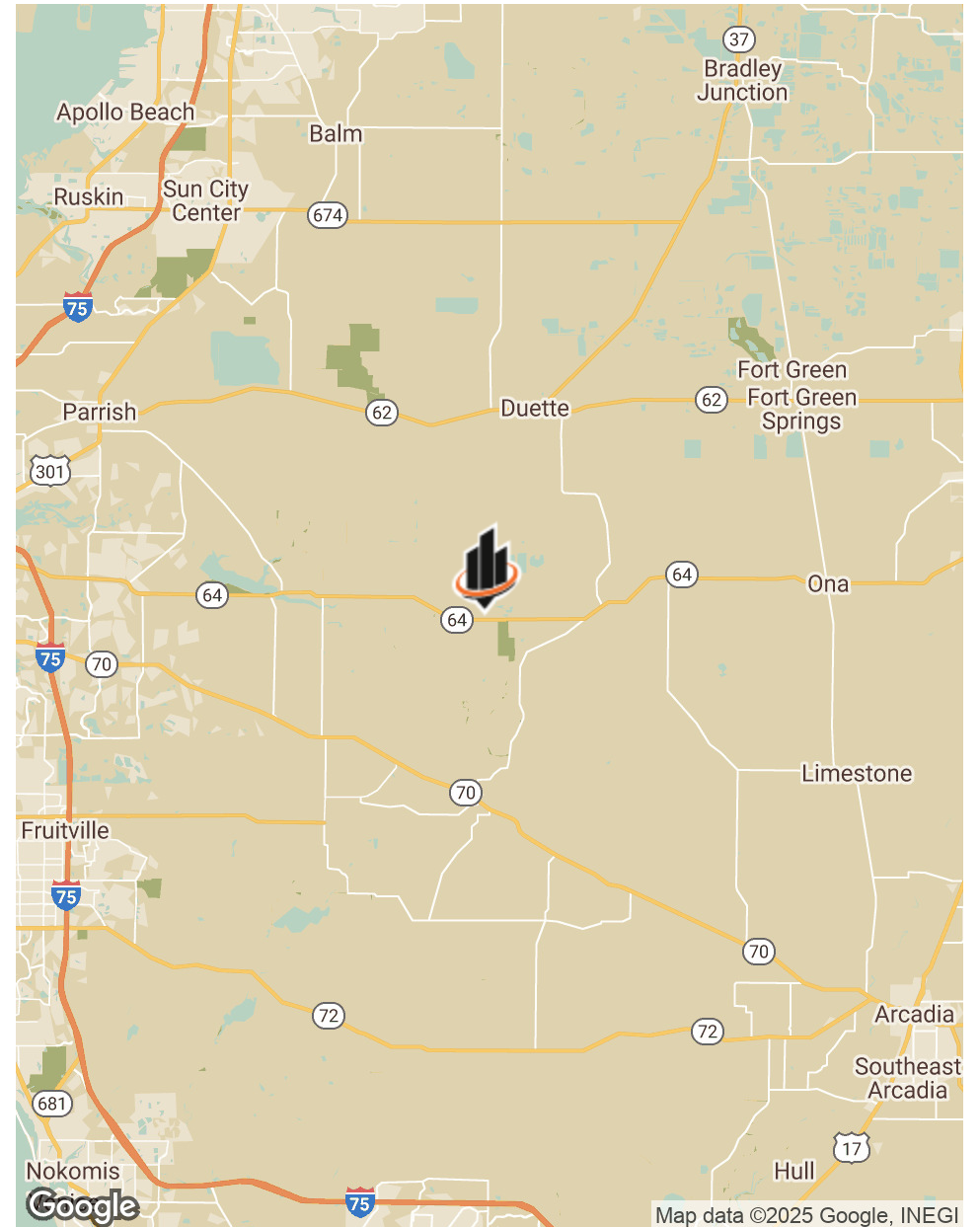
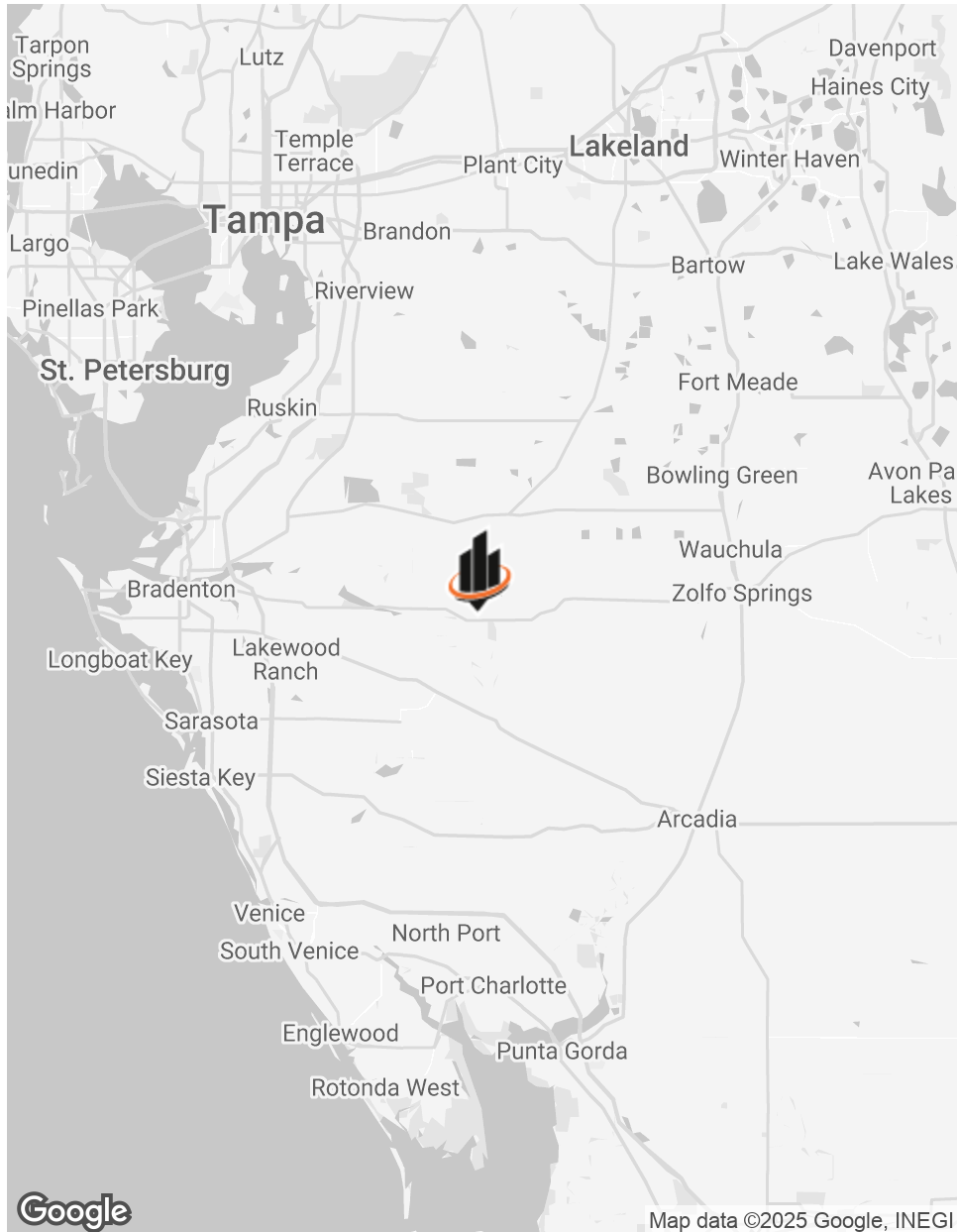
LOCATION DESCRIPTION

This acreage property is located at the corner of State Road 64 and Logue Road, near the Manatee Gun and Archery Club, Duette Preserve, and Wingate Creek State Park. State Road 64 is a main East-West corridor from Avon Park into Bradenton. This property is located in a primarily residential, agricultural and conservation area and sees an average daily traffic count of 6,400 cars per day.

AERIAL MAP



LOCATION MAP

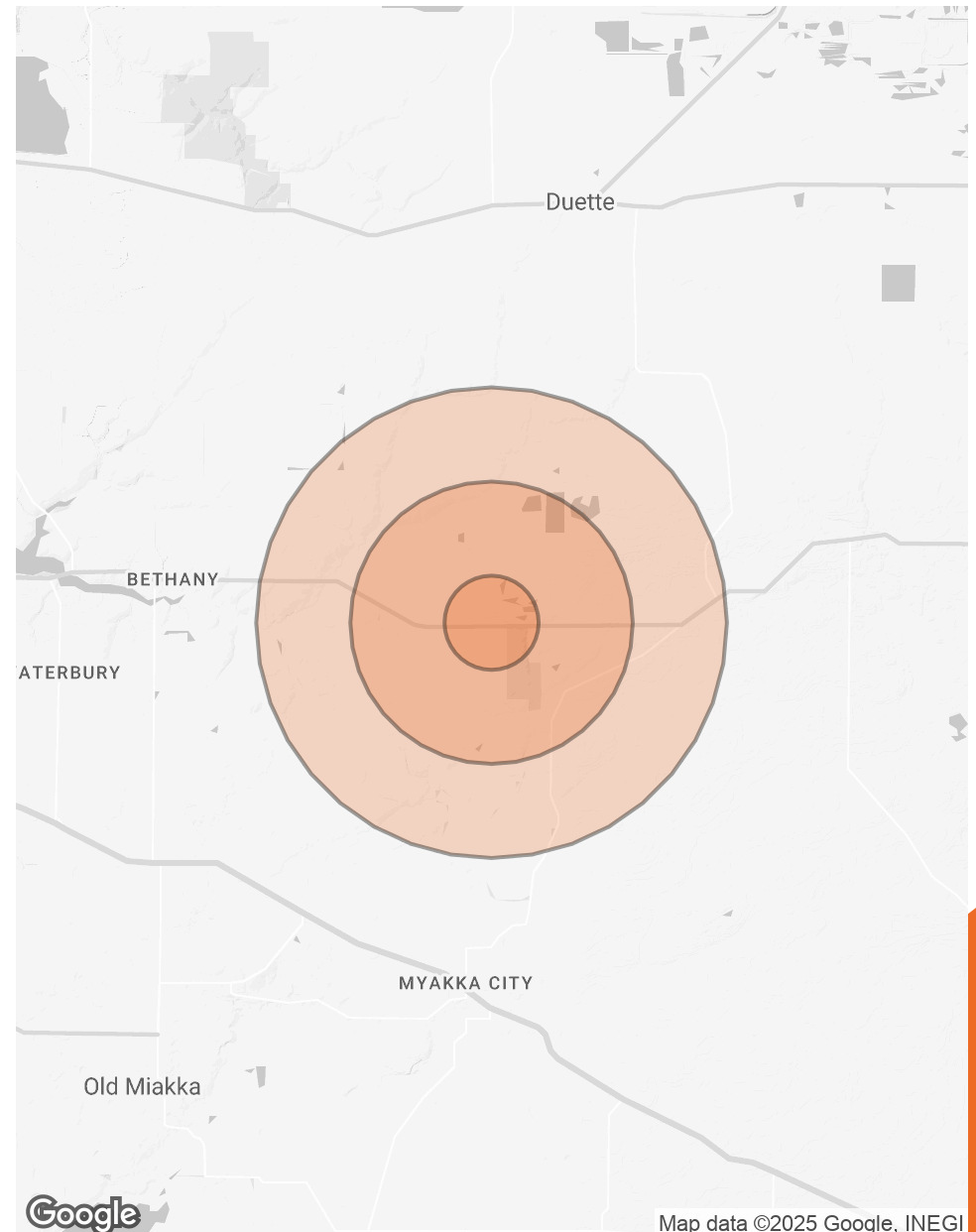


DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	68	852	1,666
AVERAGE AGE	42	41	41
AVERAGE AGE (MALE)	41	41	41
AVERAGE AGE (FEMALE)	43	42	42

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	24	295	580
# OF PERSONS PER HH	2.8	2.9	2.9
AVERAGE HH INCOME	\$130,116	\$122,936	\$124,488
AVERAGE HOUSE VALUE	\$549,245	\$521,609	\$527,583

Demographics data derived from AlphaMap



MEET THE TEAM



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Bradenton-Arcadia Road (FL 64)