



IA MANATEE 301

BUCKEYE & 301, PARRISH, FL 34219



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Property Description

PROPERTY DESCRIPTION

The subject property consists of 39.2± gross acres of commercial land located at the southwest corner of Buckeye Road and US 301 in Manatee County. The property is zoned PD-MU (19-07) and is ideally suited for big box retail, commercial outparcels, and other neighborhood-serving uses. The PD permits up to 150,000 square feet of commercial. **Offers are due by October 15, 2026.**

A conceptual site plan contemplates a large-format retail development with associated parking, stormwater modifications, and potential wetland impacts, all subject to governmental approvals and permitting. The site's strategic location along the US 301 corridor positions it to serve the rapidly growing residential population in northern Manatee County.

Existing utilities, including a 16-inch force main and a 12-inch water main, are located in close proximity along Buckeye Road near the entrance to Firethorn. A future roundabout at the intersection of Buckeye Road and US 301 is expected to enhance traffic circulation and accessibility within the area. Full access to the property will be from both Buckeye Road and US 301, subject to applicable governmental approvals.

LOCATION DESCRIPTION

The site is strategically positioned within one of northern Manatee County's fastest-growing residential corridors, adjacent to Prosperity Lakes and directly across Buckeye Road from Firethorn. Significant additional growth continues to the south with North River Ranch, Bella Lago, and Del Webb Explore North River Ranch, establishing a substantial and expanding customer base for retail, restaurant, service, and other neighborhood-serving commercial uses.

PROPERTY SIZE

39.2± Acres

ZONING

PD-MU

PARCEL ID

394617759

BROKER CONTACT INFO

Bill Eshenbaugh, ALC, CCIM
Senior Advisor/Founder
813.287.8787 x101
bill@thedirtdog.com

J. Michael Strahan, ALC, CCIM, MAB
Senior Advisor/Partner
813.287.8787 x105
michael@thedirtdog.com



FAQ's

1. What is the property and where is it located?

The subject property, IA Manatee 301, is 39.2± gross acres of vacant commercial land at the southwest corner of Buckeye Road and US Highway 301 in Parrish (Manatee County), Florida 34219.

2. What is the zoning, and what does it allow?

The property is zoned PD-MU (Planned Development, Mixed-Use, Ordinance 19-07), an approved entitlement that permits up to 150,000 square feet of commercial. It is ideally suited for big-box retail, commercial outparcels, and other neighborhood-serving uses.

3. How much of the site is developable, and what uses are contemplated?

Engineering concept plans identify approximately 25 acres of developable area within the parcel, with the balance in stormwater and preserved areas. Conceptual plans have illustrated a mix of retail, restaurant, quick-service, convenience/fuel, and outparcel uses, all subject to governmental approvals and permitting.

4. Are there wetlands on the property?

The conceptual site plan contemplates potential wetland impacts. The original wetland delineation identified approximately nine acres of wetlands, and GHS does not believe there has been any material change since. Any stormwater modifications and wetland impacts would be addressed through the applicable governmental approval and permitting process.

5. How much fill will the site require?

The existing site is expected to be raised approximately 2 to 3 feet. The majority of the required fill is anticipated to come from an area stockpile, supplemented by fill generated on-site from the stormwater ponds. A geotechnical report of the land where the ponds will be dug is included in the due diligence materials.

6. Where are utilities located, and is reclaimed water available?

Existing utilities run along Buckeye Road near the entrance to Firethorn, including a 16-inch force main (sewer) and a 12-inch water main. A reclaimed water main is proposed as part of the Buckeye Road improvement plans, with construction expected to begin prior to the end of 2026. A detailed utility map is included in the due diligence materials.

7. What access will the property have?

Full access is planned from both US 301 and Buckeye Road, subject to applicable governmental approvals. Conceptual plans show multiple proposed full-access and right-in/right-out connection points along both frontages.

8. Will there be a roundabout or signalized intersection at Buckeye Road and US 301?

The current understanding is that the Buckeye Road / US 301 intersection will be signalized for now, with a roundabout planned some years down the road. The design is being coordinated with Manatee County. A separate roundabout serving Taylor Morrison's Firethorn community is also being finalized for County submittal.

9. What off-site improvements or easements should a buyer be aware of?

Off-site improvements are expected to be limited to project-specific items such as turn lanes into the site, plus any improvements a traffic study may indicate are required. A public drainage easement is also proposed along Buckeye Road in connection with the Lennar / Buckeye Road roadway plans.

10. What is driving demand in this corridor?

The site sits in one of northern Manatee County's fastest-growing corridors. Roughly 35,940± residential lots and units are planned within the Buckeye Road / US 301 trade area, with 11,200± already approved or under construction. Adjacent and nearby communities include Prosperity Lakes (2,163± units, directly across Buckeye Road), Firethorn (1,540± units), North River Ranch (3,842± units), and Explore by Del Webb (901± units). Additional drivers include HCA Florida's North River Ranch hospital and ER, a new State College of Florida Parrish campus opening Fall 2027, the widening of Moccasin Wallow Road, and a planned I-75 interchange at Fort Hamer Road.

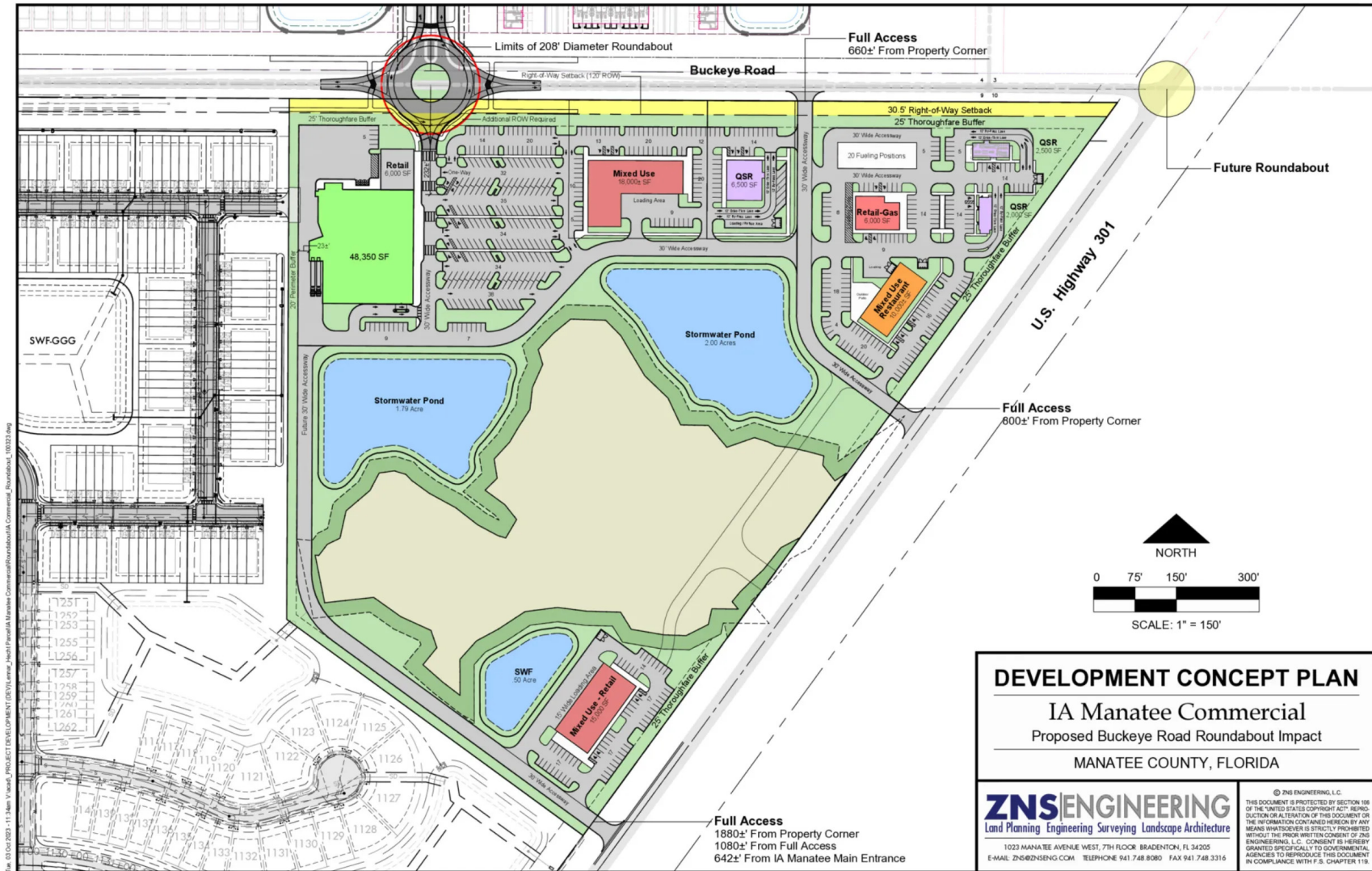
11. What are the area demographics?

Estimated 2026 population is 1,900 within 1 mile, 9,200 within 3 miles, and 30,300 within 5 miles, projected to reach 5,300, 21,000, and 48,000 respectively by 2030. Average household income is \$176,370 within 1 mile, and the median home sale price in Parrish (July 2026) is \$379,000.

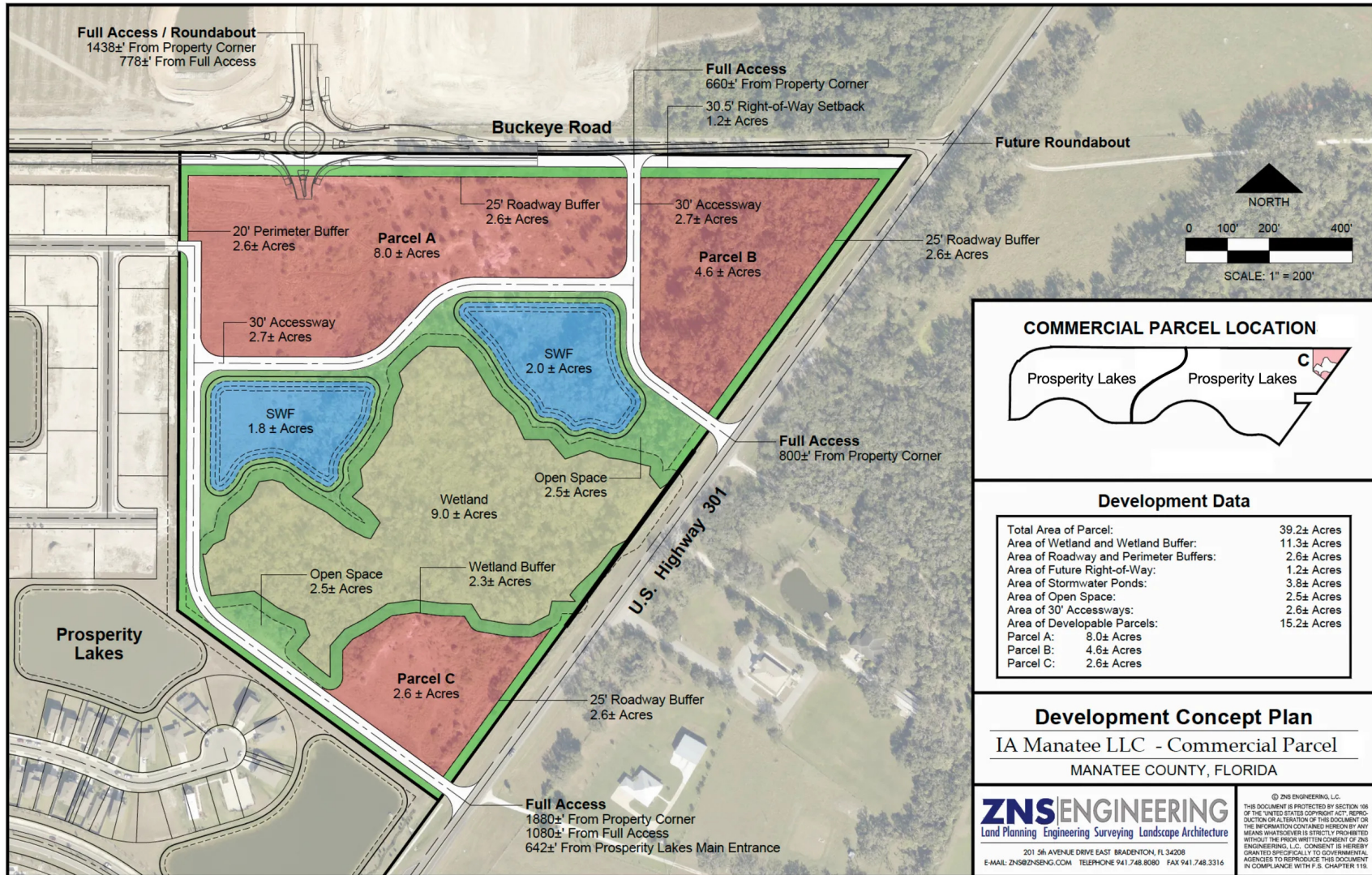
12. Can you provide pricing guidance?

Please call the broker.

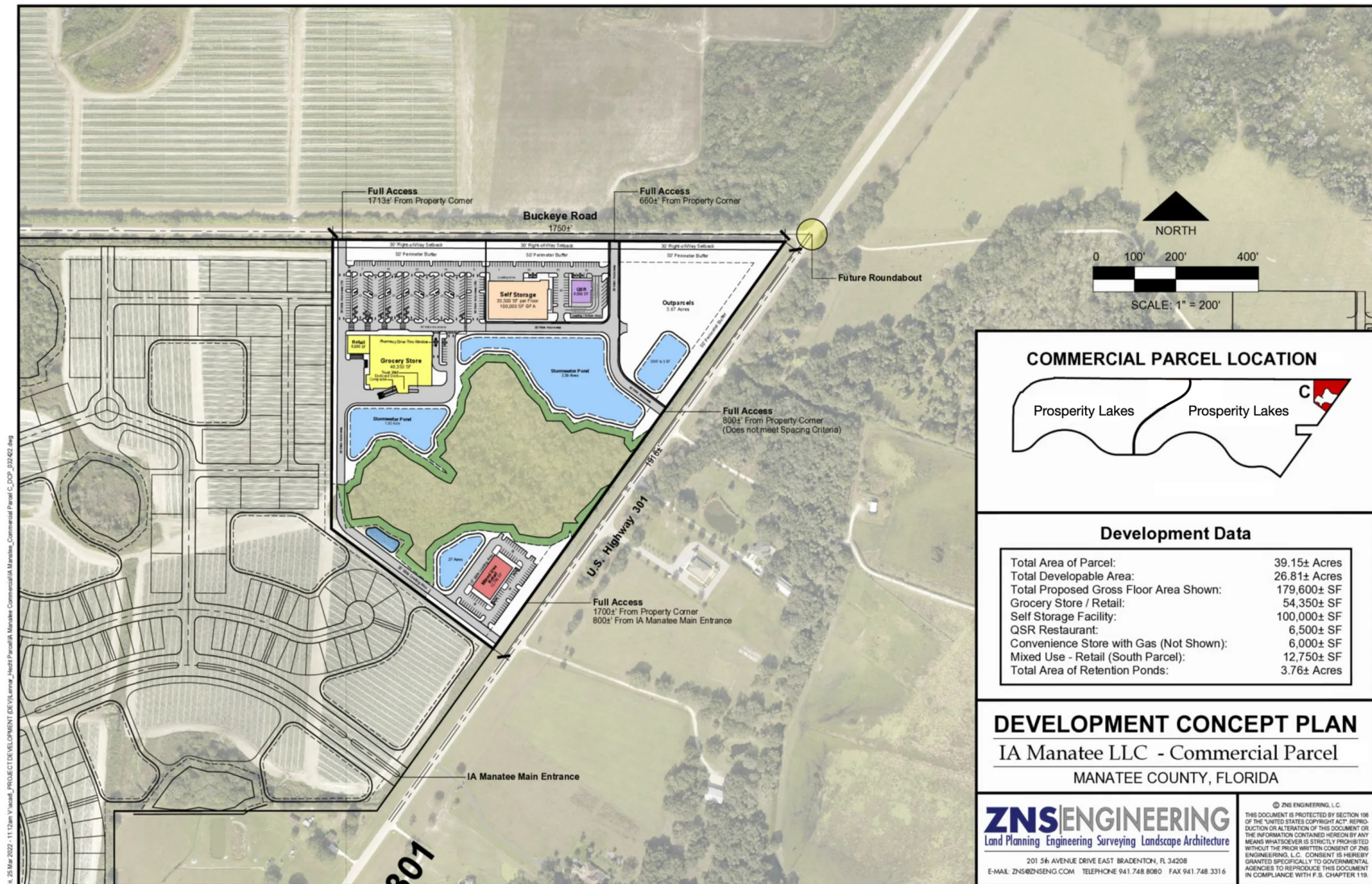
Conceptual Site Plan



Conceptual Site Plan



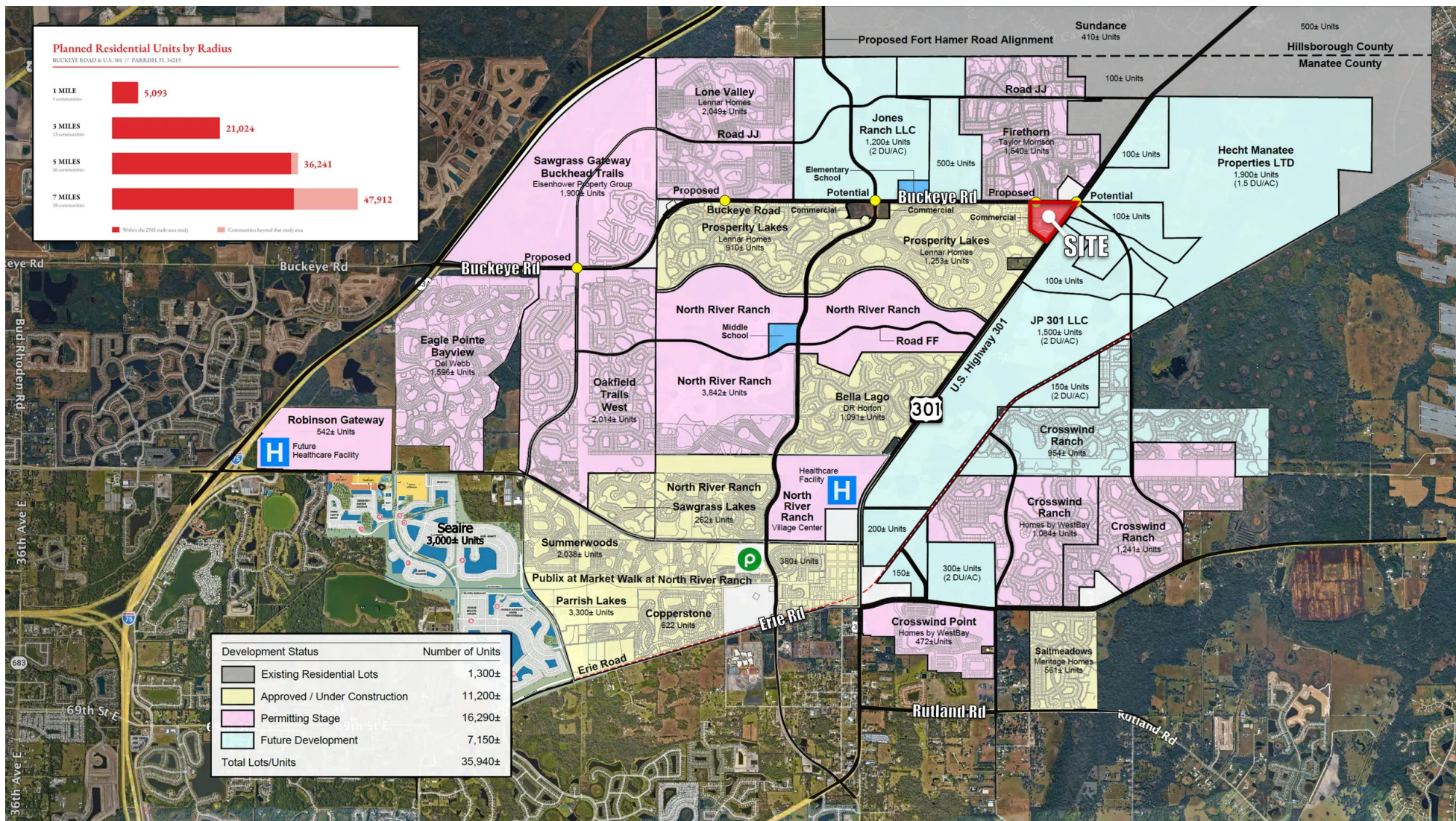
Conceptual Site Plan



Retailer Map



Residential Development Map



Planned I-75 Interchange



Aerial



Aerial



Aerial



Demographics & Growth Report

BUCKEYE ROAD & U.S. 301 // PARRISH, FL 34219

POPULATION	1 MILE	3 MILES	5 MILES
Total Population (2020 Census)	115	2,507	19,912
Total Population (ACS 2024 5-Yr)	815	5,032	24,350
Total Population (2026 Est.)	1,900	9,200	30,300
Projected Population (2030)	5,300	21,000	48,000
Average Age	36.0	37.6	44.7
HOUSEHOLDS & INCOME			
Total Households (ACS 2024 5-Yr)	252	1,581	9,444
Persons per Household	3.2	3.2	2.6
Average HH Income	\$176,370	\$154,567	\$108,136
Average Home Value	\$531,194	\$480,669	\$375,117

35,940±

Lots & units planned in the
Buckeye Rd / US 301 trade area

11,200±

Approved or already
under construction

468,200

Manatee County residents
+17.1% since the 2020 Census

\$379,000

Median home sale price
Parrish, July 2026

NEW & UNDER-CONSTRUCTION RESIDENTIAL — WITHIN FIVE MILES

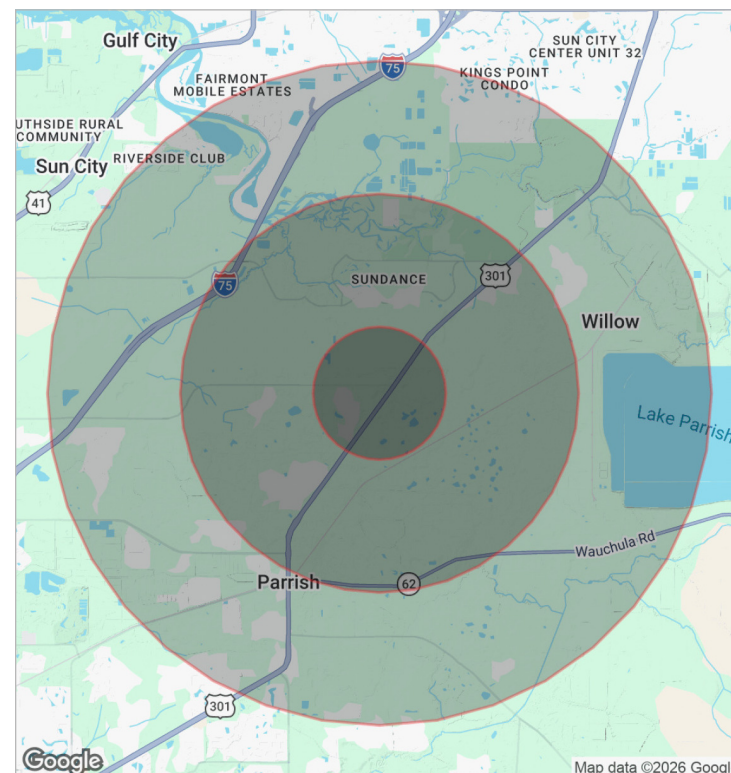
COMMUNITY	STATUS	PLANNED HOMES
North River Ranch — Neal Land, 2.2 mi SW	Building out	3,842±
Parrish Lakes — Metro Development, 5.1 mi SW	Under construction	3,300±
Crosswind Ranch — Homes by WestBay, 2.7 mi S	Under construction	3,279±
Prosperity Lakes — Lennar, adjacent	Under construction	2,163±
Lone Valley — Lennar, Buckeye Road	In planning	2,049±
Oakfield Trails West — Eisenhower, 3.1 mi W	Under construction	2,014±
Firethorn — Taylor Morrison, across Buckeye Rd	Under construction	1,540±

Combined — trade-area lots & units*

35,940±

*Per the ZNS Engineering trade-area map dated 22 July 2025: 1,300± existing lots, 11,200± approved or under construction, 16,290± permitting, 7,150± future development. Also mapped but not listed above: Summerwoods 2,038±, Hecht Manatee 1,900±, Buckhead Trails 1,900±, Del Webb BayView 1,596±, JP 301 1,500±, Jones Ranch 1,200±, Bella Lago 1,091±, Aviary 756±, Copperstone 622, Saltmeadows 561±, Crosswind Point 472± and others.

Sources: 1/3/5-mile figures independently computed for this site from 2020 Decennial Census block counts (TIGERweb) and ACS 2024 5-Year block-group tables, apportioned by clipping 2020 census-block geometry against each radius and weighting by block population and housing units. Average HH income = aggregate household income / households; average home value = aggregate value / owner-occupied units. 2026 and 2030 figures are projections built from the approved and permitted residential pipeline at each ring's household size. Also: Census Bureau QuickFacts (Manatee County, Vintage 2025); Florida EDR; the ZNS Engineering trade-area study at page 5 of this memorandum; MLS closed sales (July 2026); and developer and press records.



1 Mile 3 Miles 5 Miles

Trade-area radii centered on the subject site | Map data ©2026 Google

GROWTH DRIVERS

- 35,940± residential lots and units are planned in the Buckeye Road / US 301 trade area, of which 11,200± are already approved or under construction.
- Manatee County grew 17.1% between 2020 and 2025 to 468,200 residents and permitted 11,015 housing units in 2025 alone; Florida EDR projects 517,272 by 2030.
- HCA Florida opened the North River Ranch ER 2.9 miles southwest in Oct. 2025 and has a 150+ bed hospital approved; State College of Florida's \$40M Parrish campus opens Fall 2027.
- Moccasin Wallow Road is being widened to four lanes, the I-75 diverging-diamond interchange opened June 2026, and \$190.5M of Fort Hamer Road and bridge work is in design.

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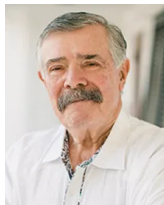
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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. 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.



Your Advisors



Bill Eshenbaugh, ALC, CCIM
Senior Advisor/Founder
813.287.8787 x101
bill@thedirttdog.com



J. Michael Strahan, ALC, CCIM, MAB
Senior Advisor/Partner
813.287.8787 x105
michael@thedirttdog.com

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