

RESIDENTIAL DEVELOPMENT SITE

FOR SALE

8809 Erie Ct. Parrish (Bradenton Area), FL



Land Details:

- 22 or 44 Acres Zoned "A" (General Agriculture) with future land use of RES-9 (9 du/ga or 9 units /gross acre) "APPROVED"
- Access from Erie Ct and from 96th Avenue.
- Full public utility services are available to the subject site.
- Close to the Prime Outlets-Ellenton Outlet Mall which contains over 500,000 SF of commercial space.
- 2007 Appraisal shows "As-Is Value" of \$1.43MM and "As-Resoned and Approved for Multi-Family" of \$2.95MM
- (1) additional 22 Acre tract can be purchased with this site to combine 61.92 Acres with potential 354 unit residential development. New residential developments in the area.
- Due Diligence reports available including Environmental, Drainage Evaluations, Wetland Determinations, Geotech, surveys, soils reports, and other reports available upon request.

Sales Price

\$595,000 (22 Acres)

\$29,750/ Acre/ \$.68 PSF

\$1,100,000 (44 Acres)

BELOW MARKET

Potential Owner Financing
See Broker for Details

CONTACT:

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Cell (407) 448-1823
vwolle@ResultsREPartners.com

or

Rebecca Anderson Caspari
(407) 647-0200 Ext. 3
Rebecca@ResultsREPartner.com

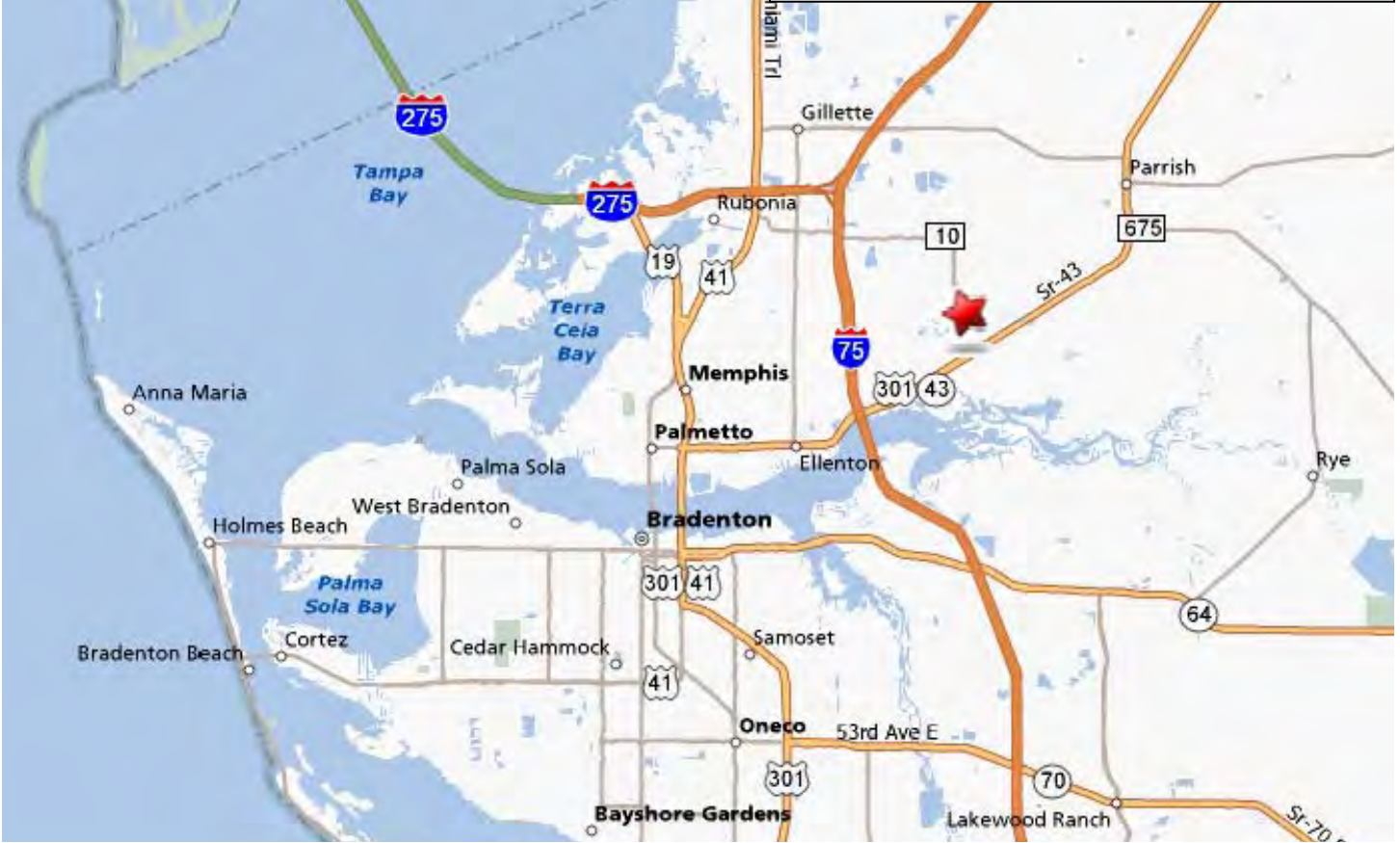
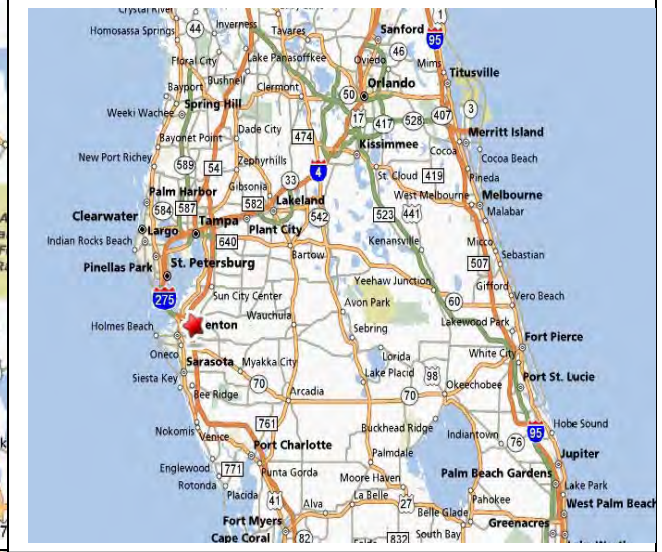
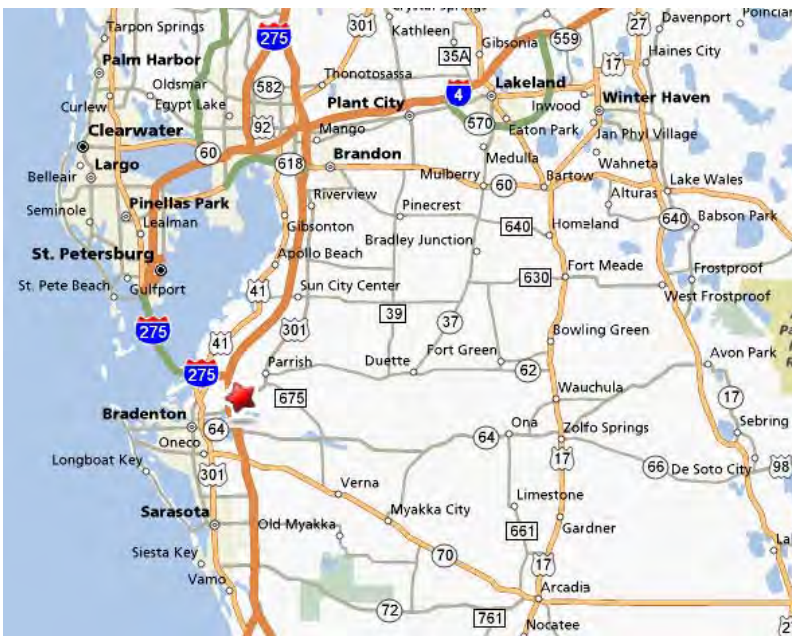


RESULTS REAL ESTATE PARTNERS, LLC
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Location Maps



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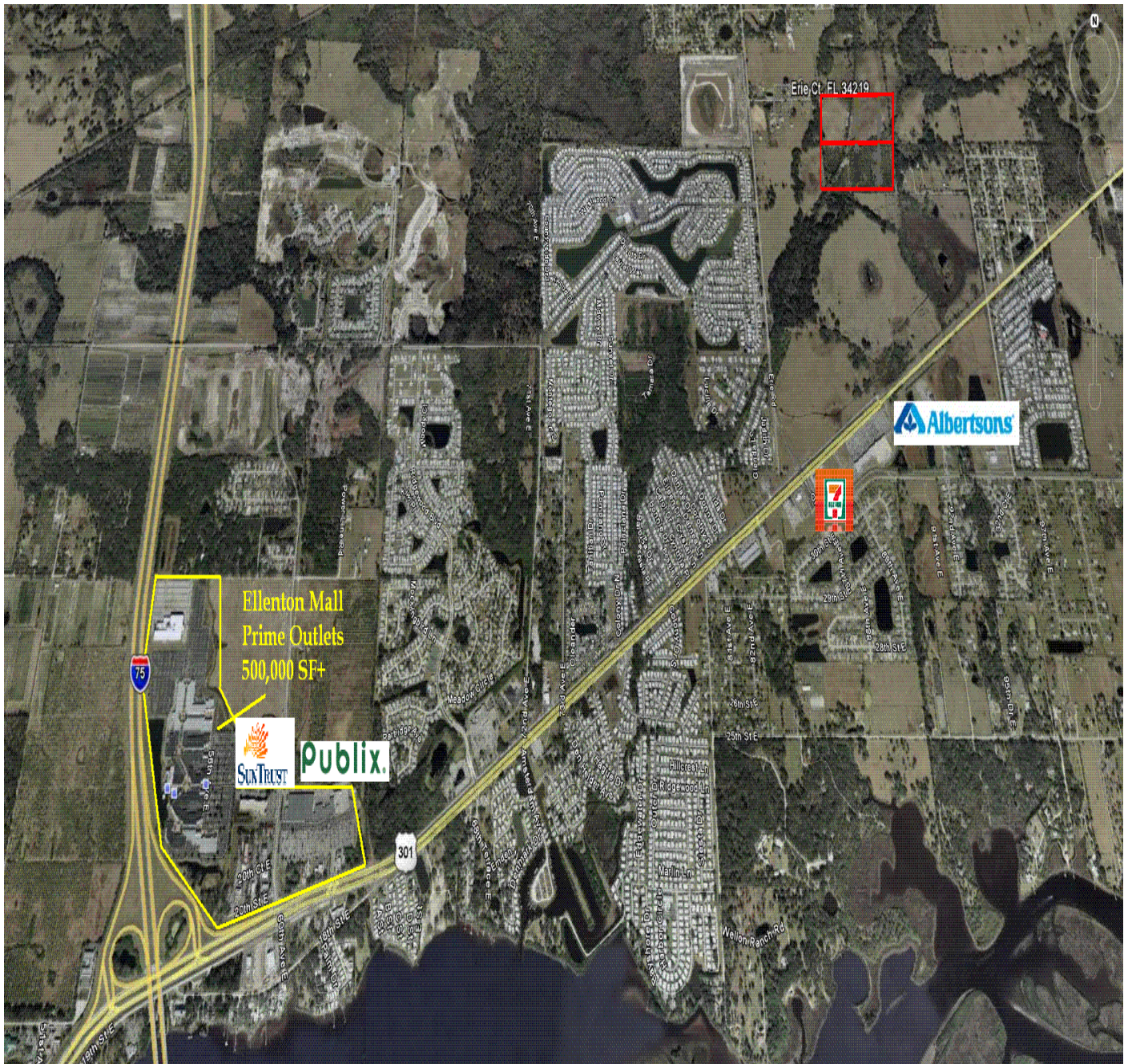
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Aerial



The area is growing with new developments including Big Kmart, Publix, Albertson, several banks and fast food eateries, and several new residential developments in the area.



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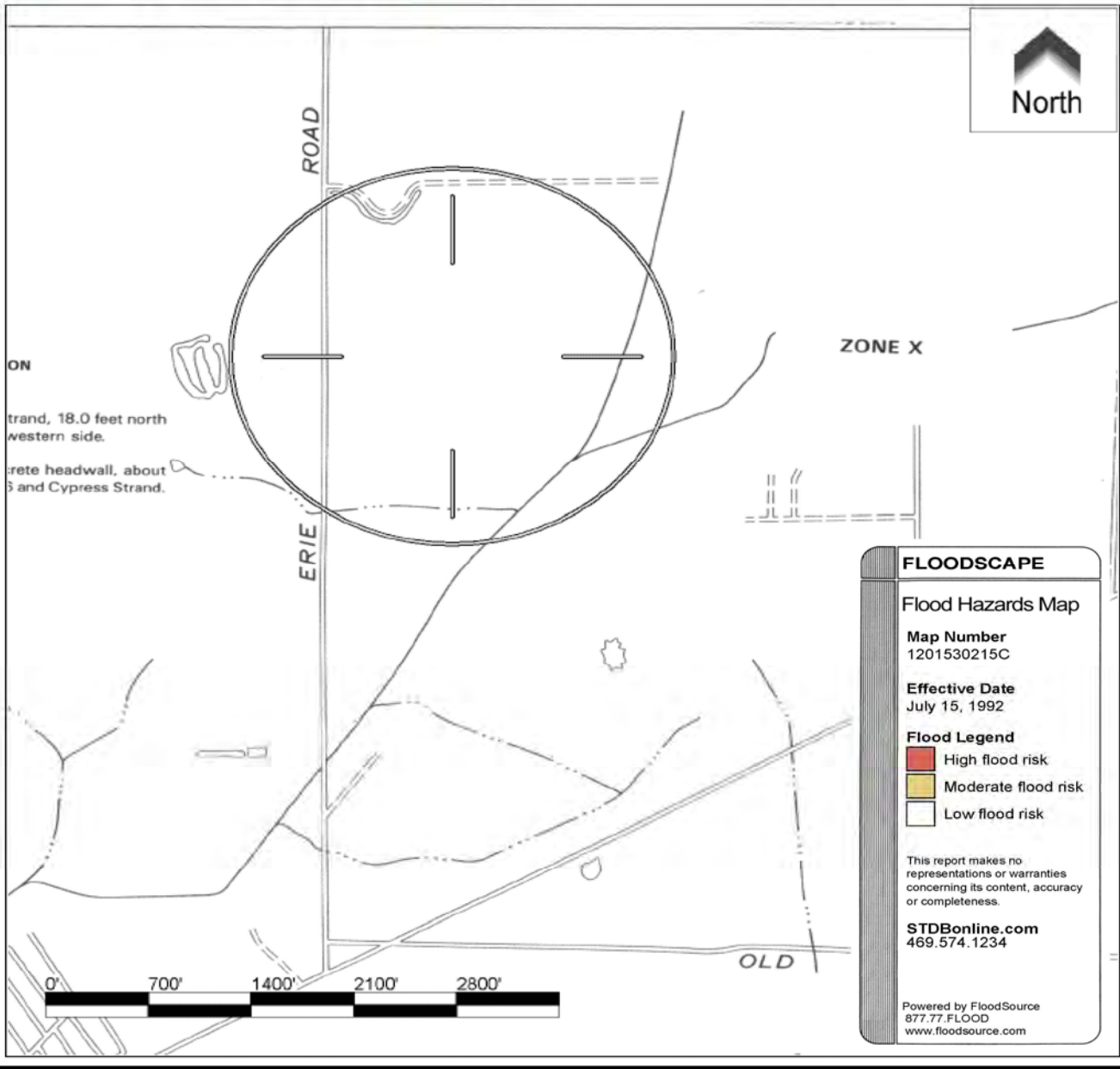
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Flood Zone Map



PROPERTY ADDRESS:
8809 Erie Ct, Parrish, FL 34219



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Potential Site Plan



Note: This site plan reflects 66 Acres+/-



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