

WATERFRONT LAND •  
FOR SALE

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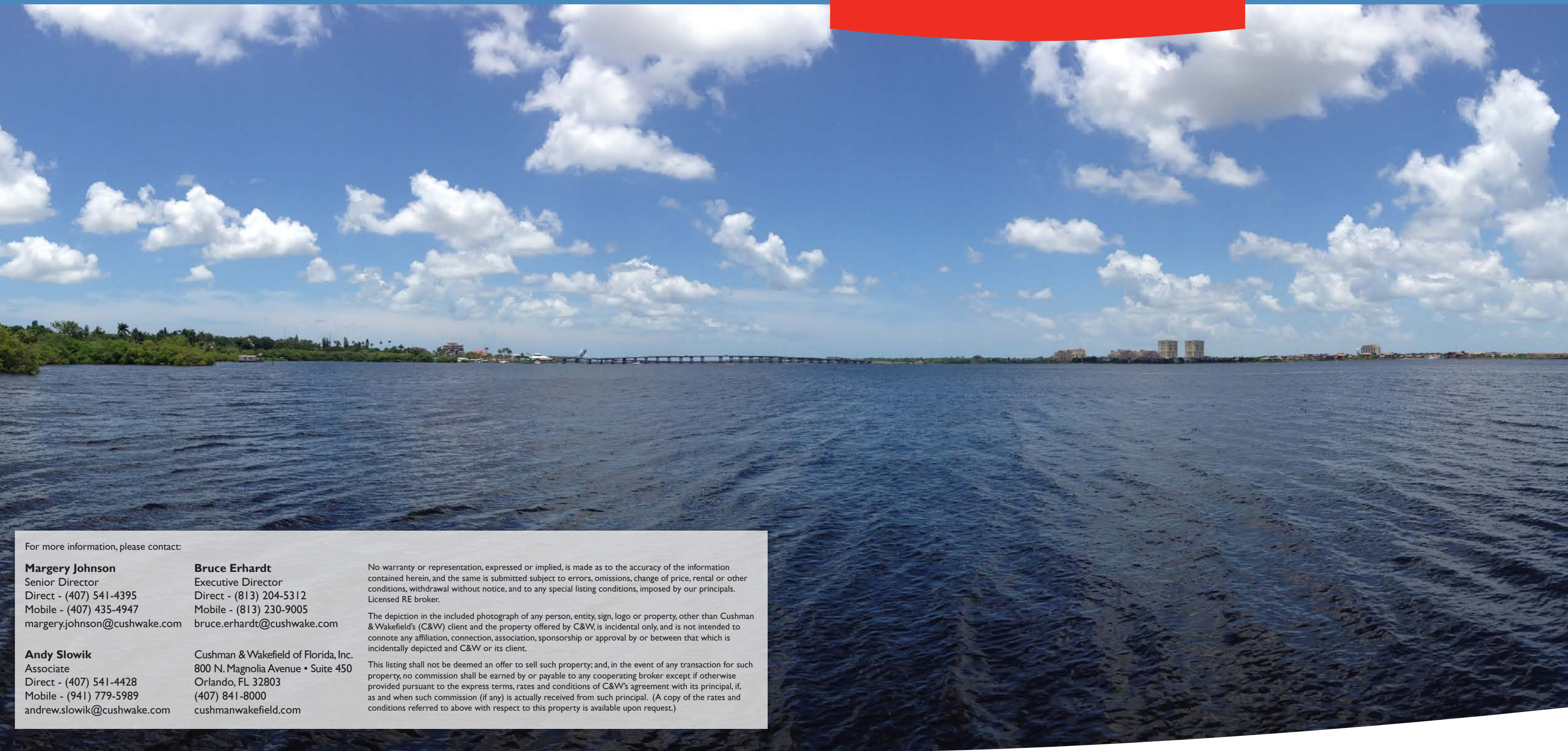
## LENDER OWNED

### Bradenton, FL

± 19.95 Riverfront Acres



LAND FOR DEVELOPMENT



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**INTRODUCTION**

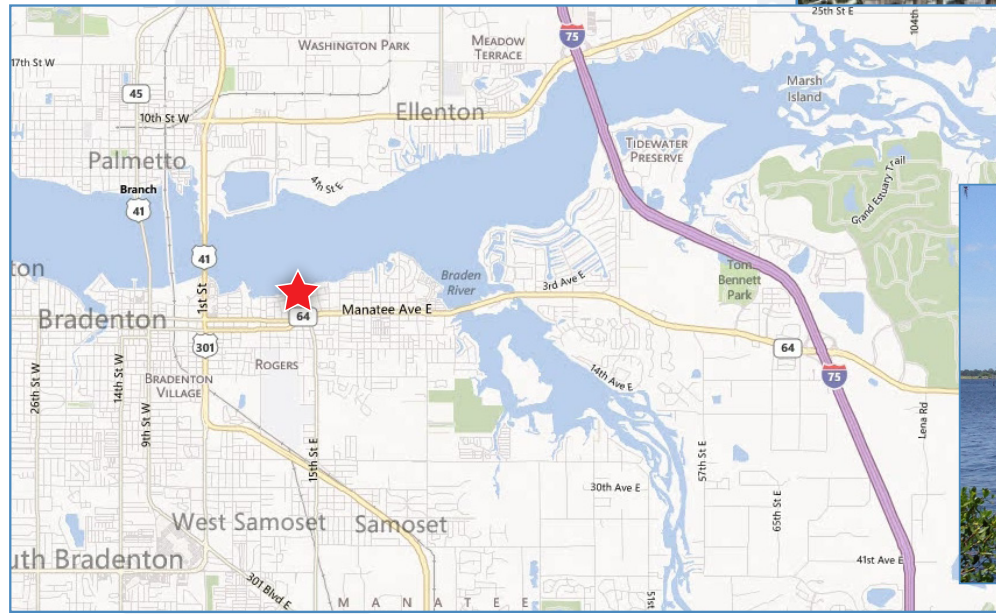
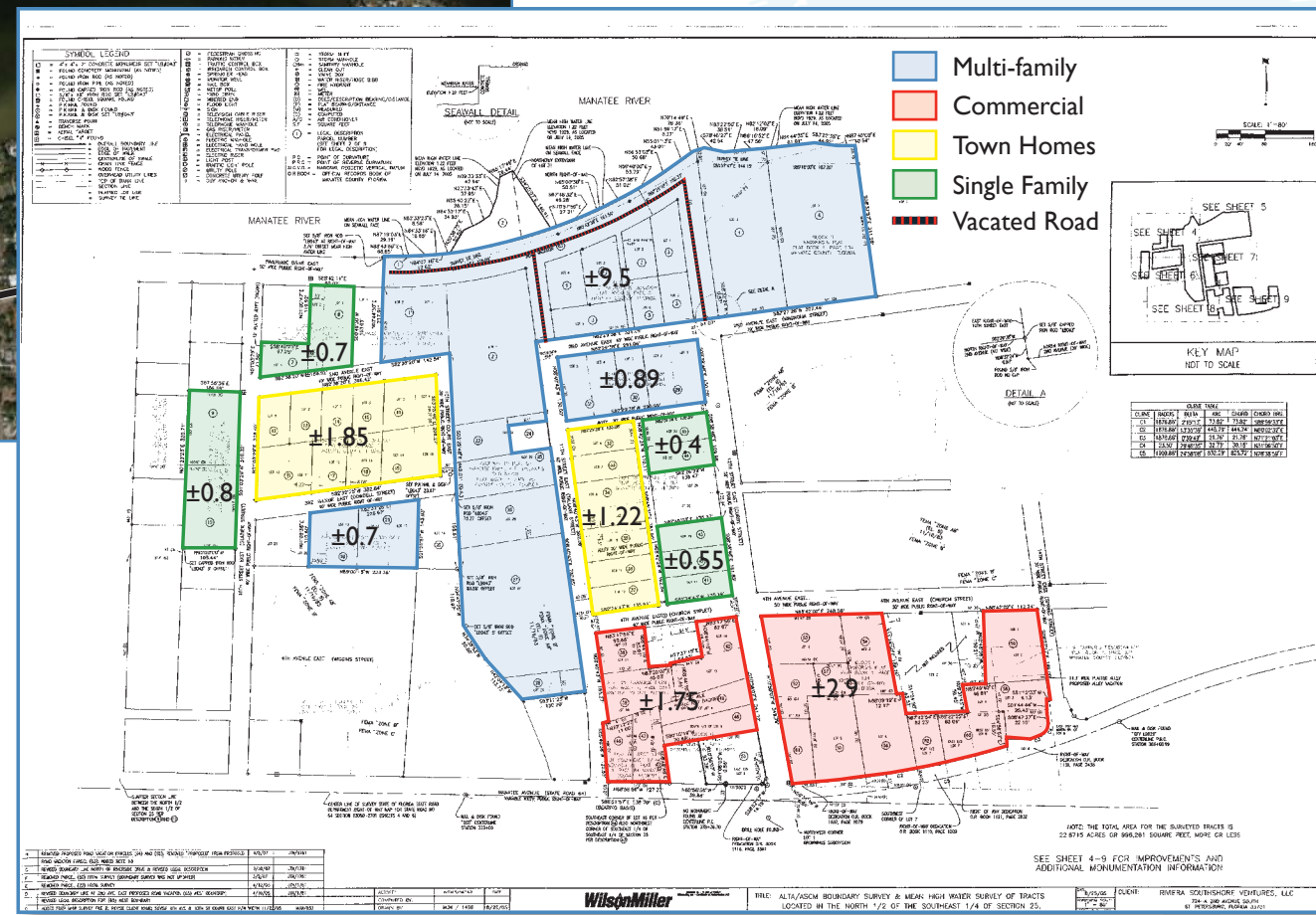
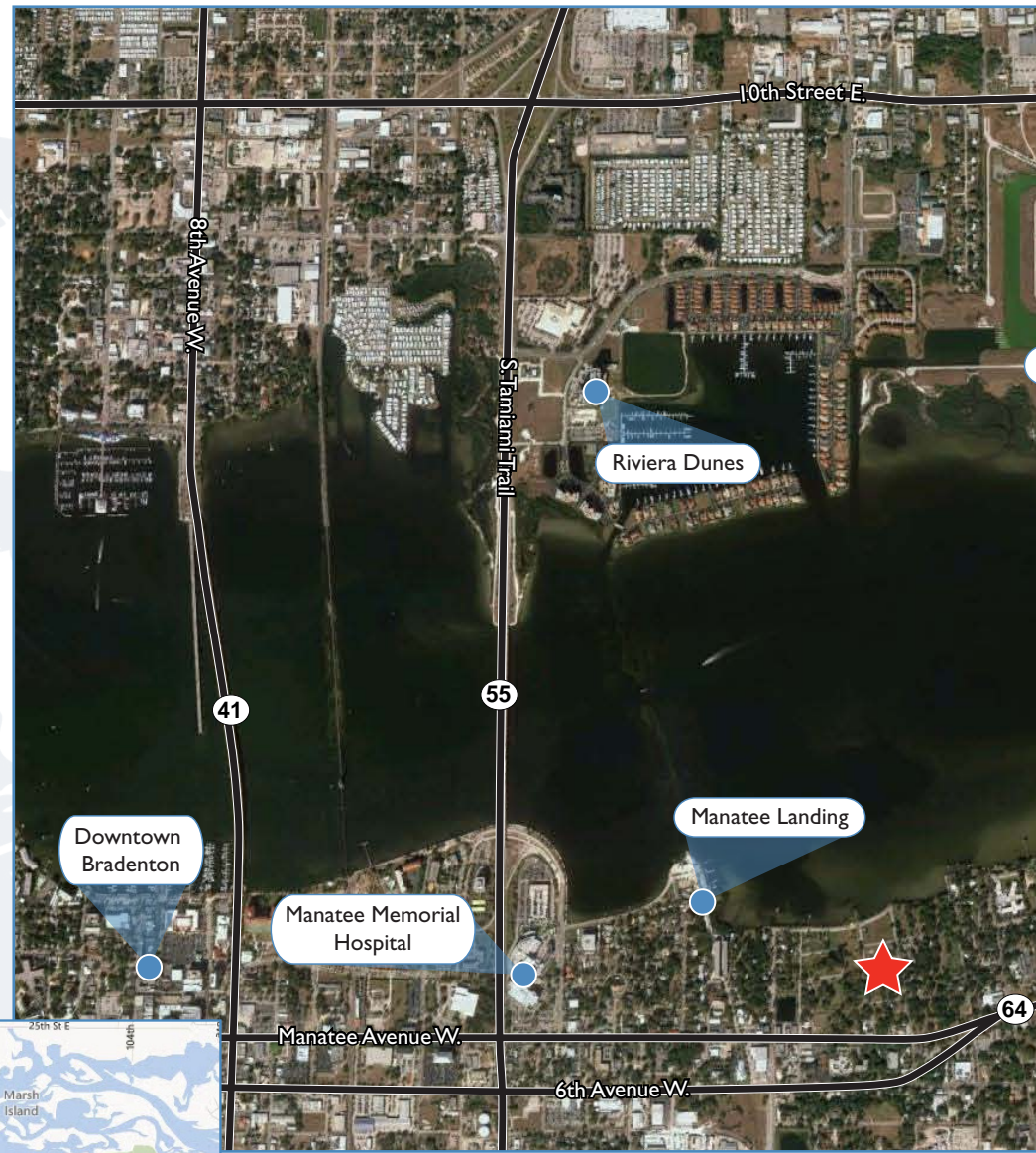
Cushman & Wakefield, as the Exclusive Sales Agent, is pleased to present the former Riviera Southshore development site, which offers mixed residential uses and +/- 1,050 feet of frontage on the Manatee River.

**SITE SPECIFICS**

- SIZE** ± 19.95 Acres (Will Divide)
- ZONING** PDP
- ENTITLEMENTS** (Contained in PDP)
  - 691 Residential Units**
  - 620 Condominiums
  - 44 Single Family Homes
  - 27 Town Homes
  - ± 54,000 SF Retail/Commercial**
- TRAFFIC COUNT**
  - 34,500 (AADT) SR 64 at 15<sup>th</sup> Street E. (Two-Way)
  - 18,500 (AADT) SR 64 at 9<sup>th</sup> Street E. (One-Way)

Note: In order to develop multi-family rental and/or assisted living, the PDP will need to be altered. This alteration will result in the site being subject to the city of Bradenton's Form Based Code.

**ASKING PRICE: \$6,000,000**



185' dock included onsite