



**COLDWELL  
BANKER  
COMMERCIAL**

**NRT**

**FOR SALE**

## 5.13 ACRES PARRISH

\$650,000

12208-12398 County Road 675  
Parrish, FL 34219

### AVAILABLE SPACE

5.13 Acres

### FEATURES

- Property is Contiguous to Center State Bank on Rutland Road.
- Increased development in the area makes this a buy and build scenario.
- Large scale Residential Development moving in this direction.

### AREA

RUTLAND RD EAST OF 301 on CR 675

Property is Contiguous to Center State Bank on the corner of (CR 675)  
Rutland Road and 301 N.



CBCWORLDWIDE.COM

### OFFICE

#### David Neff

Broker Associate  
941 448 1500  
david.neff@cbcncrt.com

#### Janet Robinson

Commercial Director Florida West Coast  
941 993 0895  
janet.robinson@nrtllc.com

©2020 Coldwell Banker. All Rights Reserved. Coldwell Banker and the Coldwell Banker Commercial logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Realogy Brokerage Group LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act.

**COLDWELL BANKER COMMERCIAL  
NRT**  
100 N Tamiami Trl, Sarasota, FL 34236  
941.925.8586



**SALE**

## YMCA LAND 5.13A PARRISH

12208-12398 County Road 675, Parrish, FL 34219



### OFFERING SUMMARY

Sale Price: \$600,000

Lot Size: 5.13 Acres

Zoning: A-1 VIL

Market: TAMPA

Submarket: MANATEE COUNTY

Price / SF: \$2.69

### PROPERTY OVERVIEW

5.13 ACRES RAW LAND ON CR 675 JUST OFF OF 301. In the path of progress of multiply large residential communities under construction as well as several in planning stages. Possible retail, office, and institutional uses.

### PROPERTY HIGHLIGHTS

- Property is Contiguous to Center State Bank on Rutland Road.
- Increased development in the area makes this a buy and build scenario.
- Large scale Residential Development moving in this direction.

CBCWORLDWIDE.COM

David Neff  
Broker Associate  
941 448 1500  
david.neff@cbcncrt.com

Janet Robinson  
Commercial Director Florida West Coast  
941 993 0895  
janet.robinson@nrtllc.com



**COLDWELL  
BANKER  
COMMERCIAL**

**NRT**

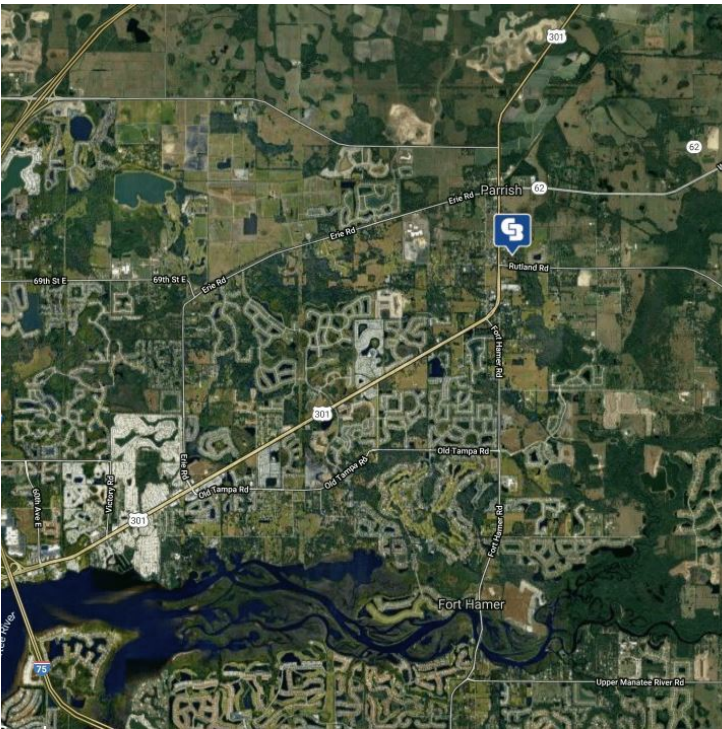




# YMCA LAND 5.13A PARRISH

12208-12398 County Road 675, Parrish, FL 34219

SALE



CBCWORLDWIDE.COM

David Neff  
Broker Associate  
941 448 1500  
david.neff@cbcncr.com

Janet Robinson  
Commercial Director Florida West Coast  
941 993 0895  
janet.robinson@nrtllc.com



**COLDWELL  
BANKER  
COMMERCIAL**

NRT

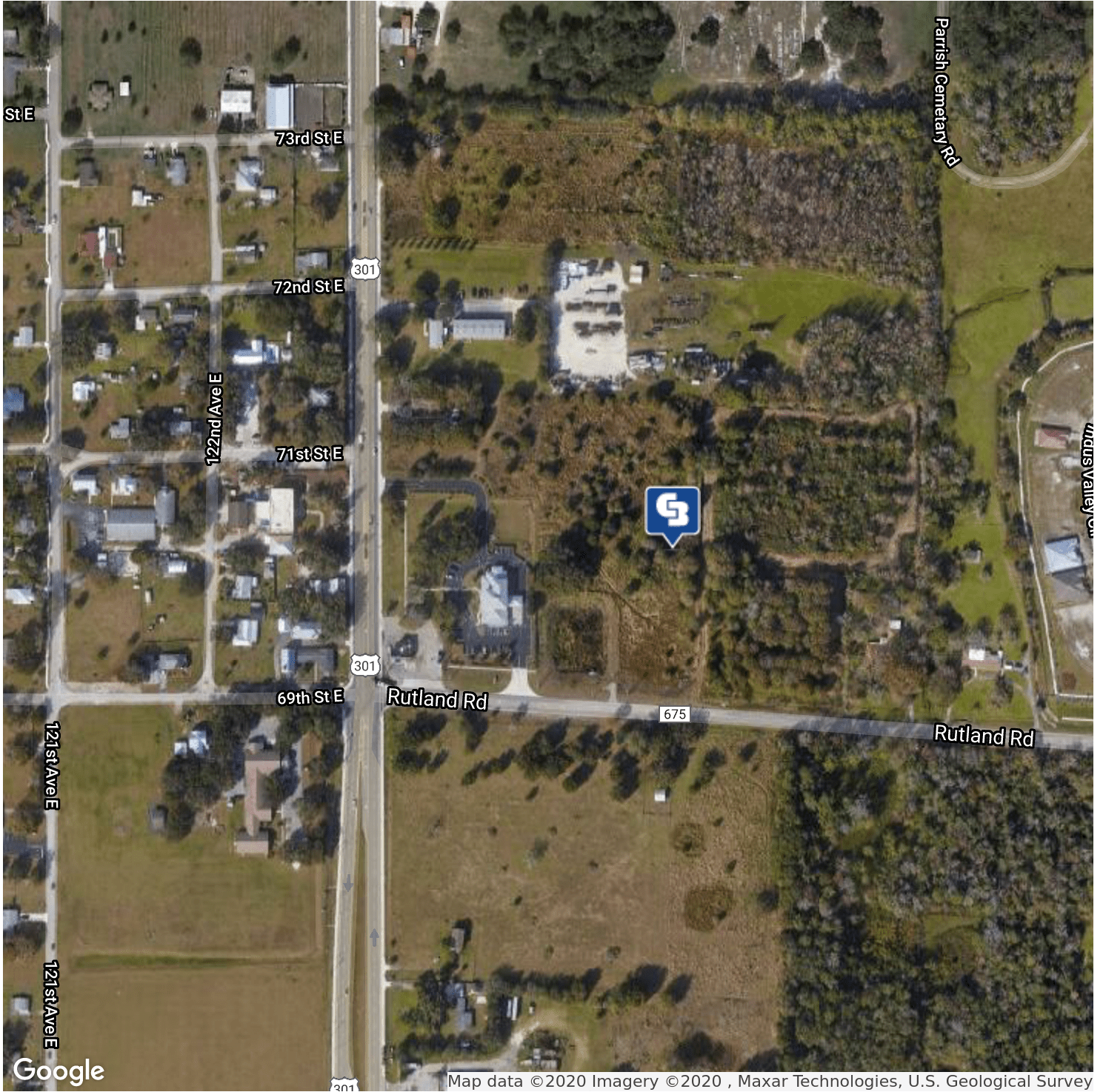




# YMCA LAND 5.13A PARRISH

12208-12398 County Road 675, Parrish, FL 34219

# SALE



CBCWORLDWIDE.COM

David Neff  
 Broker Associate  
 941 448 1500  
 david.neff@cbcncr.com

Janet Robinson  
 Commercial Director Florida West Coast  
 941 993 0895  
 janet.robinson@nrtllc.com



**COLDWELL  
 BANKER  
 COMMERCIAL**

NRT

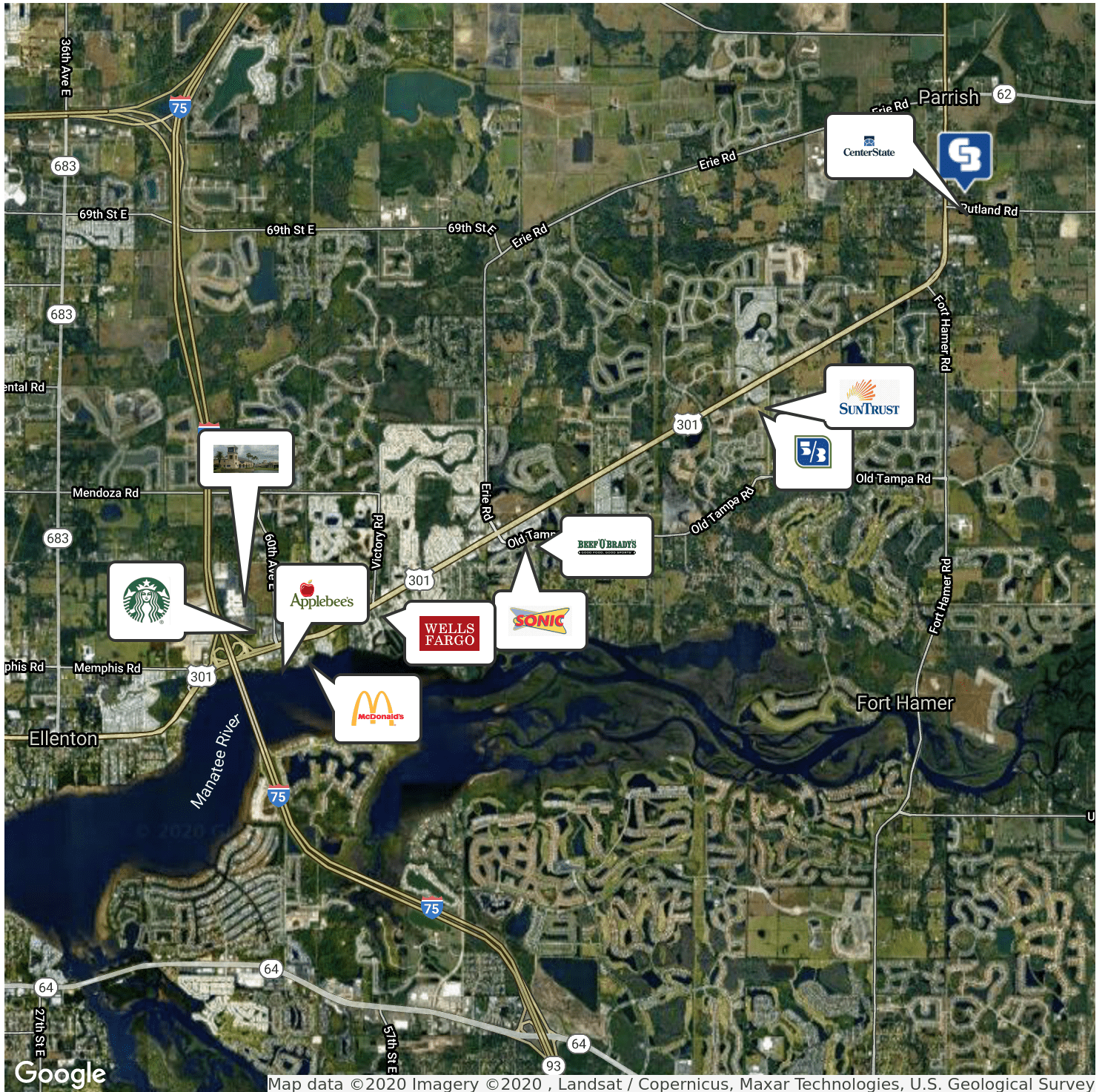




# YMCA LAND 5.13A PARRISH

12208-12398 County Road 675, Parrish, FL 34219

# SALE



CBCWORLDWIDE.COM

David Neff  
 Broker Associate  
 941 448 1500  
 david.neff@cbcncr.com

Janet Robinson  
 Commercial Director Florida West Coast  
 941 993 0895  
 janet.robinson@nrtllc.com



NRT

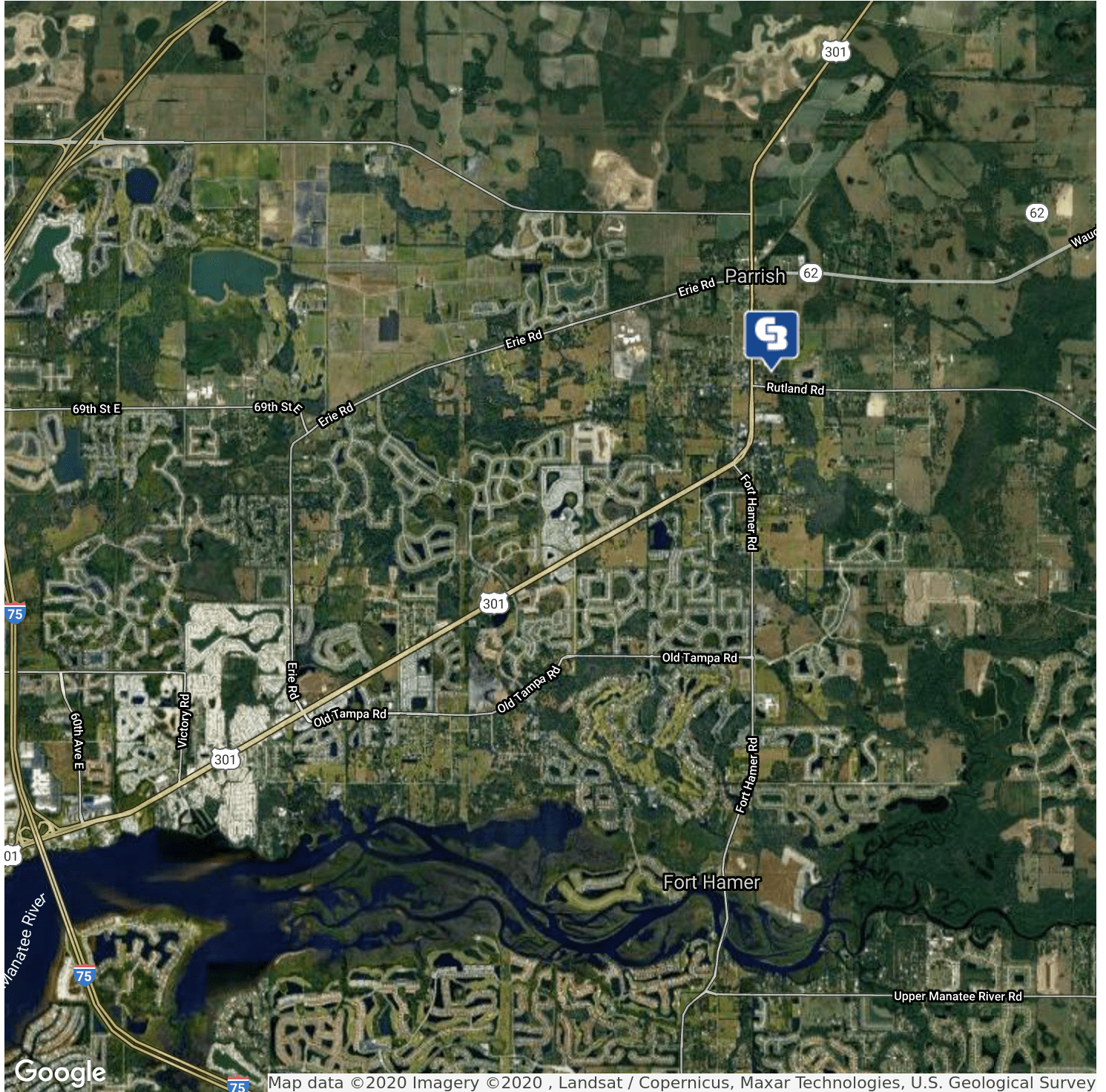




# YMCA LAND 5.13A PARRISH

12208-12398 County Road 675, Parrish, FL 34219

# SALE



CBCWORLDWIDE.COM

David Neff  
 Broker Associate  
 941 448 1500  
 david.neff@cbcncr.com

Janet Robinson  
 Commercial Director Florida West Coast  
 941 993 0895  
 janet.robinson@nrtllc.com



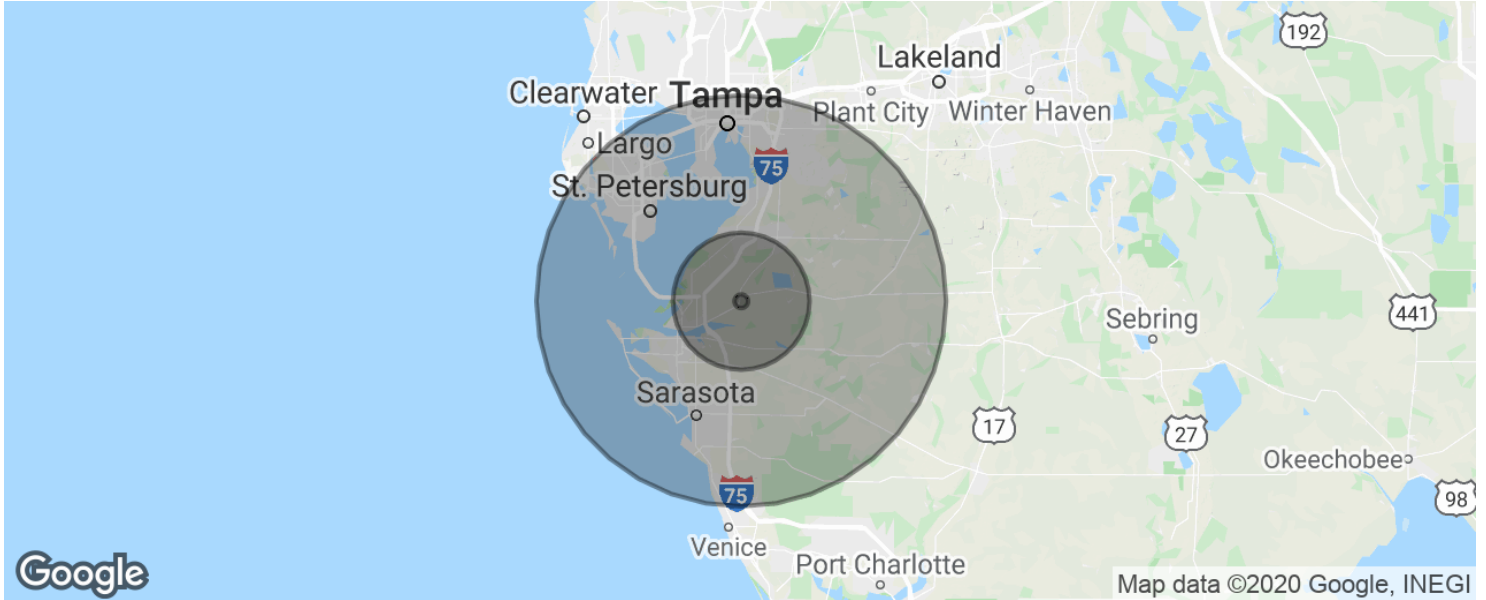
**COLDWELL  
 BANKER  
 COMMERCIAL**

NRT



# YMCA LAND 5.13A PARRISH

12208-12398 County Road 675, Parrish, FL 34219



## POPULATION

	1 MILE	10 MILES	30 MILES
Total population	935	121,709	1,657,125
Median age	44.5	45.9	42.4
Median age (Male)	44.8	45.6	41.2
Median age (Female)	43.2	46.6	43.5

## HOUSEHOLDS & INCOME

	1 MILE	10 MILES	30 MILES
Total households	369	49,506	692,013
# of persons per HH	2.5	2.5	2.4
Average HH income	\$73,174	\$63,635	\$66,976
Average house value	\$238,325	\$228,112	\$274,828

\* Demographic data derived from 2010 US Census

CBCWORLDWIDE.COM

David Neff  
 Broker Associate  
 941 448 1500  
 david.neff@cbcncr.com

Janet Robinson  
 Commercial Director Florida West Coast  
 941 993 0895  
 janet.robinson@nrtllc.com



**COLDWELL  
BANKER  
COMMERCIAL**

NRT