

Property Description

PROPERTY DESCRIPTION

The opportunity is to develop apartments on 17.44± acres located adjacent to Esplanade at Artisan Lakes in Palmetto, Manatee County, FL. The site is currently being rezoned for 300 multifamily units and will be sold subject to the zoning being complete. The road and utilities are currently being extended to the site. There are no wetlands and the site is cleared. It is situated in the north-west quadrant of Moccasin Wallow Road and I-75 with excellent I-75 visibility. Just North of I-275, it provides almost a direct route to St. Petersburg Beaches.

LOCATION DESCRIPTION

Located next to an award winning community called the Esplande at Artisan Lakes, which are planned with California Tuscan architecture in mind, also including resort-style amenities. The 17.44 acres of land located in Manatee County give you a great private location that is only a short drive to many destinations like the Terra Ceia Aquatic Preserve, Ellenton Premium Outlets, and the South Florida Museum.

PROPERTY SIZE

17.44 Acres

ZONING

PD-MU

FUTURE LAND USE

RES-6

PARCEL ID

612110159, 612130059

PRICE

\$7,500,000

BROKER CONTACT INFO

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Principal

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Aerial Facing SE



Aerial Facing E



Aerial Facing S





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Demographics Map & Report

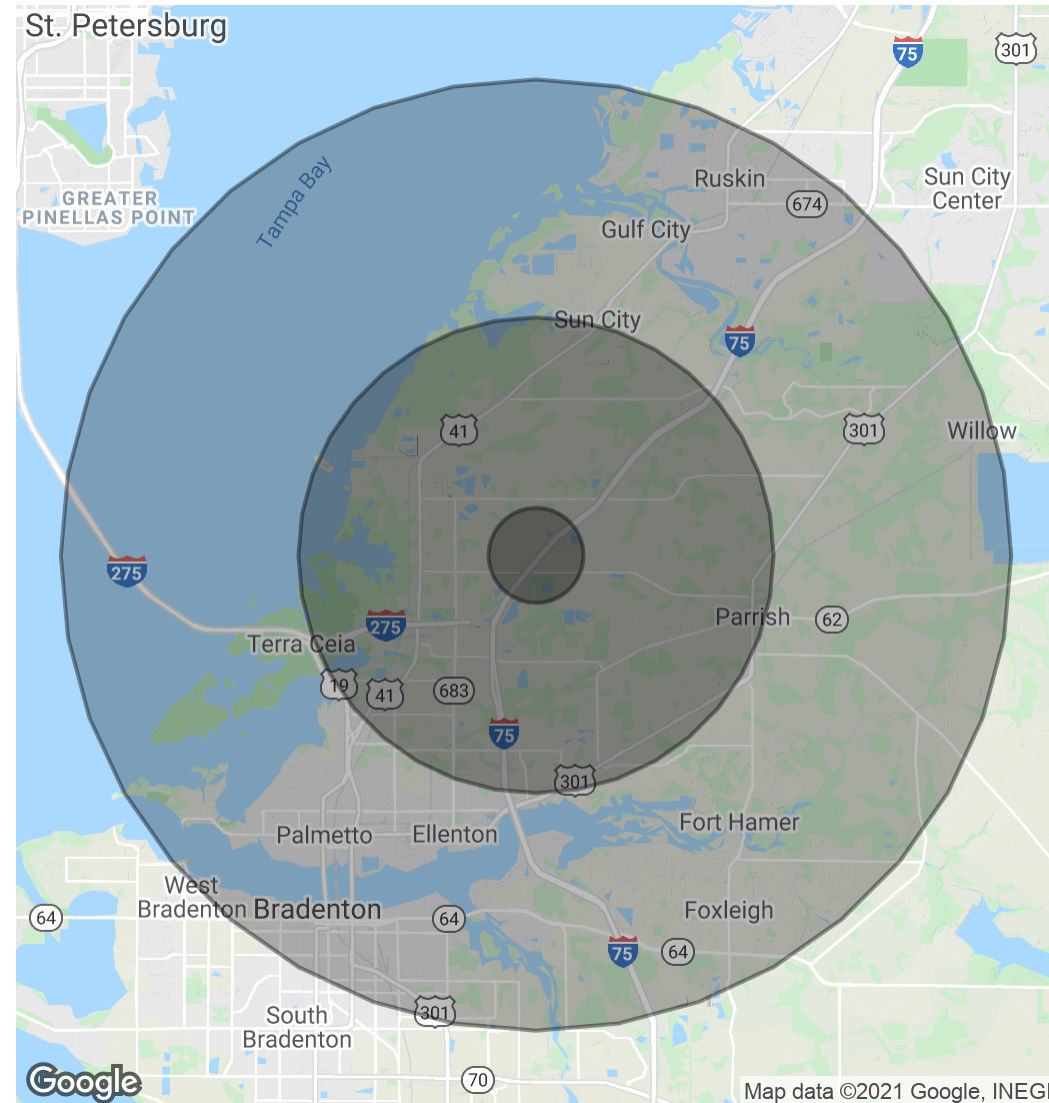
POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	361	28,611	155,172
Average age	36.1	48.9	42.4
Average age (Male)	37.8	48.5	41.7
Average age (Female)	33.9	49.2	43.6

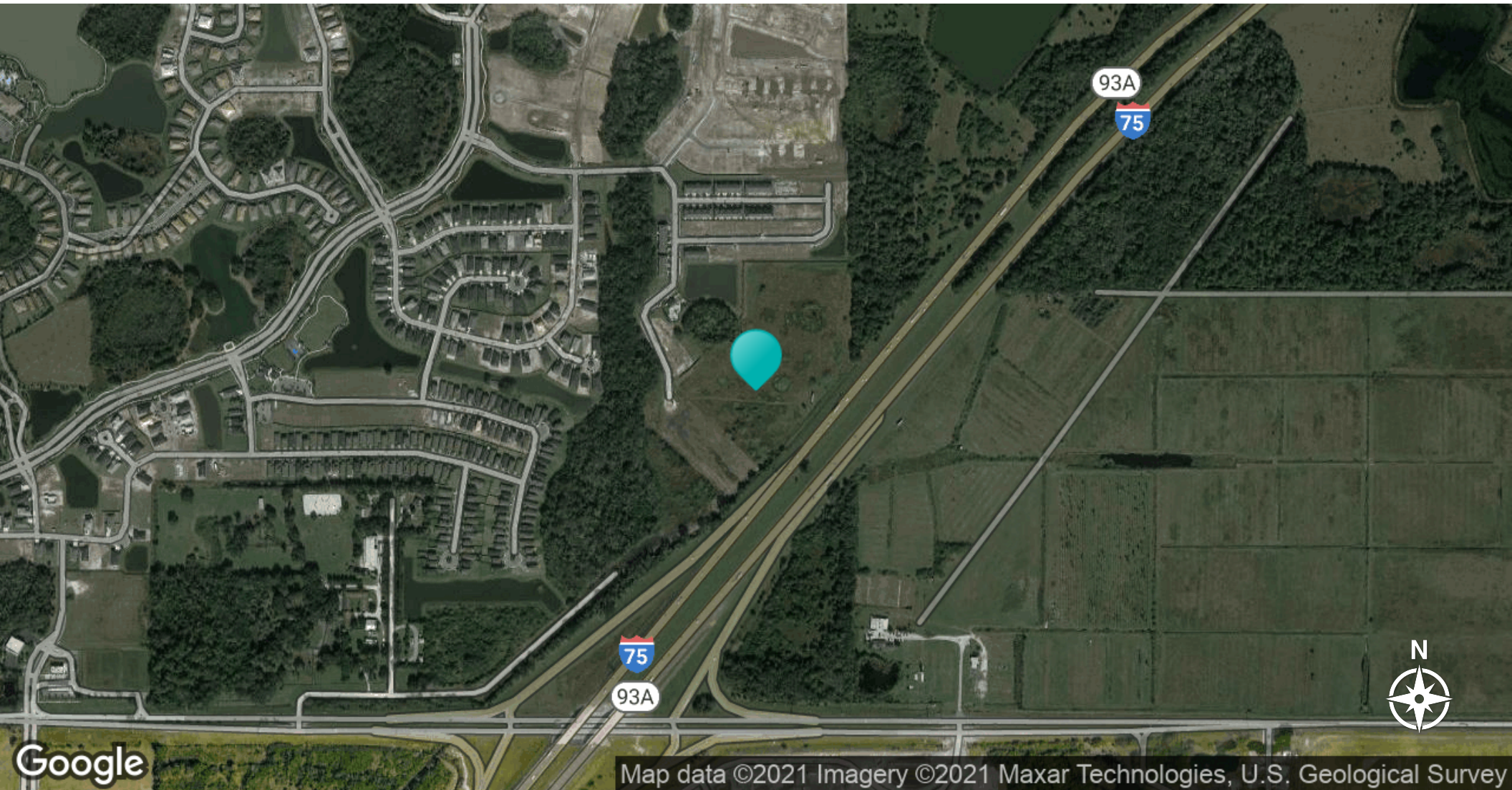
HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	132	11,853	60,219
# of persons per HH	2.7	2.4	2.6
Average HH income	\$71,819	\$55,591	\$59,825
Average house value		\$147,904	\$225,984

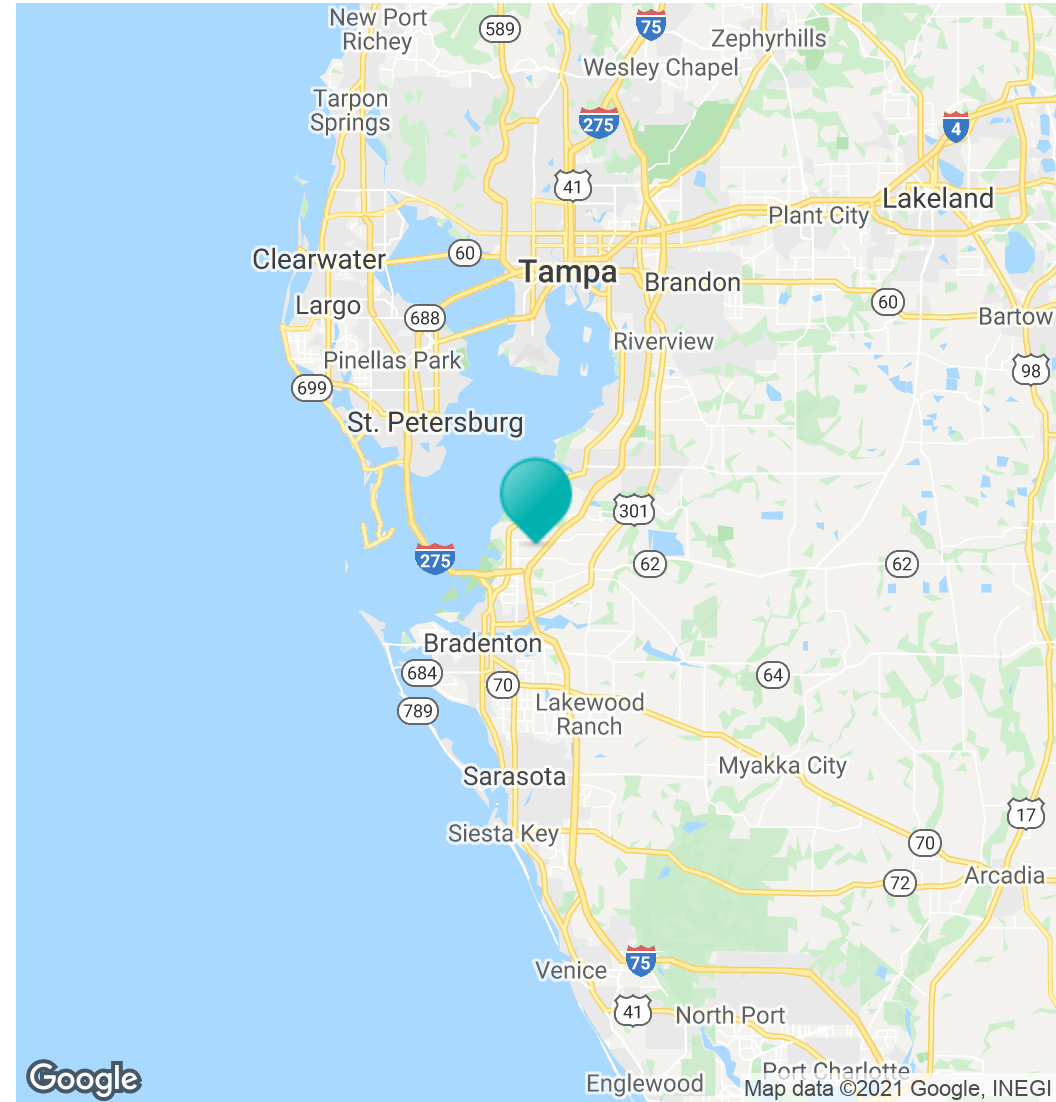
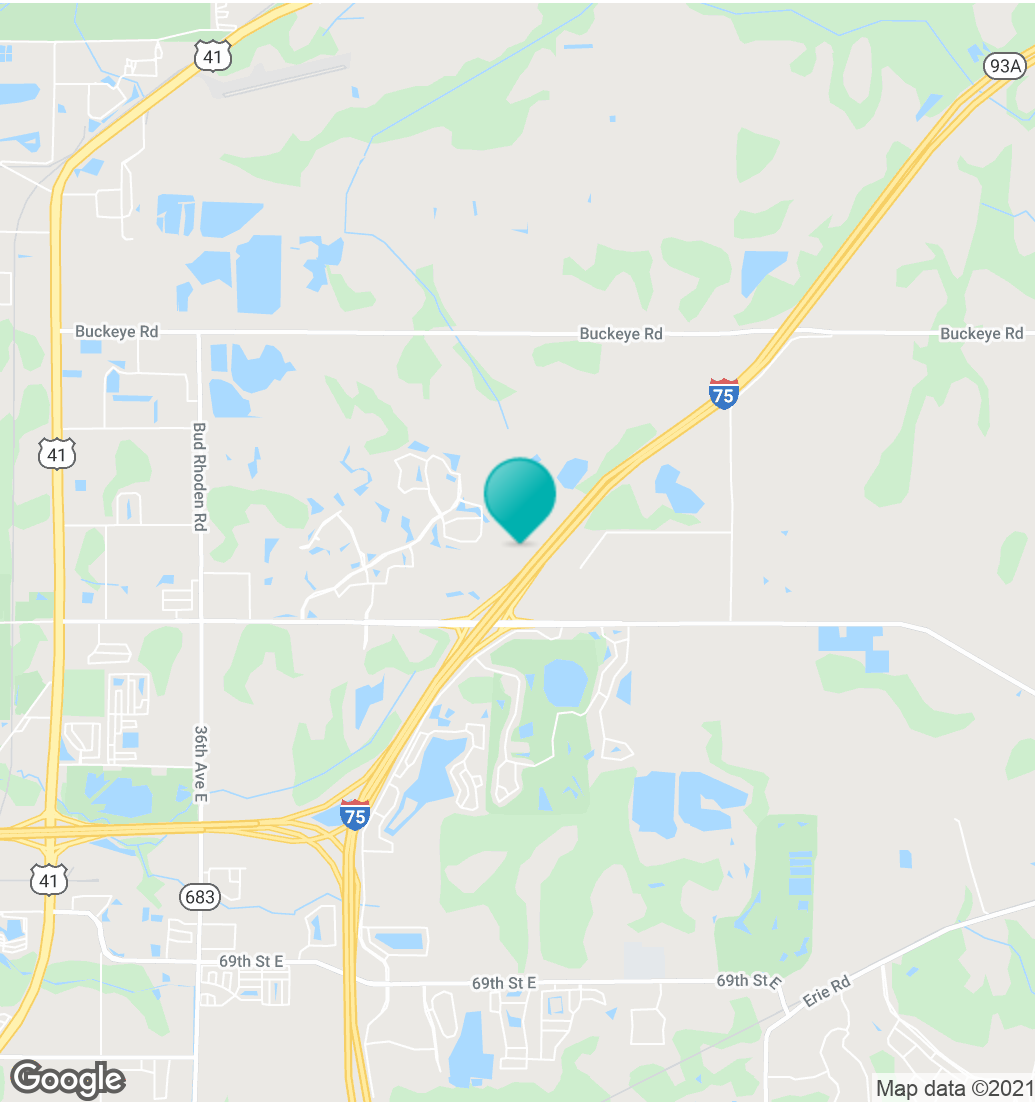
* Demographic data derived from 2010 US Census



Regional Map



Location Maps



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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.

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