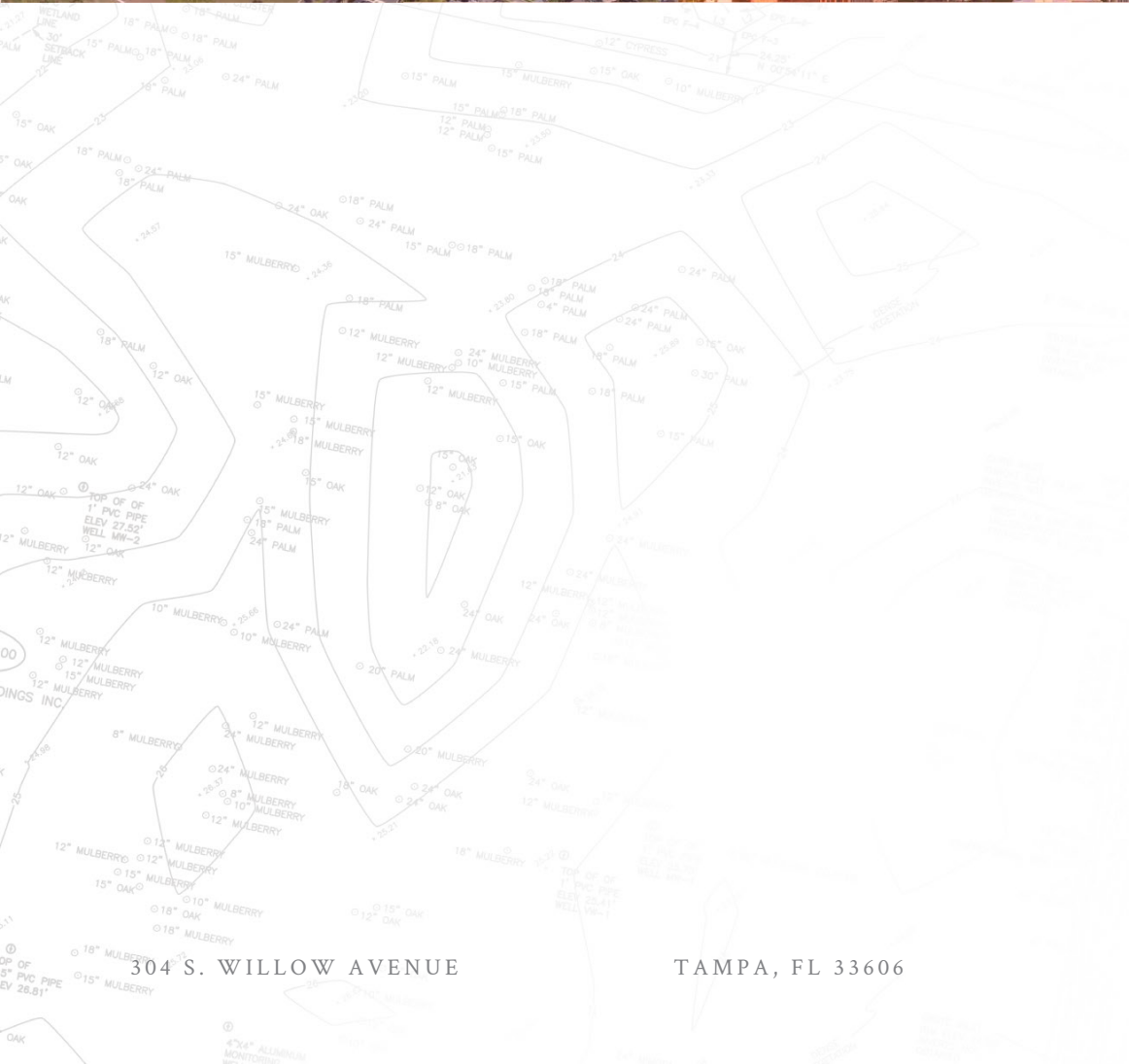


We know this land.



Eshenbaugh

LAND COMPANY

The Dirt Dog

304 S. WILLOW AVENUE

TAMPA, FL 33606

813.287.8787

www.thedirtdog.com

Property Description

PROPERTY DESCRIPTION

The opportunity is to develop 6.31± acres of commercial or office located at the entrance to the Esplanade at Artisan Lakes in Palmetto, Manatee County, FL. It is situated in-between U.S. Highway 41 and I-75, a convenient location for heading to the beach or shopping malls. Just North of I-275, it provides a direct route to St. Petersburg Beaches.

LOCATION DESCRIPTION

The parcel is 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 location is only a short drive to many destinations like the Pinellas County Beaches, Tampa, and Sarasota.

PROPERTY SIZE

6.31± Acres

ZONING

PD-MU: Allows for use under the PD-O and PDC District

FUTURE LAND USE

Mixed-Use

PARCEL ID

611500109

PRICE

\$1,500,000

BROKER CONTACT INFO

Chris Bowers, CCIM

Senior Broker

813.287.8787 x8

chris@thedirtdog.com

Ryan Sampson, CCIM, ALC

Principal

813.287.8787 x4

Ryan@TheDirtDog.com



Aerial



Aerial



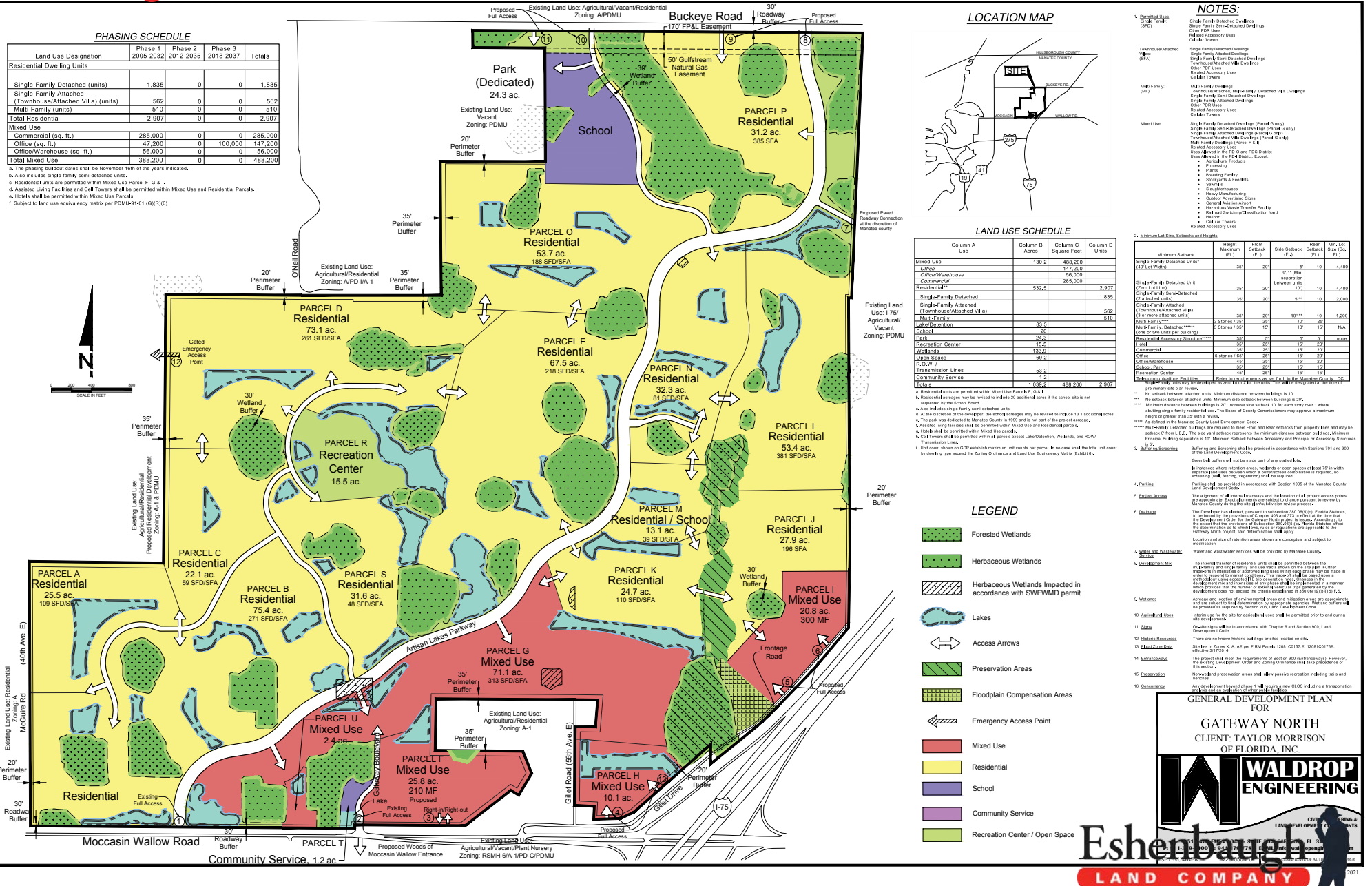
Aerial



Additional Photos



Zoning



GENERAL DEVELOPMENT PLAN FOR
GATEWAY NORTH
 CLIENT: TAYLOR MORRISON OF FLORIDA, INC.
WALDROP ENGINEERING
Eshenbaugh LAND COMPANY
 The Dirt Dog thedirtdog.com

Esplanade at Artisan Lakes Master Plan



ESPLANADE
AT ARTISAN LAKES

COMMUNITY MASTER PLAN

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July 10, 2018

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3 Mile Demographics

KEY FACTS



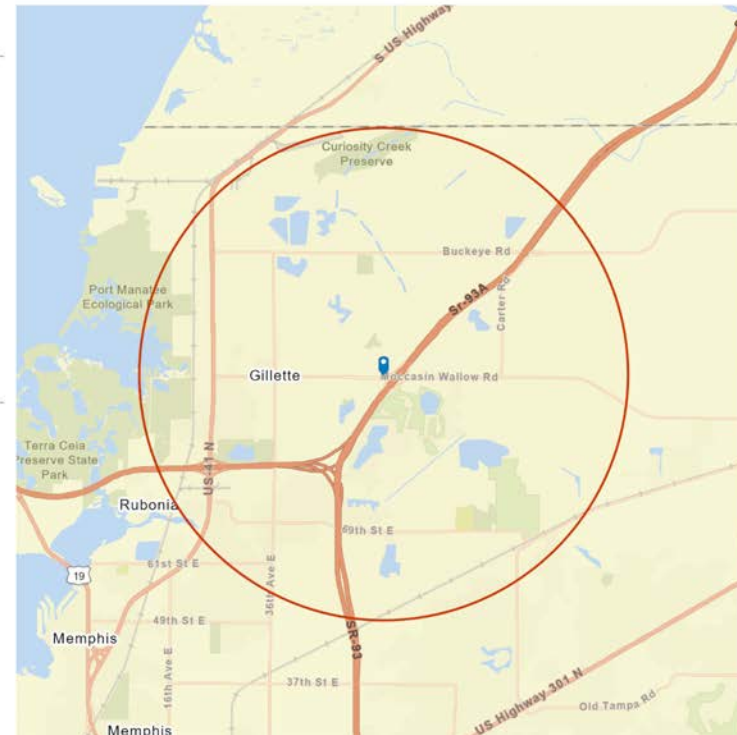
INCOME



BUSINESS



EMPLOYMENT



5 Mile Demographics

KEY FACTS



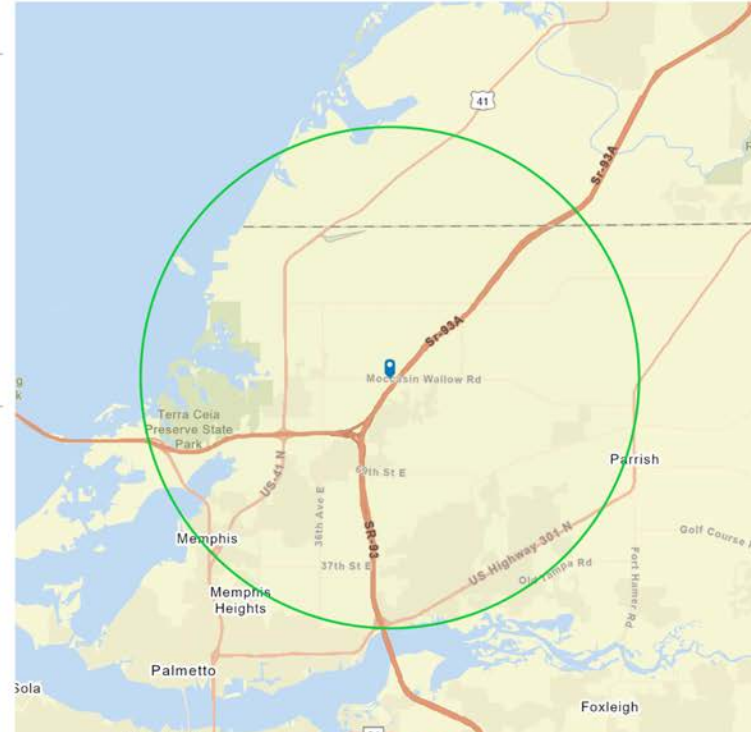
INCOME



BUSINESS



EMPLOYMENT



7 Mile Demographics

KEY FACTS

91,977

Population



Average Household Size

47.1

Median Age

\$66,284

Median Household Income

INCOME



\$66,284

Median Household Income



\$34,632

Per Capita Income



\$255,494

Median Net Worth

BUSINESS



1,997

Total Businesses



17,939

Total Employees

EMPLOYMENT



65%

White Collar



21%

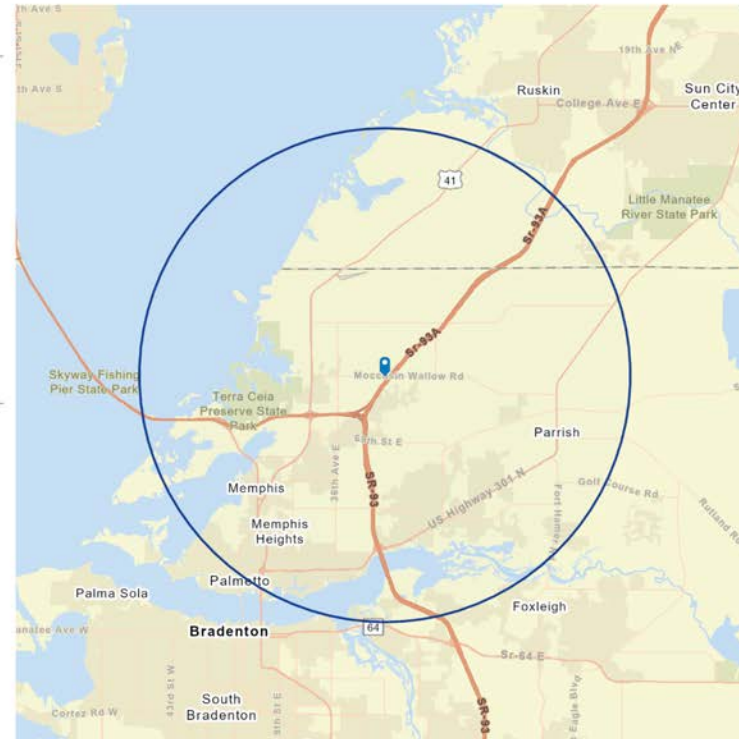
Blue Collar



Services

3.3%

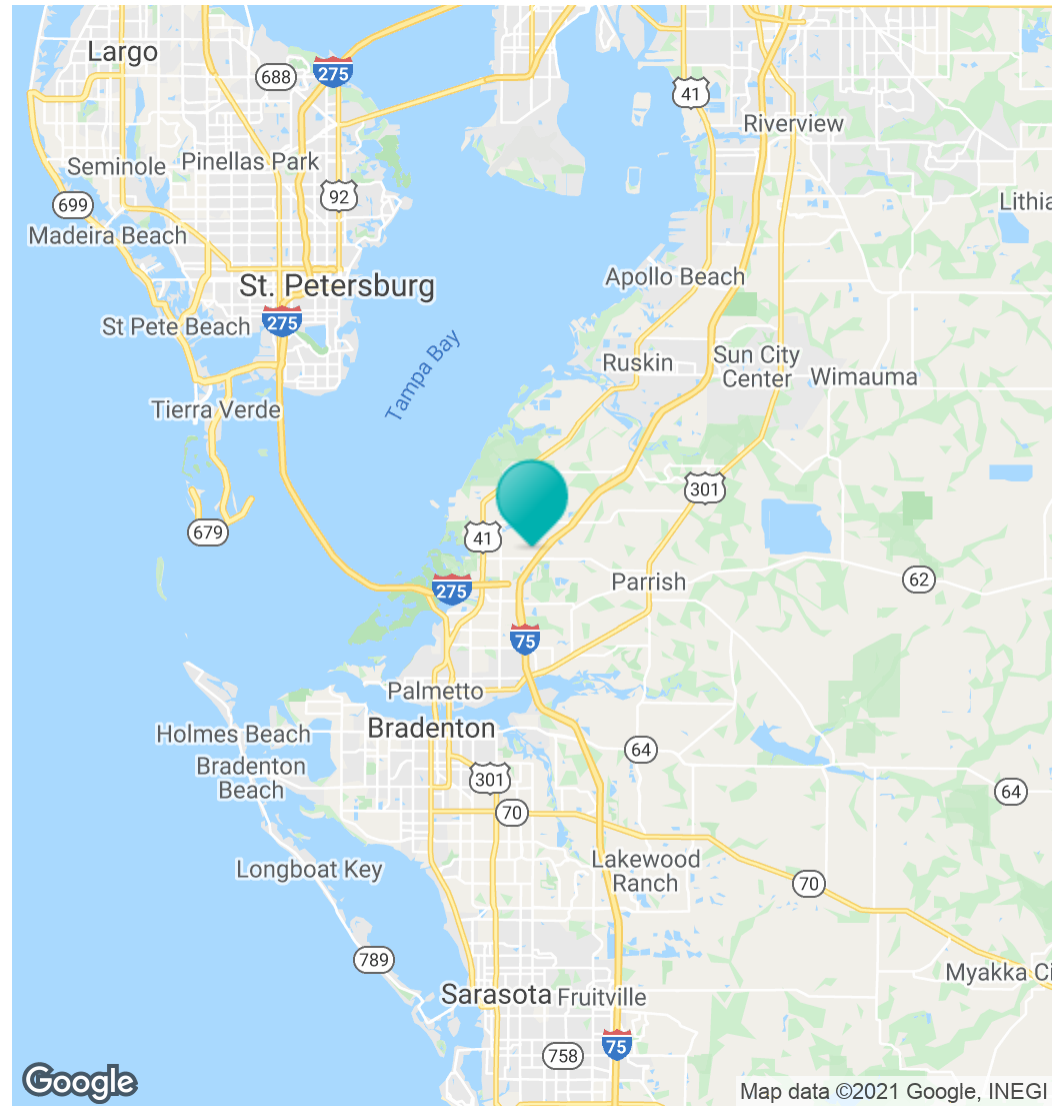
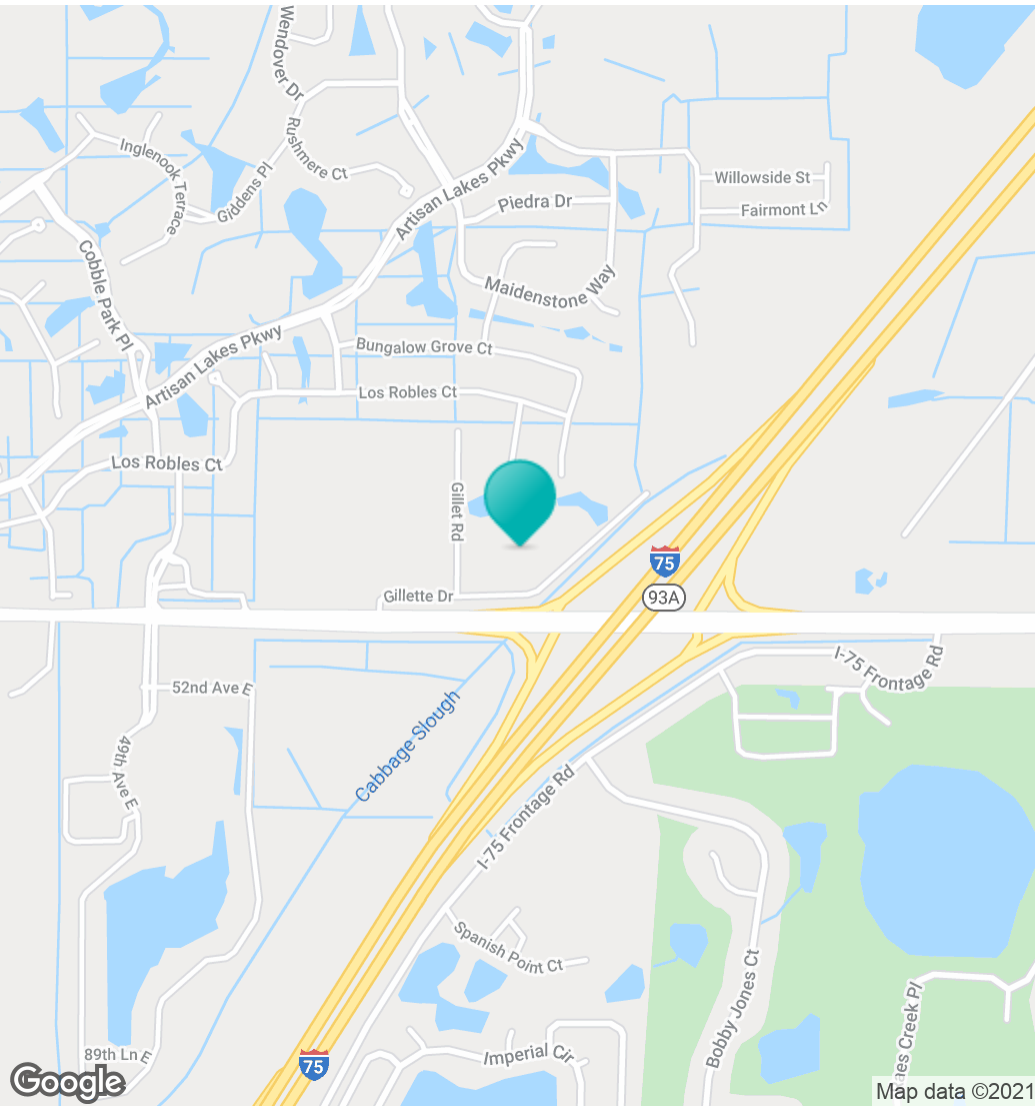
Unemployment Rate



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Location Map



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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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