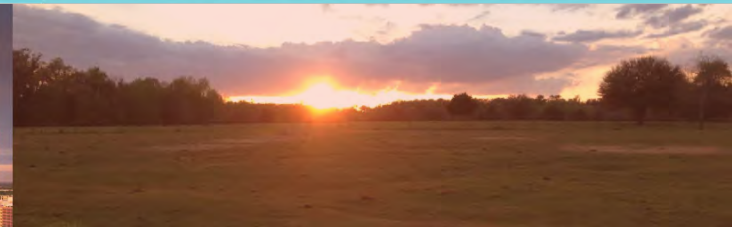
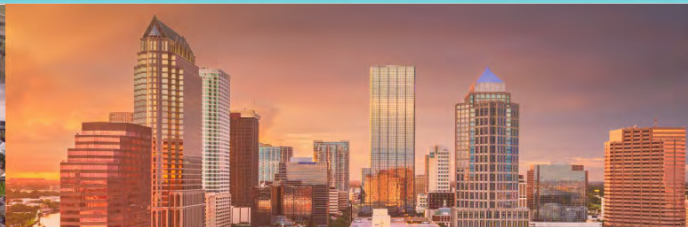


We know this land.



Bradenton Park

Eshenbaugh
LAND COMPANY



The Dirt Dog

304 S. WILLOW AVENUE

TAMPA, FL 33606

813.287.8787

www.thedirtdog.com

Overview



Property Description

PROPERTY DESCRIPTION

The opportunity is to purchase .13± acres zoned T-6 in the City of Bradenton, FL. It's estimated that all .13± acres are useable. Water and sewer are at the property. The site was previously a public park owned by the city.

T-6, Urban Core District, consists of the highest density and height, with the greatest variety of uses. Please see page 6, 7, & 8 for more information

LOCATION DESCRIPTION

The subject property is located at 618 Manatee Ave W, Bradenton, FL 34205. It is ideally located between 1st St and 9th St, in the City of Bradenton. West Manatee Ave is a medical center hotspot given its close proximity to Manatee Memorial Hospital. The site is approximately 45 minutes from Downtown Tampa and Tampa International Airport, as well as 20 minutes away from Sarasota Bradenton International Airport.

MUNICIPALITY

City of Bradenton

PROPERTY SIZE

0.13 Acres, allows 90% lot coverage and max of 8 stories

ZONING

T-6 Urban Core - See page 6, 7, & 8 for more information

PARCEL ID

3282100109

PRICE

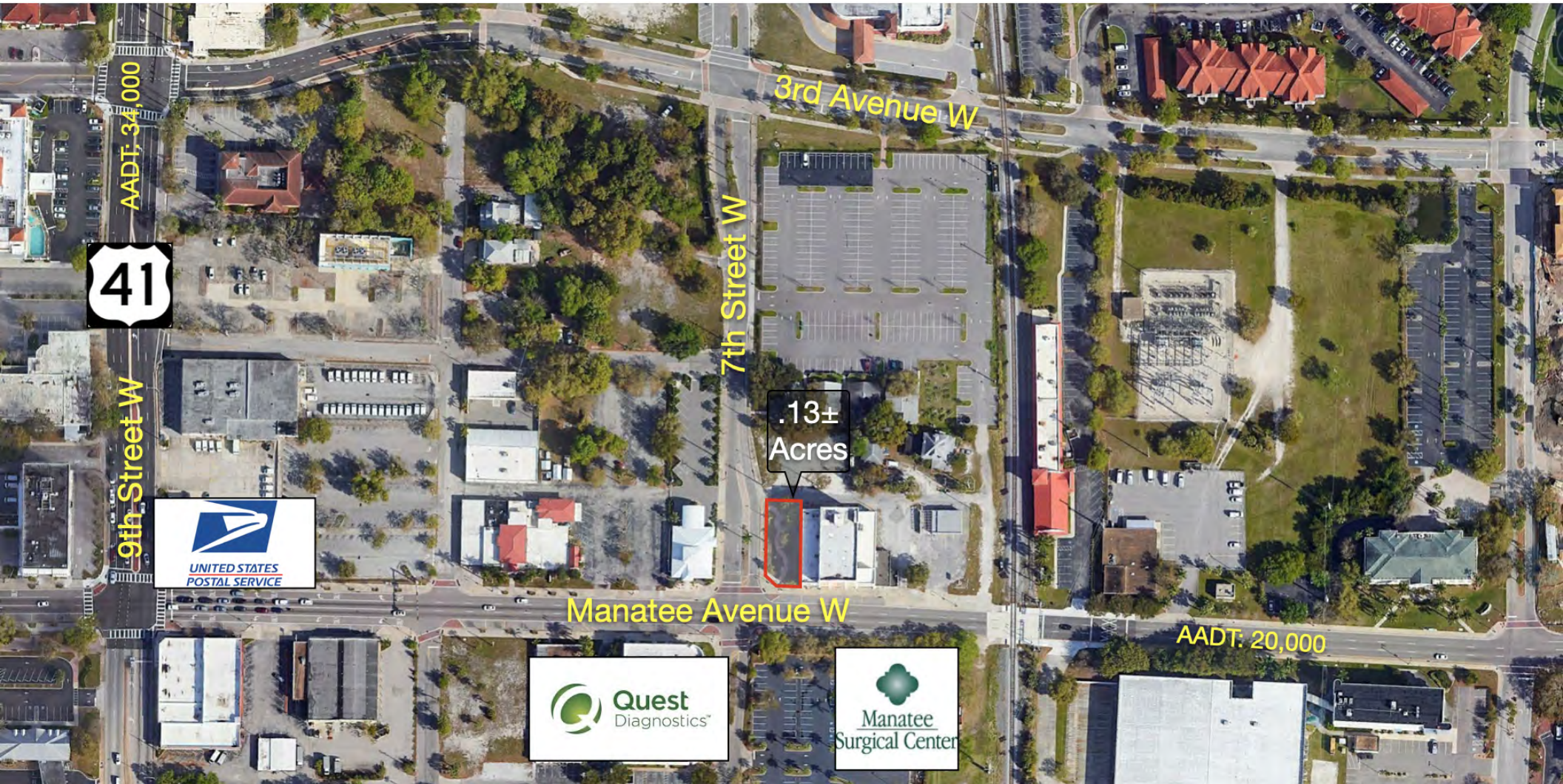
\$395,000

BROKER CONTACT INFO

Tyler Woody
Sales Associate
813.287.8787 x11
tyler@thedirtdog.com



Close Proximity



Bradenton Area



T-6 Urban Core : Zoning Info

T6 Urban Core

This transect consists of the highest density and height, with the greatest variety of uses, and civic buildings of regional importance. It may have larger blocks; streets have steady street tree plantings, and buildings set close to the sidewalks.

Permitted Uses

Business Training Schools; Cafe/Sidewalk Cafe<20 seats; Conference Center; Display Gallery; Fire Station; Fountain or Public Art; Funeral Home; Hotel (no room limit); Inn (up to 10 rooms); Kiosk; Library; Live Theater; Live-Work Unit; Medical Clinic; Movie Theater; Multifamily; Museum; Office Building; Outdoor Auditorium; Parking Lot/Garage; Playground; Police Station; Restaurant; Retail Building; School Dorm; Single Family Attached (Townhouse/Rowhouse); Surface Parking Lot

Allowable Uses Requiring a Special Use Permit

Boarding House; Cemetery; Childcare Center; College; Convention Center; Cultural; Drive-Thru Facility; Educational; Electric Substation; Exhibition Hall; Hospital; Indoor Amusement Center; Lounge; Marina; Outdoor Amusement Center; Passenger Terminal; Push Cart; Schools, Public & Private; Special Events; Sports Stadium; Veterinary Clinic; Wireless Transmitter.

Development Standards

Density/Intensity: Determined by underlying Future Land Use designation
Building Height: Principal building=8 stories max.
Setbacks: Principal building-Front=0ft min. Side=0ft min. Rear=0ft.
Lot Width: 18ft min.
Lot Coverage: 90% max.



City of Bradenton

Zoning Handbook

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T-6 Urban Core : Zoning Info



T-6 URBAN CORE

T-6 Urban Core Zone consists of the highest density and height, with the greatest variety of uses, and civic buildings of regional importance. It may have larger blocks; streets have steady street tree planting and buildings are set close to wide sidewalks. Typically only large towns and cities have an Urban Core Zone.

General Character:	Medium to high-Density Mixed Use buildings, entertainment, Civic and cultural uses. Attached buildings forming a continuous street wall; trees within the public right-of-way; highest pedestrian and transit activity
Building Placement:	Shallow Setbacks or none; buildings oriented to street, defining a street wall
Frontage Types:	Stoops, Dooryards, Forecourts, Shopfronts, Galleries, and Arcades
Typical Building Height:	4-plus Story with a few shorter buildings
Type of Civic Space:	Parks, Plazas and Squares; median landscaping

Site Info

Leo Mills & Associates, Inc.
 LICENSED BUSINESS NO. 618 • SURVEYING • LAND PLANNING
 820 8th AVENUE WEST, PALMETTO, FL 34221 22 NORTH POLK AVENUE, ARCADIA, FL 34266
 PHONE: (941)722-2460 FAX: (941)722-9540 PHONE: (863)993-4141 FAX: (863)993-2646

SECTION 26, TOWNSHIP 34 SOUTH, RANGE 17 EAST, MANATEE COUNTY, FLORIDA
 FOR THE EXCLUSIVE USE OF: EAST MANATEE LAND, LLC
 ADDRESS: 618 MANATEE AVENUE, WEST BRADENTON, FLORIDA

DESCRIPTION:
 THAT PART OF LOT 9, BLOCK C, MRS. M.F. CHERRY'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 279, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGIN AT THE NORTHEAST CORNER OF SAID LOT 9; THENCE S01°18'31"W, ALONG THE EAST LINE OF SAID LOT 9, A DISTANCE OF 119.86 FEET; THENCE N84°40'17"W, 28.02 FEET; THENCE N80°27'31"W, 12.14 FEET; THENCE N37°58'51"W, 11.05 FEET; THENCE N01°18'55"E, 81.01 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE TO THE WEST, HAVING A RADIUS OF 185.00 FEET; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 08°43'34", A DISTANCE OF 28.18 FEET (CHORD = 28.15 FEET; CHORD BEARING = N03°04'52"W) TO A POINT ON THE NORTH LINE OF SAID LOT 9; THENCE S89°18'52"E, ALONG SAID NORTH LINE, A DISTANCE OF 50.20 FEET TO THE POINT OF BEGINNING.

NOTES:
 1. BEARINGS SHOWN HEREON REFER TO THE EAST LINE OF LOT 9 BEING ASSUMED AS S01°18'31"W.
 2. UNDERGROUND ENCROACHMENTS OR IMPROVEMENTS OTHER THAN THOSE SHOWN, IF ANY, NOT LOCATED FOR PURPOSES OF THIS SURVEY.
 3. THE SUBJECT LAND LIES IN ZONE "C" OF THE FLOOD INSURANCE RATE MAP (FIRM), COMMUNITY-PANEL NUMBER 120155 0009 C (MAP REVISED DATE: 11-16-83). SUBJECT TO VERIFICATION.
 4. THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND THEREFORE MAY NOT NECESSARILY INDICATE ALL ENCUMBRANCES ON THE PROPERTY.
 5. USE OF THIS SURVEY BY ANYONE OTHER THAN THOSE CERTIFIED TO WILL BE AT THEIR SOLE RISK WITHOUT LIABILITY TO THE SURVEYOR.
 6. SUBJECT TO EASEMENTS, DEDICATIONS AND RESTRICTIONS OF RECORD.
 7. THE DESCRIPTION SHOWN HEREON WAS CREATED BY THIS SURVEY.
 8. THE SUBJECT LAND AS SURVEYED CONTAINS 5,713 SQUARE FEET OR 0.13 ACRES, MORE OR LESS.
 9. THIS SUBJECT PARCEL IS A PORTION OF MANATEE COUNTY PROPERTY APPRAISER'S PARCEL IDENTIFICATION NUMBER 32821.0000/1.

BOUNDARY SURVEY

DETERMINED TO:
 EAST MANATEE LAND, LLC
 CITY OF BRADENTON
 CHICAGO TITLE INSURANCE COMPANY

LEGEND

- = 1/2" IRON ROD SET - LB 813
- ⊙ = NAIL AND TAB SET - LB 813
- = 5/8" IRON ROD FOUND (8F)
- LB = LICENSED BUSINESS
- R/W = RIGHT-OF-WAY
- LF = SEE LINE TABULATION
- (P) = PLAT
- P.C. = POINT OF CURVATURE
- = UTILITY POLE
- = LIGHT POLE
- = ASPHALT
- = CONC. OR CONCRETE
- = BRICK PAVERS

CURVE DATA

ARC = 28.18'
 RADIUS = 185.00'
 DELTA = 08°43'34"
 CHORD = 28.15'
 CHORD BEARING = N 03°04'52" W

LINE	BEARING	DISTANCE
L1	N 88°44'07" W	28.00'
L2	N 80°27'31" W	12.14'
L3	N 37°58'51" W	11.05'

SCALE: 1" = 30'

STATE ROAD 84 (MANATEE AVENUE)

JOB NO. C-1067 SCALE: 1" = 30' FILE INDEX NO. 1745

FLA: 08637/DW/DIC 0000/08637/000 863

618 MANATEE AVE. W.
 BRADENTON, FLORIDA 34205

MARCH 17, 2014
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618 MANATEE AVE. W.
 BRADENTON, FLORIDA 34205

MARCH 17, 2014
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Market Area Description: This Subject market area was the Central Business District of Bradenton. Bradenton was the financial, legal, government and employment center of Manatee County. Development was almost entirely commercial in nature and included office buildings, retail, service buildings, restaurants, bars and government buildings. The Manatee County Judicial Center and Courthouse were located along 6th Ave. W. between 12th St. W. and 10th St. W. The Manatee County Administrative Complex was located at the northeast corner of 12th St. W. and Manatee Avenue. Bradenton City Hall, the Municipal Auditorium and the Bradenton Police Department were all located southeast of the Subject properties along 3rd Ave. W., between 12th St. W. and 10th St. W. Residential uses were located along secondary thoroughfares and included both single family and multi-family residential uses.

Property Values: Property values declined from 2007 to 2010 for most real estate in the region. Values have generally stabilized over the past three years.

Exposure Time: The estimated length of time the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal is 18-months.

Marketing Time: Marketing time is an opinion of the amount of time it might take to sell a real or personal property interest at the concluded market value level during the period immediately after the effective date of an appraisal is 18-months. The Subject property had an estimated marketing time of 18-months.

Neighborhood Trend and Probable Changes: Continued upgrading of existing improvements.

Age Range and Predominant Age of Similar Property: New to 90 years with a predominant age of 40 years.

SITE DESCRIPTION

Site Description: The Subject property was a public park that was situated at the northeast corner of Manatee Ave. W. (SR-64) and 7th St. W. in downtown Bradenton. The Subject site was basically rectangular in shape and contained approximately 5,713 sq. ft. of gross land area. The property had approximately 51.19' of frontage on the north side of Manatee Ave. W. and 81.01' on the east side of 7th St. W. Topography was level and appeared to be above street grade. The property was improved with a brick paver pathway, grass and adolescent trees.

FEMA Zone: Zone "C" as per Community Panel No. 120155-1201550009C, dated 11/16/1983.

Legal Description: LOT 9, BLK. C, CHERRY'S MRS. M F SUB. LESS THE S 20 FT FOR STREET AS DESC IN DB 216 PG 209, PI #32821.0000/1.

Zoning Classification: T-6, Urban Core, City of Bradenton. The T-6 Urban Core District, consisted of the highest density and height, with the greatest variety of uses and civic buildings of regional importance. It may have larger blocks; streets have steady street tree planting and buildings are set close to wide sidewalks.

General Character: Medium-to-high density mixed use buildings, entertainment, civic and cultural uses, attached buildings forming a continuous street wall; trees with the public right-of-way; highest pedestrian and transit activity.

Building Placement: Shallow setbacks or none; buildings oriented to street, defining a street wall.

Frontage Types: Stoops, dooryards, forecourts, shop fronts, galleries and arcades.

Typical Building Height: 4-plus story with a few shorter buildings.

Type of Civic Space: Parks, plazas and squares, medium landscaping.

Permitted Uses: Residential - multifamily, single family attached; Lodging - hotel, inn (up to 10 rooms), school dormitory; Office - office building, live/work unit; Retail - retail building, display gallery, restaurant, kiosk, cafe/sidewalk cafe <20 seats, push cart, lounge; Civic - conference center, fountain/public art, library, live theater, movie theater, museum, outdoor auditorium, playground, surface parking lot; Other Automotive - parking lot/garage; Other Civil Support - fire station, police station, funeral home, medical clinic; Other Education - business training schools.

Highest and Best Use: The Highest and Best Use is that use which is considered to be the best combination of the following four criteria: Physically Possible, Legally Permissible, Financially Feasible, and Maximally Productive. The Subject property was situated at the northeast corner of Manatee Ave. W. (SR-64) and 7th St. W. in downtown Bradenton. The Subject site was basically rectangular in shape and contained approximately 5,713 sq. ft. of gross land area. The property had approximately 51.19' of frontage on the north side of Manatee Ave. W. and 81.01' on the east side of 7th St. W. The property was improved with a brick paver pathway, grass and adolescent trees. The property was zoned T-6, Urban Core, City of Bradenton. The Subject's current use as a public park is a legally conforming use. Due to the Subject's dimensions and zoning setbacks, the Highest & Best Use of the Subject property was to assemble with a nearby property for additional parking.

History (sales, listings, offers): The Subject property is currently owned the City of Bradenton. There have been no sales and/or transfers of the Subject property in the last five years.

Florida Real Estate Advisors

Florida Real Estate Advisors



Demographics Map & Report

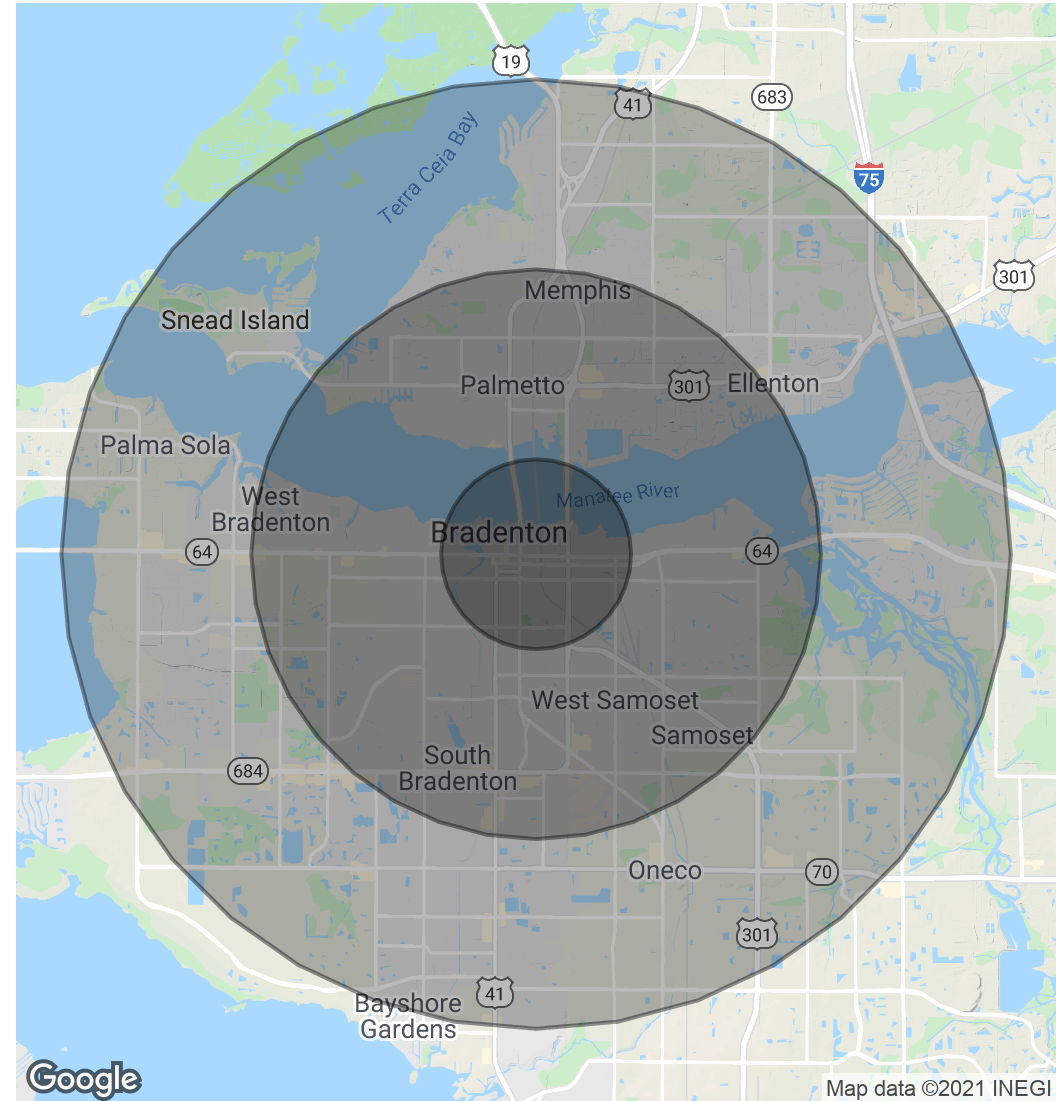
POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	9,180	80,888	178,901
Average Age	39.3	39.5	42.2
Average Age (Male)	36.4	38.1	40.8
Average Age (Female)	40.6	41.6	43.7

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	3,389	31,448	72,222
# of Persons per HH	2.7	2.6	2.5
Average HH Income	\$45,195	\$49,045	\$50,933
Average House Value	\$263,259	\$205,594	\$238,194

* Demographic data derived from 2010 US Census



Regional 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.

Eshenbaugh Land Company is a licensed real estate brokerage firm in Florida and William A. Eshenbaugh is the broker of record.