

**FOR
SALE**

MANATEE COUNTY INVESTMENT ACREAGE

Oak Knoll Road, Myakka City, Florida 34251



ABOUT THE PROPERTY

SIZE 1,197± gross acres
(1,106± usable acres) 92% uplands

ZONING Agricultural

AREA Lakewood Ranch, about 20 miles east of Bradenton, and 30 miles east of Sarasota

UTILITIES 11 wells

ROAD FRONTAGE 3,000'± on CR 675; 1 mile of Oak Knoll Rd. is on the property

PARCEL ID 272901000

DESCRIPTION

Formerly an orange grove, this beautiful property has gently rolling hills, sandy soils and numerous creeks running throughout the property. The crystal clear Gilly Creek runs through the property and meets Lake Manatee less than two miles away. This property boasts 11 large wells, an invaluable trait of this fully functional, producing orange grove.

Just a few miles west on SR 64 is Lakewood Ranch, one of the fastest growing master planned communities in the U.S., making this property ideally located for investment and development purposes.

Call for a showing today!

DRIVE TIMES

Lakewood Ranch: 20 minutes	Tampa Int'l Airport: 1 hour
Bradenton: 30 minutes	Orlando: 2.5 hours
Sarasota: 45 minutes	Orlando Int'l Airport: 2.5 hours
Tampa: 1 hour	Miami: 3.75 hours

MAURY L. CARTER & ASSOCIATES, INC.

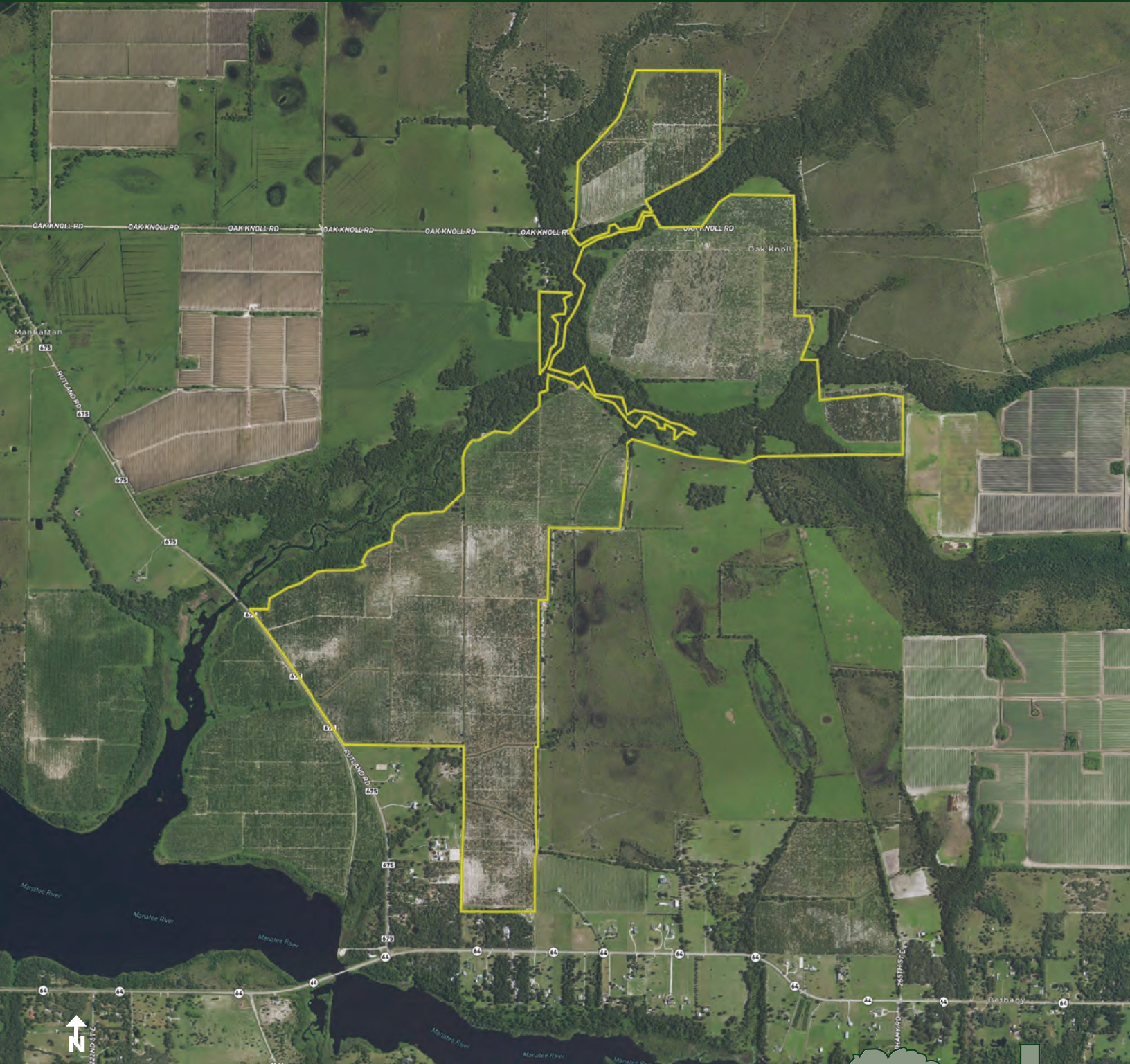
Licensed Real Estate Brokers | www.maurycarter.com | 407-422-3144



**FOR
SALE**

MANATEE COUNTY INVESTMENT ACREAGE

Oak Knoll Road, Myakka City, Florida 34251



PARCEL MAP

MAURY L. CARTER & ASSOCIATES, INC.

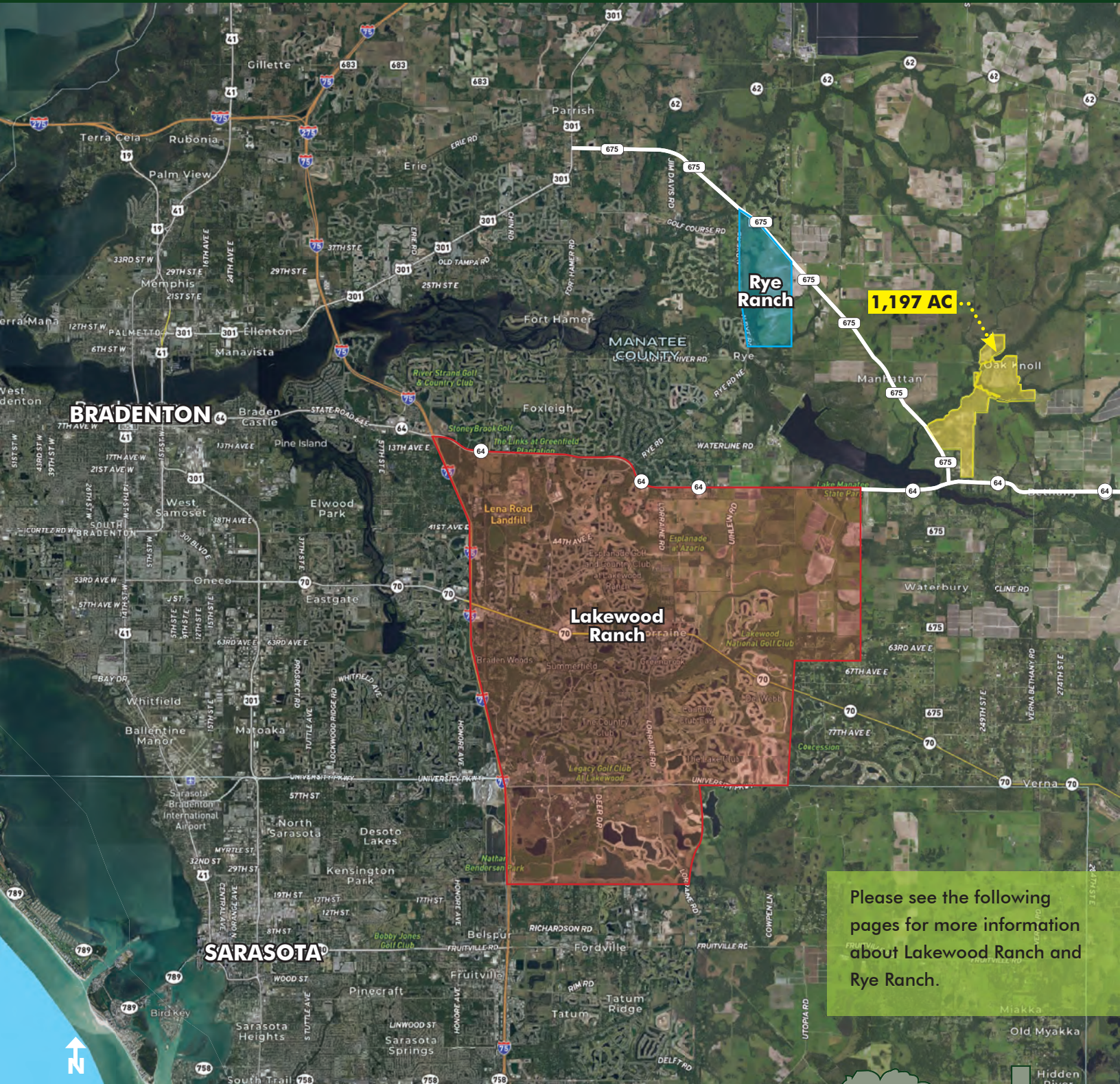
Licensed Real Estate Brokers | www.maurycarter.com | 407-422-3144



**FOR
SALE**

MANATEE COUNTY INVESTMENT ACREAGE

Oak Knoll Road, Myakka City, Florida 34251



Please see the following pages for more information about Lakewood Ranch and Rye Ranch.

REGIONAL MAP

MAURY L. CARTER & ASSOCIATES, INC.

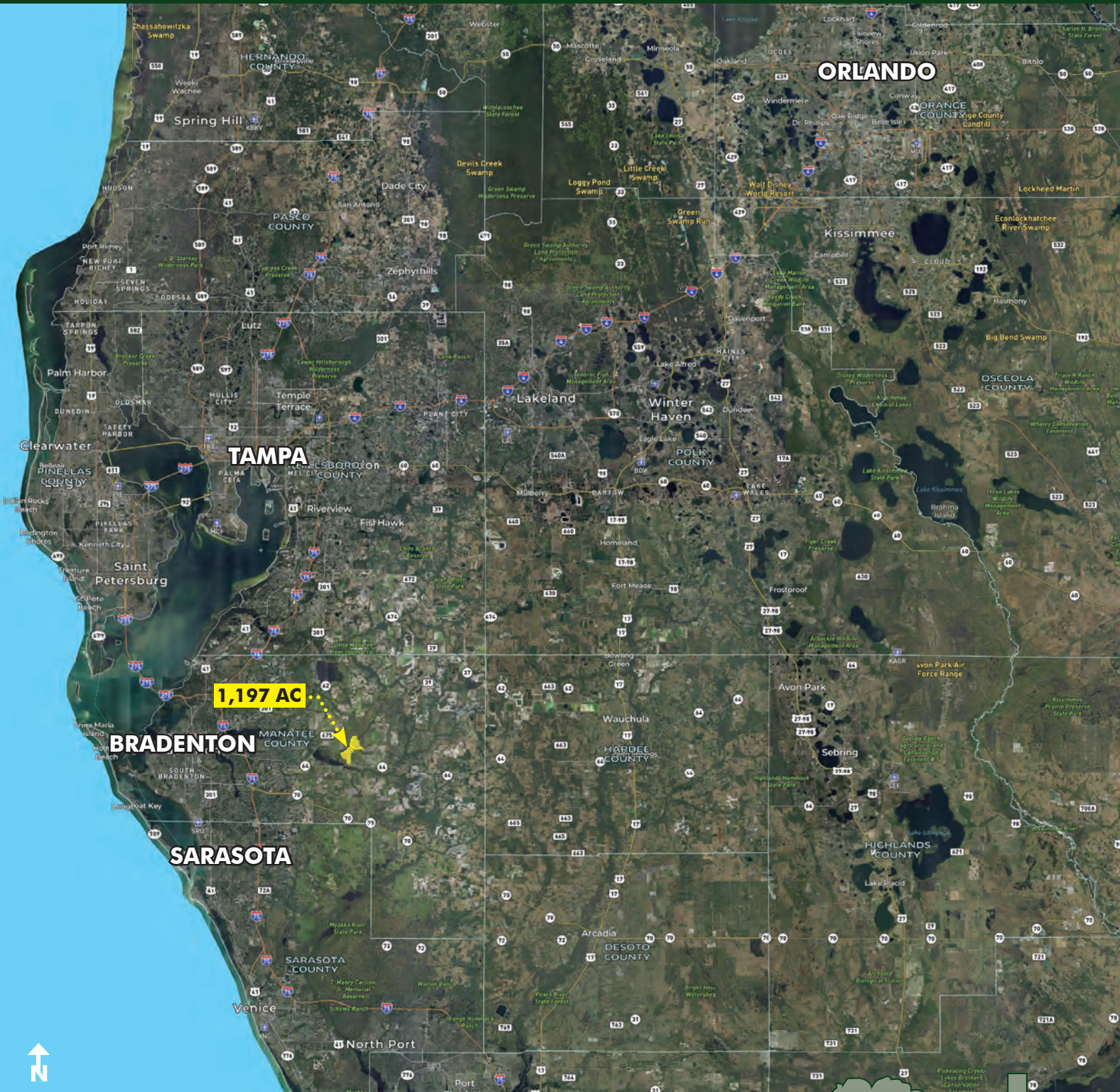
Licensed Real Estate Brokers | www.maurycarter.com | 407-422-3144



**FOR
SALE**

MANATEE COUNTY INVESTMENT ACREAGE

Oak Knoll Road, Myakka City, Florida 34251



LOCATION MAP

MAURY L. CARTER & ASSOCIATES, INC.

Licensed Real Estate Brokers | www.maurycarter.com | 407-422-3144

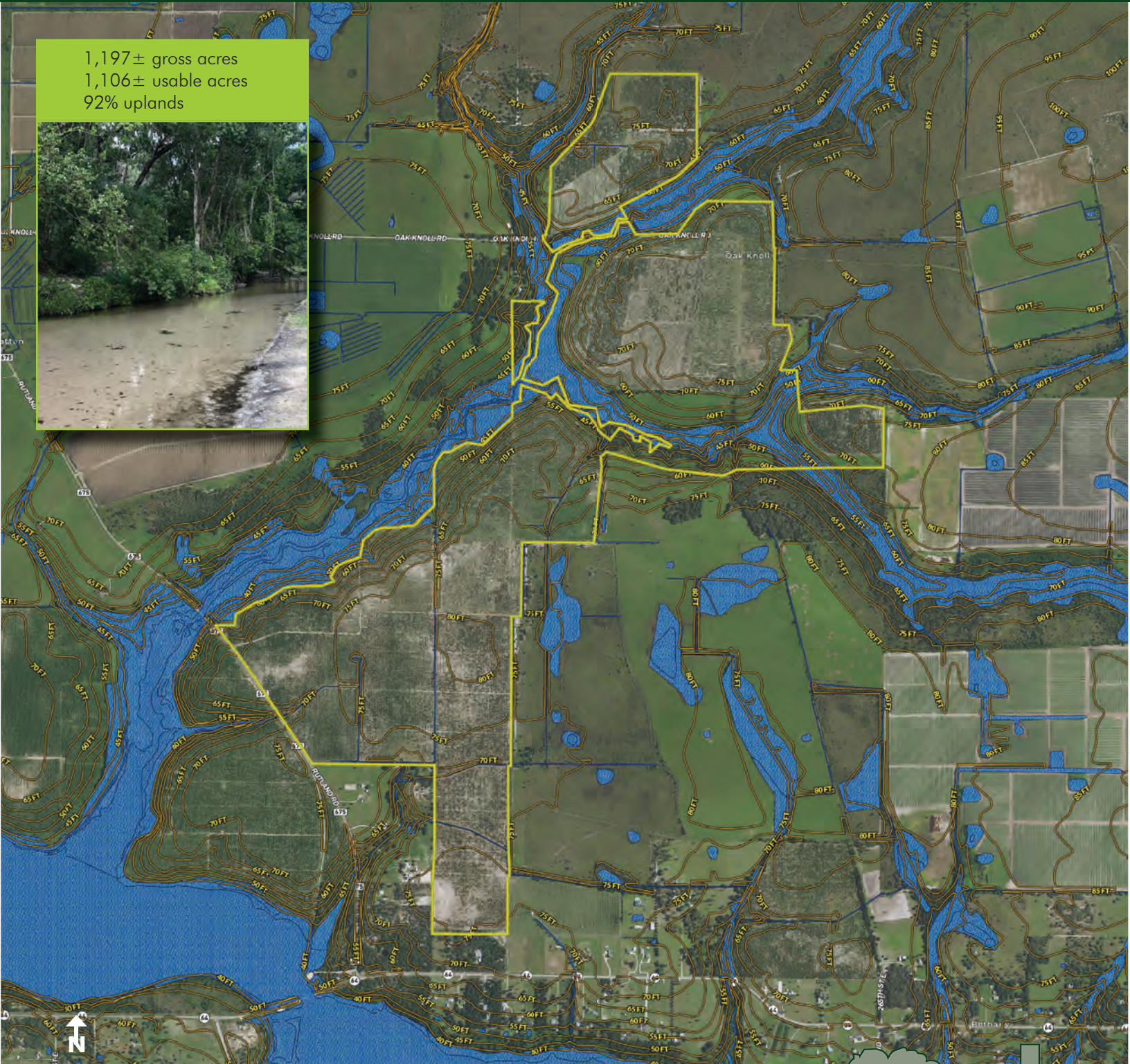


**FOR
SALE**

MANATEE COUNTY INVESTMENT ACREAGE

Oak Knoll Road, Myakka City, Florida 34251

1,197± gross acres
1,106± usable acres
92% uplands



WETLANDS & TOPOGRAPHY MAP

MAURY L. CARTER & ASSOCIATES, INC.

Licensed Real Estate Brokers | www.maurycarter.com | 407-422-3144



**FOR
SALE**

MANATEE COUNTY INVESTMENT ACREAGE

Oak Knoll Road, Myakka City, Florida 34251

LAKWOOD RANCH

COMMUNITY PROFILE

Lakewood Ranch is a master planned community comprised of over 33,000± acres (50 square miles) located in Manatee and Sarasota Counties. This community was 27 years in the making with 40% open space in 29 residential villages and over 14.5 million square feet of commercial. Lakewood Ranch utilizes 4 exits off of I-75.

DEMOGRAPHICS

- **29 Residential Villages:** Rental, Single Family, Condos, Active Adult & Age Restricted, Assisting Living
- **Households for sale or rent:** 19,632
- **Population:** 47,503 (population at buildout estimated at 85,792)
- **Average Age:** 47
- **Average HH Income:** \$130,000
- **Education:** 74% college educated

COMMUNITY OFFERINGS

- **12 Commercial Business Centers:** 1,571 businesses, 16,362 employees
- **Education:** 8 A-rated Public Schools, 13 Private Schools, 9 Colleges & Universities
- **Medical:** Lakewood Ranch Medical Center, LECOM Medical School
- **Recreation:** 150 Miles of trails and parks, Lakewood Ranch Golf & CC, Polo Club, Premier Sports Campus



MAURY L. CARTER & ASSOCIATES, INC.

Licensed Real Estate Brokers | www.maurycarter.com | 407-422-3144



**FOR
SALE**

MANATEE COUNTY INVESTMENT ACREAGE

Oak Knoll Road, Myakka City, Florida 34251

LAKELWOOD RANCH

BUILD-OUT ESTIMATES

Northwest Quadrant

Existing Residential Units	6,178
Future Residential Units	2,611
Existing Population	14,673
Future Population	5,825
TOTAL RESIDENTIAL UNITS AT BUILDOUT	8,789
TOTAL POPULATION AT BUILDOUT	20,498

Northeast Quadrant

Existing Residential Units	2,119
Future Residential Units	7,430
Existing Population	5,220
Future Population	18,580
TOTAL RESIDENTIAL UNITS AT BUILDOUT	9,549
TOTAL POPULATION AT BUILDOUT	23,800

Central

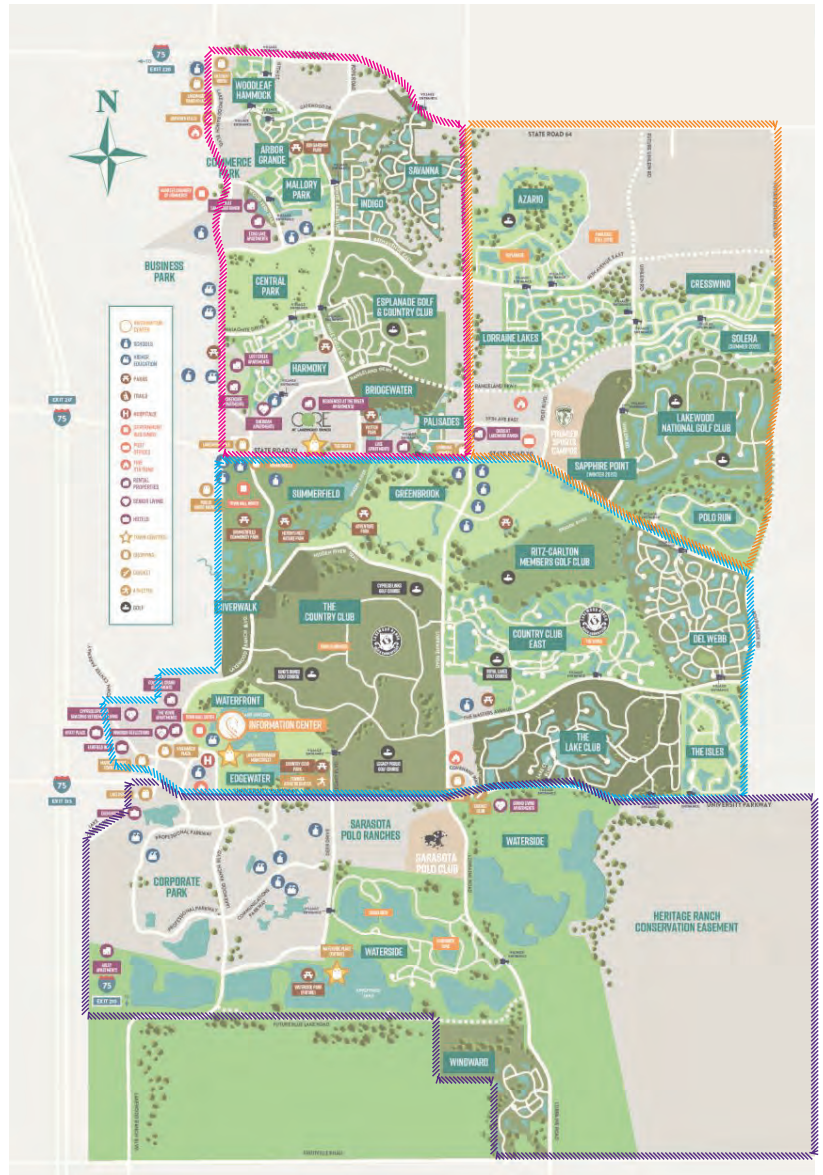
Existing Residential Units	10,157
Future Residential Units	967
Existing Population	25,167
Future Population	2,437
TOTAL RESIDENTIAL UNITS AT BUILDOUT	11,124
TOTAL POPULATION AT BUILDOUT	27,604

Waterside-Sarasota

Existing Residential Units	1,178
Future Residential Units	4,668
Existing Population	2,443
Future Population	11,448
TOTAL RESIDENTIAL UNITS AT BUILDOUT	5,846
TOTAL POPULATION AT BUILDOUT	13,891

TOTALS

Existing Residential Units	19,632
Future Residential Units	15,676
Existing Population	47,503
Future Population	38,290
TOTAL RESIDENTIAL UNITS AT BUILDOUT	35,308
TOTAL POPULATION AT BUILDOUT	85,792



MAURY L. CARTER & ASSOCIATES, INC.

Licensed Real Estate Brokers | www.maurycarter.com | 407-422-3144



LOCAL

Rye Ranch development wins approval, paving the way for 3,500 new homes in Parrish

BY RYAN CALLIHAN

JUNE 18, 2021 05:00 AM



Land use attorney Scott Rudacille makes a presentation to the Manatee County Commission on the Rye Ranch development. BY MANATEE COUNTY

Parrish will soon be home to another master-planned community after the Manatee County Commission voted to approve a rezone and general development plan for the Rye Ranch project.

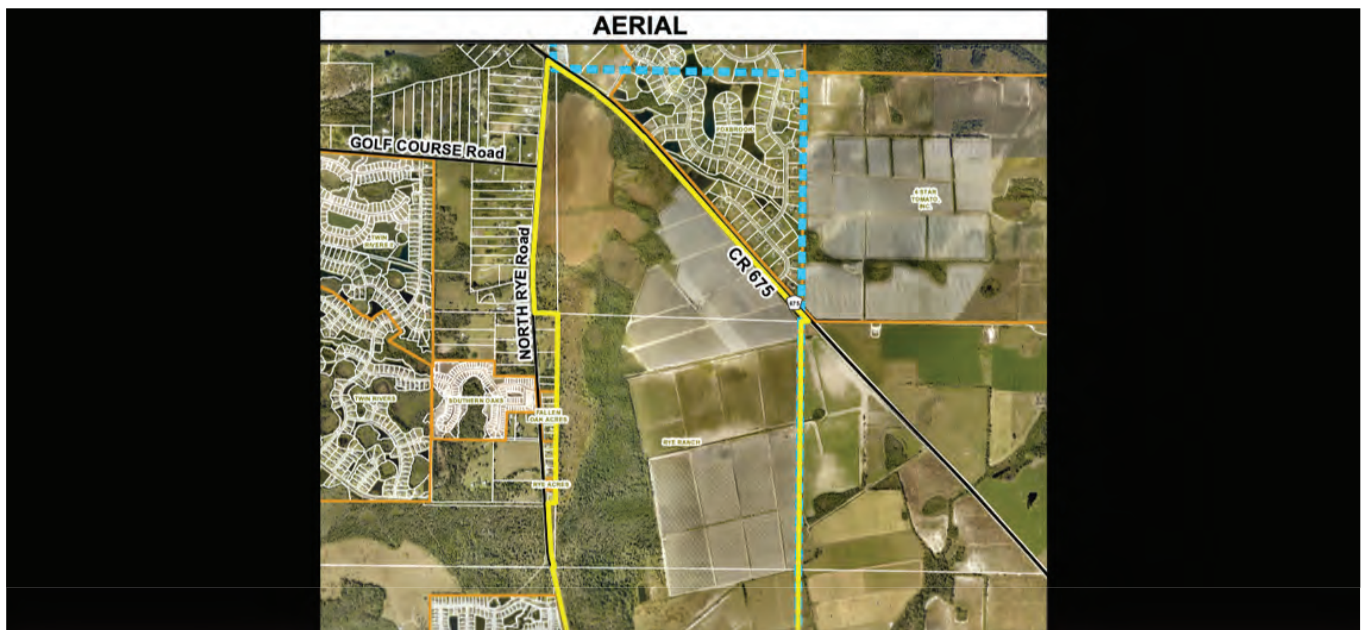
Commissioners said they believe the 1,369-acre property is the perfect opportunity to continue building homes along the very edge of the county's Future Development Area Boundary — the line that [marks the end of county-provided infrastructure](#). Rye Ranch joins a number of other Parrish projects that are [set to boost Manatee's housing stock](#) by the thousands.

The Rye Ranch project was first submitted for county review in April 2020. Its approval continues the [record-setting trend of development in East Manatee](#), where other large-scale projects, such as the [5,800-home North River Ranch](#)

According to Scott Rudacille, a land use attorney representing the developer, Rye Ranch will bring 3,500 new homes and up to 300,000 square feet of commercial space to a large piece of property that runs parallel to the east of Rye Road and south of County Road 675.

“This is a large mixed-use master plan community,” he said. “As we’ve seen in other projects of this type, there are a lot of benefits to these types of developments.”

Over the past year, Rye Ranch planners have worked closely with Manatee County on putting together the massive development, which will involve “significant investment” in infrastructure on the developer’s part. Rye Ranch will pay for new roads and water and sewer lines.



Development is expanding up to the edge of the urban service boundary in Parrish as the Manatee County Commission approves the 3,500-home Rye Ranch project. This county-provided map shows the boundary of the 1,369-acre development, which sits south of Rutland Road and to the west of Rye Road. Manatee County Government

The development also sets aside enough land to build a second fire station for the Parrish Fire District, which wrote a letter to the Manatee Board of County Commissioners in support of the project.

“We believe the Rye Ranch project will be an asset for the County and are excited to be a part of it,” Fire Chief Stacey S. Bailey said in the letter.

In a presentation to the board, Rachel Layton, a planner with ZNS Engineering, described Rye Ranch as a “walkable, work, live and play community.” She noted that the current plans call for several amenities, such as trails, clubhouses and other forms of passive recreation.

There are also five “activity nodes” that will exist at the intersections of some of the thoroughfare roads that run through and along the project boundaries. Those activity nodes will consist of a variety of commercial uses, such as retail shops and grocery stores.

In a presentation to the board, Rachel Layton, a planner with ZNS Engineering, described Rye Ranch as a “walkable, work, live and play community.” She noted that the current plans call for several amenities, such as trails, clubhouses and other forms of passive recreation.

There are also five “activity nodes” that will exist at the intersections of some of the thoroughfare roads that run through and along the project boundaries. Those activity nodes will consist of a variety of commercial uses, such as retail shops and grocery stores.

A handful of local residents spoke out against the Rye Ranch developing, arguing that the planned activity nodes are too close to their existing homes and could promote traffic and noise problems.

“We moved to East Parrish for open space and quiet. We do not object to development of the area, as we know it’s surely coming. This is a wonderful area to live in. What we have in mind is development that would synchronize with the area,” said Mike Bryant, who read a petition signed by six nearby residents.


Others objected to the inclusion of four-story apartment buildings being built in what is now a rural setting. Despite those issues, commissioners and staff said the developer had taken the proper steps to mitigate those issues with building setbacks, landscape buffers and other design considerations.

“When I look at this project, this project is a strong community,” said Commissioner Misty Servia added. “I think this is the appropriate time for this project. I think this is the appropriate place for this project, and I will be supporting it.”

While the board voted unanimously to approve the requested rezone and general development plan, Rudacille said a firm timeline for construction has not been established yet.

RELATED STORIES FROM BRADENTON HERALD

LOCAL

 Parrish is booming. Planned changes to State Road 62 is the latest growing pain

JUNE 17, 2021 5:00 AM



RYAN CALLIHAN

   941-745-7095

Ryan Callihan is the Bradenton Herald’s County Reporter, covering local government and politics. On the weekends, he also covers breaking news. Ryan is a graduate of USF St. Petersburg.

Support my work with a digital subscription

BUSINESS

Once a farm, this development would add 1,900 housing units plus 3 commercial parcels

BY JAMES A. JONES JR.

UPDATED AUGUST 30, 2021 03:45 PM



Check out the changes coming to Moccasin Wallow Road. The home building boom is also bringing more business to the North River-Parrish area.
BY [JAMES A. JONES JR.](#)

PARRISH

McClure Properties is seeking rezoning for acreage between Buckeye Road and Moccasin Wallow Road that would allow 1,900 residential units and 122,600-square-feet of nonresidential use.

The property at 10403 Buckeye Road has a long history of agricultural use.

“It’s property that we have farmed for more than half a century. It’s very difficult to farm when you’re surrounded by houses and we have decided to sell the property,” said Bob Spencer, president of West Cost Tomato.

The Parrish-North River area is one of Manatee County’s hottest for development with more than 20,000 new homes already planned there.

The McClure property required a rezone because the owner wanted to reserve three parcels for commercial development, which is not allowed under planned development residential zoning. The new zoning for the proposed commercial tracts would be for mixed-use development.

There are three commercial parcels proposed: a four-acre parcel along Moccasin Wallow Road, a three-acre parcel along Buckeye Road, and a 16-acre parcel at the southwest corner of the property along Moccasin Wallow Road and the proposed Sawgrass Road.

KB Homes would be building single-family residential detached and semi-detached homes, according to paperwork filed with Manatee County Building Services.

The McClure Properties' request, named McClure Eisenhower, is not the only large project requested for Buckeye Road.

[Jones Potato Farm](#) filed an application nearly two years ago to build 1,833 homes and 300,000-square feet of nonresidential space at 12002 Buckeye Road.

Jones Potato Farm was seeking a rezone of 635-acres from general agriculture to planned development mixed use.



08/30/21—McClure Properties is seeking a rezone to allow a mixed-use development at 10403 Buckeye Road, Parrish, for 1,900 residential units and 122,600-square-feet of non-residential uses. Tiffany Tompkins TTOMPKINS@BRADENTON.COM

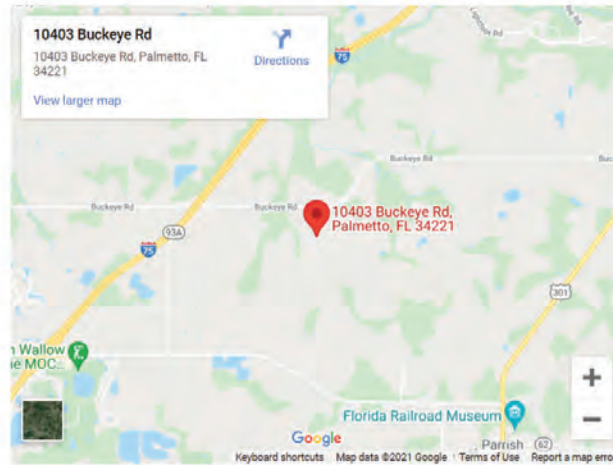
The Jones Potato Farm property extends from Buckeye Road in the south to the Hillsborough County line in the north. The Fort Hamer Road extension would run north and south through the property.

Lennar Homes also has a project planned in the area [that would bring 2,400 homes](#) and about 300,000 square feet of commercial space to 1,100 acres on the southwest corner of Buckeye Road and U.S. 301

Lennar has agreed to modernize a 3.2-mile stretch of Buckeye Road in exchange for impact fee credits. The road would be widened to 24 feet with proper roadway shoulders and would include a five-foot-wide sidewalk on the south side.

Initially, Buckeye Road would remain a two-lane road. But Lennar's agreement with the county allows commissioners to decide when an expansion to four lanes would occur.

Lennar is also planning on extending Fort Hamer Road north to connect with Buckeye Road.



JAMES A. JONES JR.

    941-745-7053

James A. Jones Jr. covers business news for the Bradenton Herald. Drafted into the Army in 1966, he served in the Vietnam War as a Signal officer. He is the author of "Oh, Darling!" Choices and Struggle in the Age of Sputnik, the Vietnam War and the New Millennium."

[Support my work with a digital subscription](#)