



# Property Summary



## PROPERTY DESCRIPTION

17.42 acres just south of Port Manatee in Palmetto, FL. Approximately 6 acres of developable land with an additional 4 acres (utility line easement) that can be utilized for parking. This site offers proximity to I-75 and I-275 interchanges and would be ideal for warehouse, indoor/outdoor storage, gas station/truck stop, or other commercial and light industrial uses. The pond on the eastern portion of the property is man made and could possibly be used as retention.

## LOCATION DESCRIPTION

Located at the southeast corner of Buckeye Road and US Hwy 41 (Tamiami Trail), just south of Port Manatee. Port Manatee is the closest US deepwater seaport to the Panama Canal and generates more than \$5.1 billion in annual economic impact for the local economy. With thousands of new residences being planned to the immediate west, traffic in this area and demand for services will continue to increase.

## CURRENT ZONING & LAND USE

The property currently has two zonings, Agricultural Suburban and Neighborhood Commercial, with a Future Land Use of Industrial-Light. Depending on offer terms, sellers will allow time for buyer to rezone for their intended use

## AVAILABLE PROPERTY DOCUMENTS

- Survey
- Preliminary Wetland Delineation
- Phase I Environmental Assessment

Contact Jack Koehler for Property Documents - [Jack@thedirtdog.com](mailto:Jack@thedirtdog.com)

## PRICING

\$2,500,000

# Close Proximity to Port Manatee



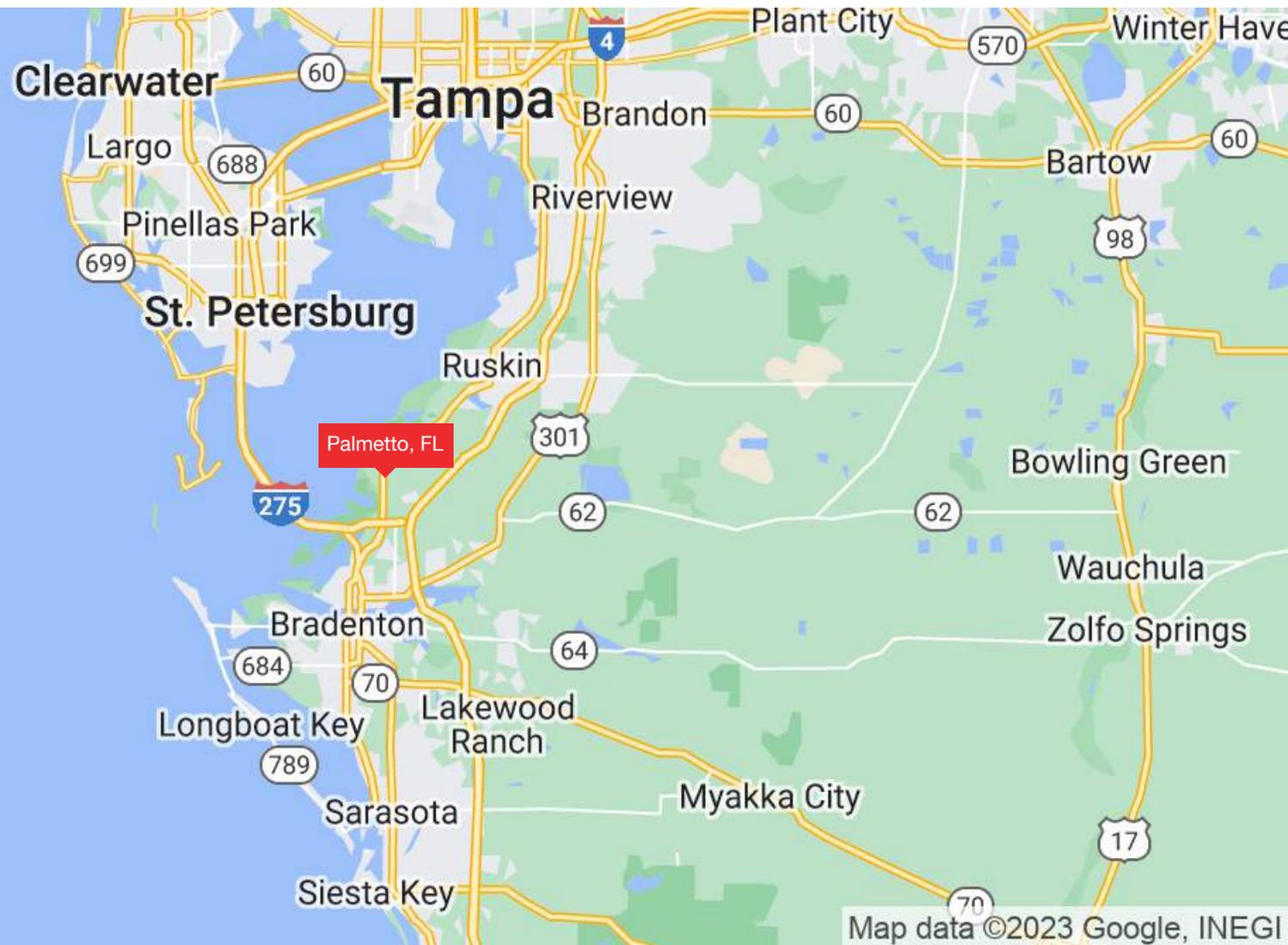
# Frontage on US 41 & Buckeye Road



# Proximity to I-75 & I-275



# Proximity to Tampa, St. Petersburg, & Bradenton/Sarasota



Google

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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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