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Aerial



Property Description

PROPERTY DESCRIPTION

The property is an opportunity in the Coventry Park Development on a 105+- acre multifamily development. There is a 250-unit multi-family General Development Plan approved on an 18.6 acre portion. There is an additional 40+- acres of uplands and the wetlands provide a buffer and amenity to the entire site.

LOCATION DESCRIPTION

The site is in the general Sarasota MSA and is located northeast of Bradenton in Manatee County, north of the Manatee River. It is just north of Lakewood Ranch, the second fastest growing community in the United States. This area is a commute to Bradenton, Sarasota, and north to the Tampa employment base or across the Sunshine Skyway (I-275) into St. Petersburg and its job market.

PROPERTY SIZE

105.09 Acres

ZONING

PD-MU, Option A is 170 single family homesites; option B is 250 multi-family or BTR units. A portion of the property (not the 18 acres identified as MF/BFR portion) is restricted limiting to residents over 18 years of age.

PARCEL ID

6554-0000-0

PROPERTY OWNER

COVENTRY PROPERTY LP

PRICE

Contact Brokers For Pricing

Buyer's Brokers-Please note: seller is not offering compensation to Buyer's Broker.

BROKER CONTACT INFO

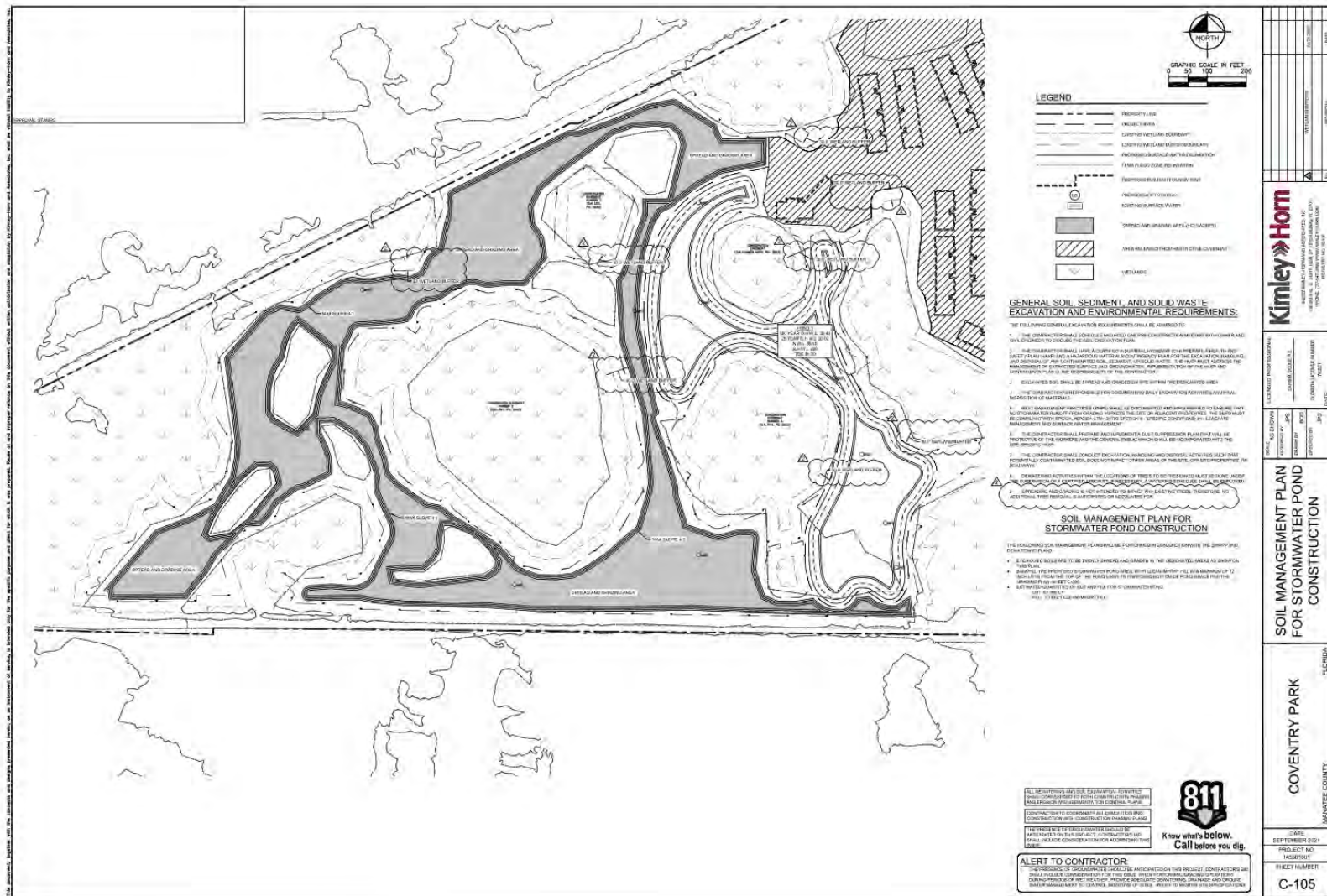
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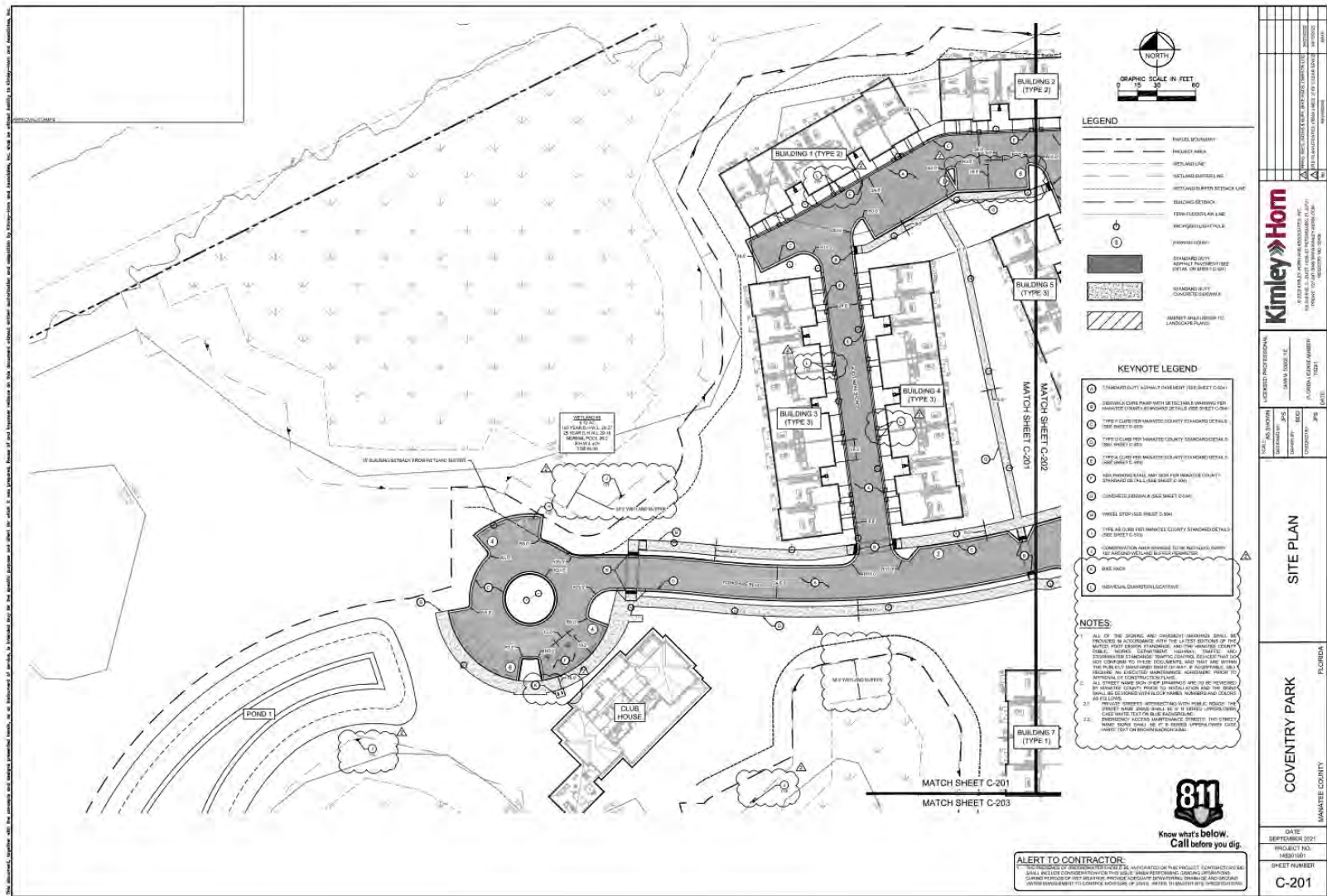
Aerials (cont.)



Site Plans



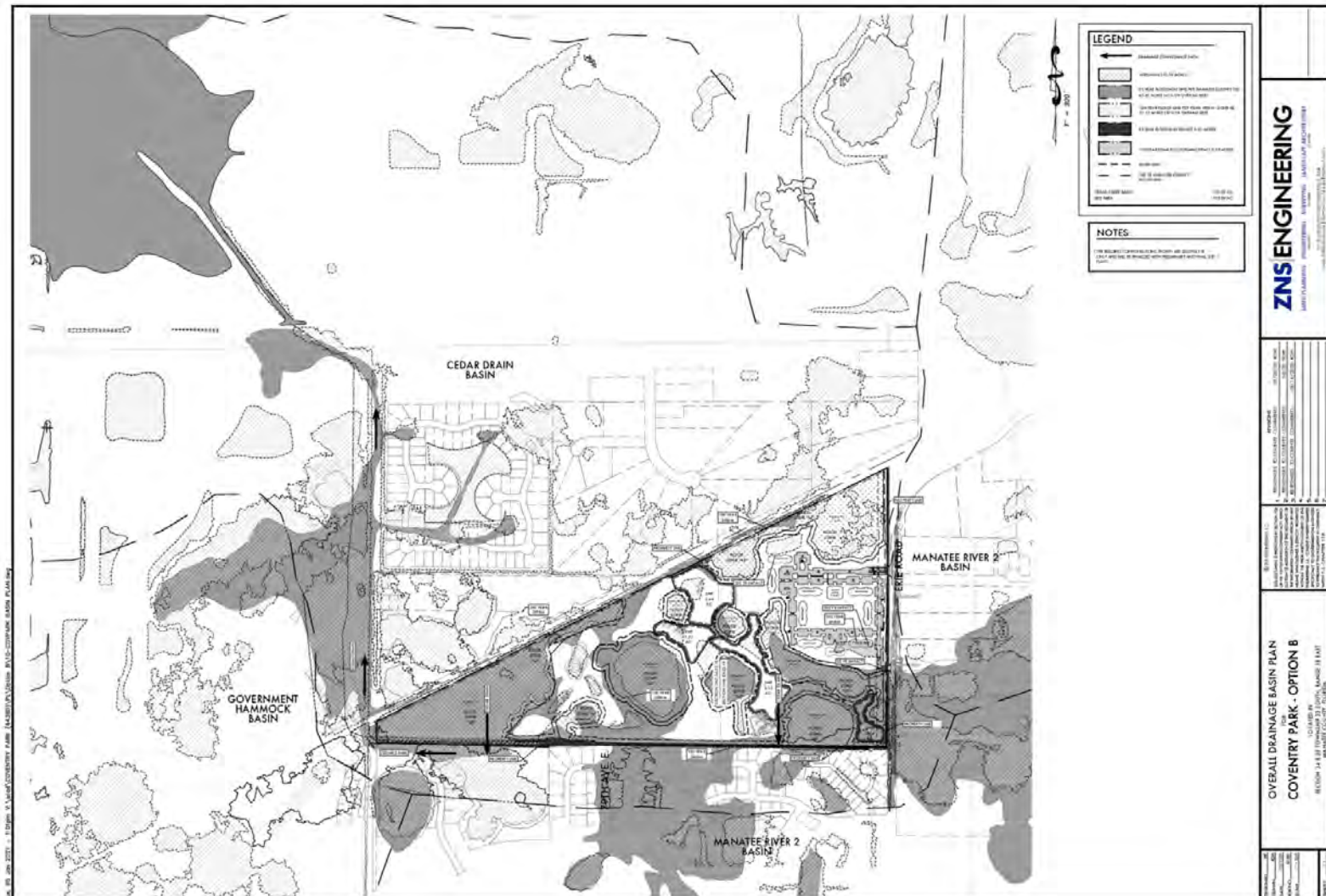
Site Plans



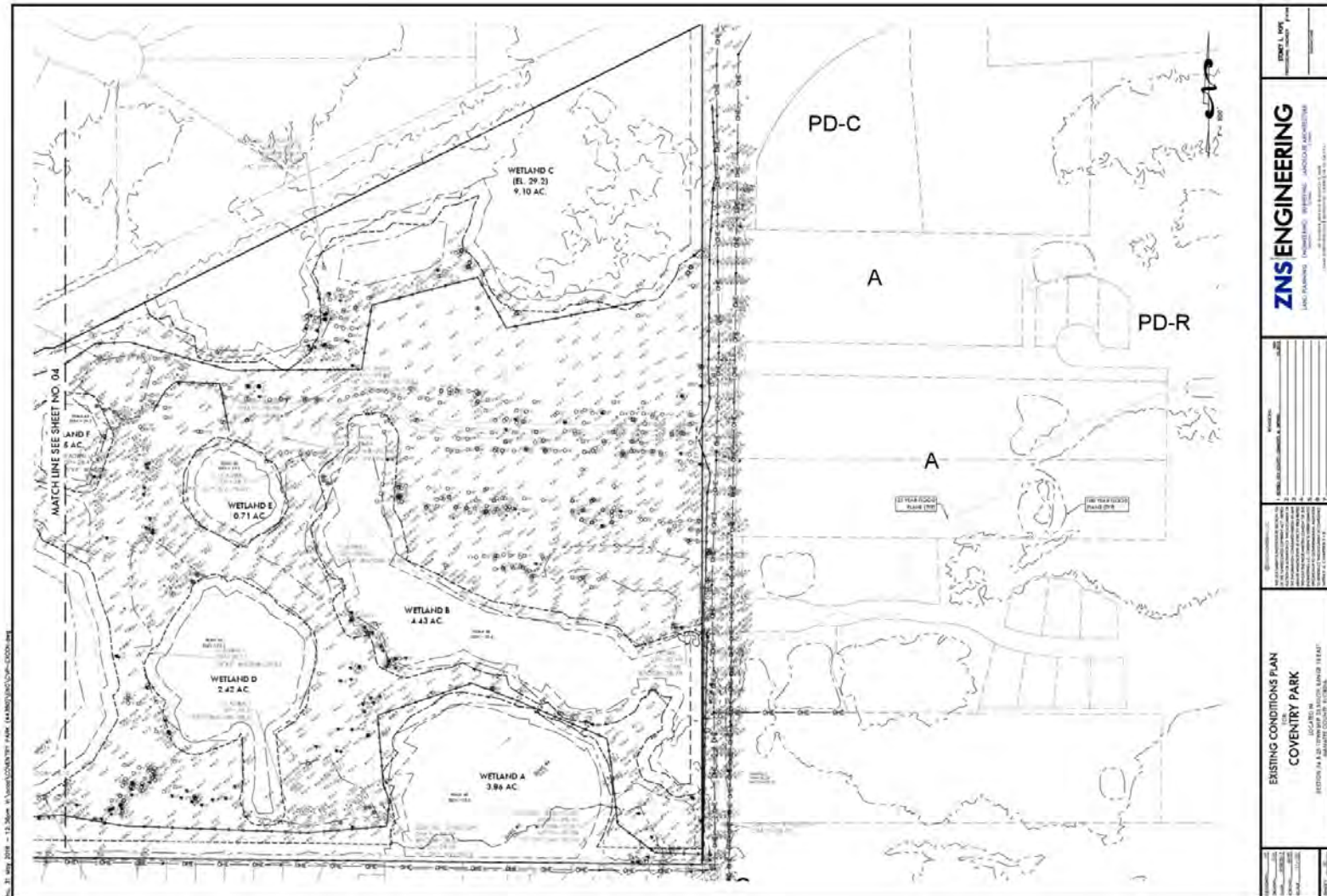
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Eshenbaugh
LAND COMPANY

The Dirt Dog



Site Plans



Demographics Map & Report

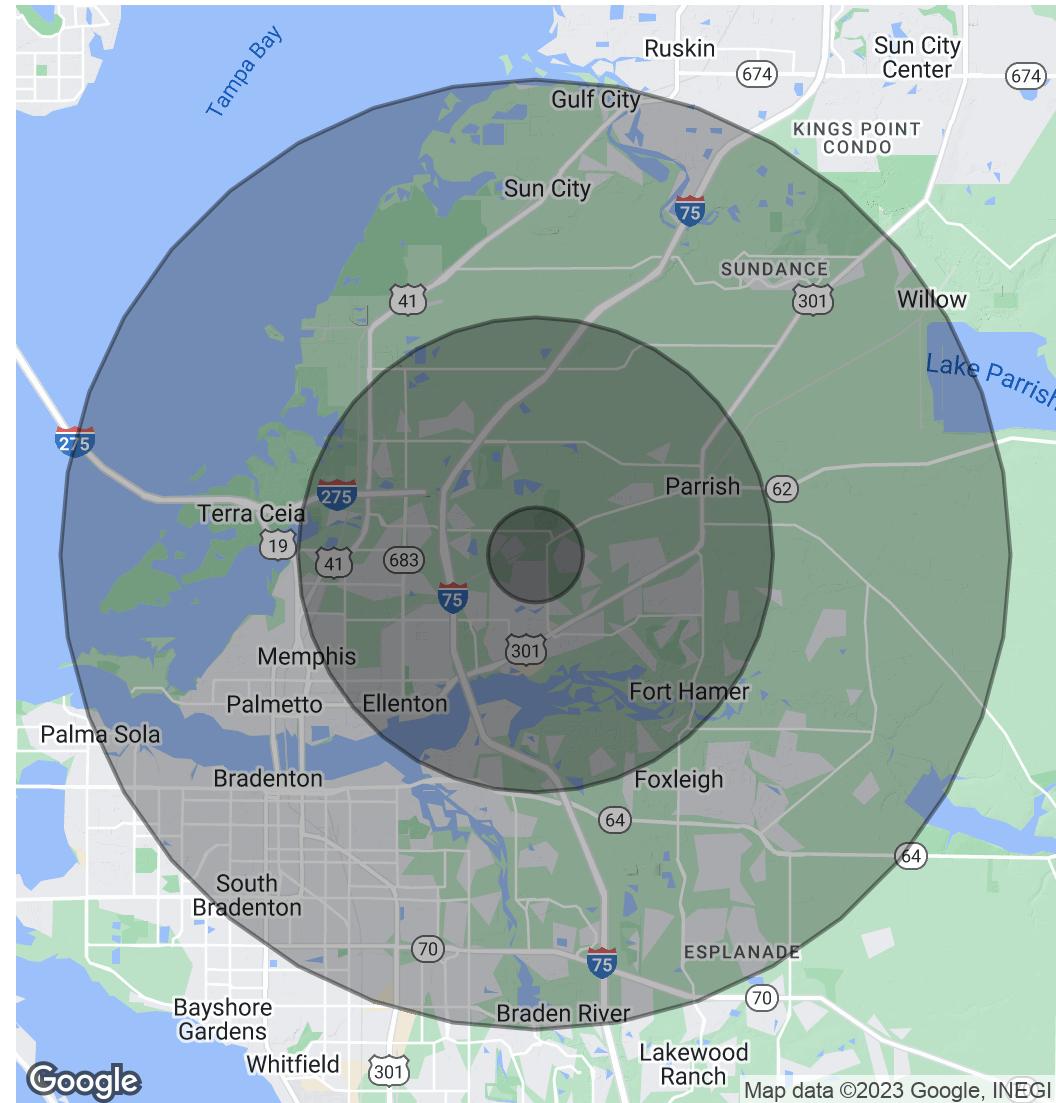
POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	68	17,400	48,552
Average Age	58.9	41.4	46.1
Average Age (Male)	63.4	40.3	45.4
Average Age (Female)	58.7	43.6	46.8

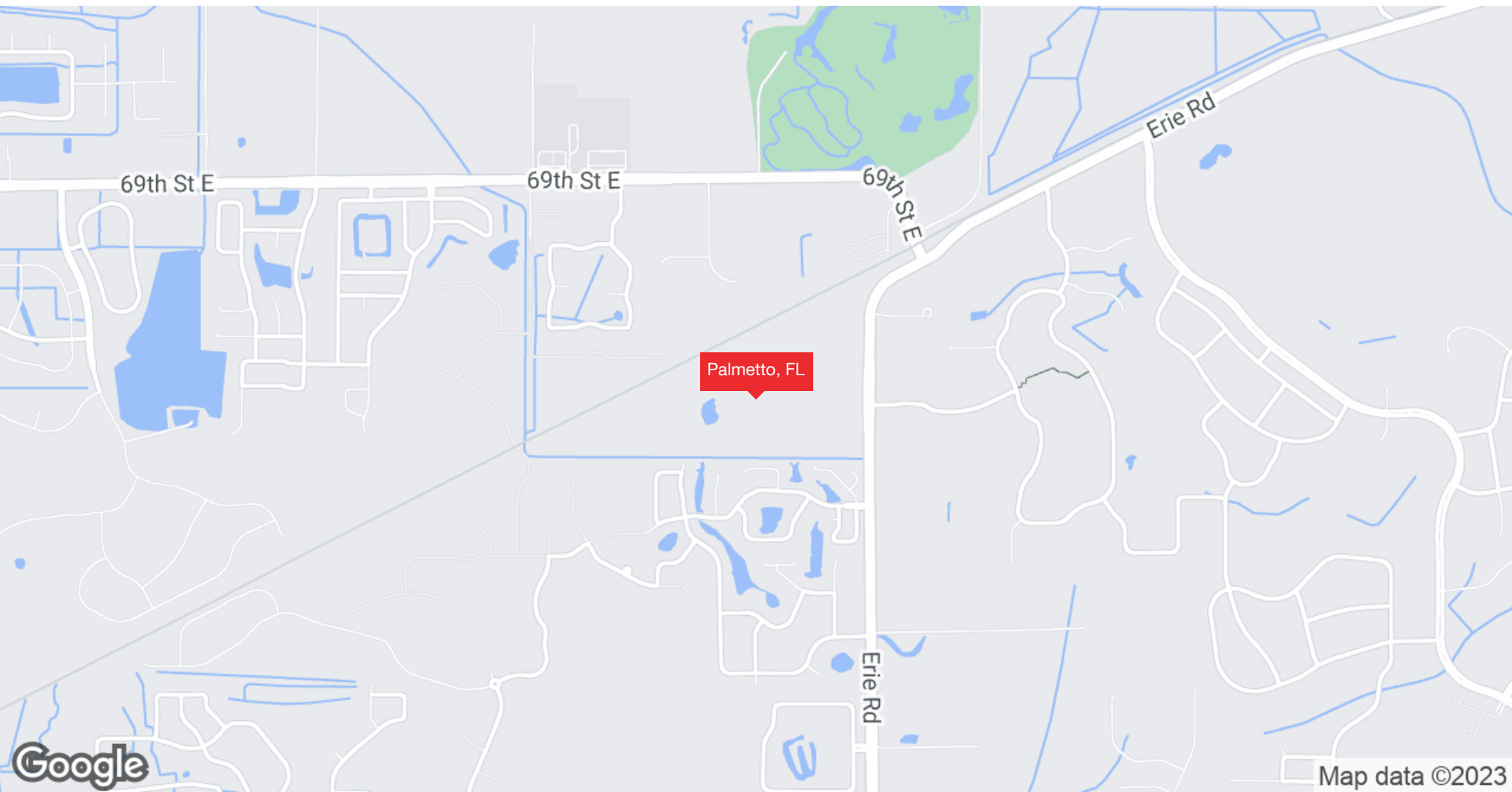
HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	38	7,432	22,257
# of Persons per HH	1.8	2.3	2.2
Average HH Income	\$38,430	\$43,136	\$44,682
Average House Value	\$202,045	\$115,983	\$120,835

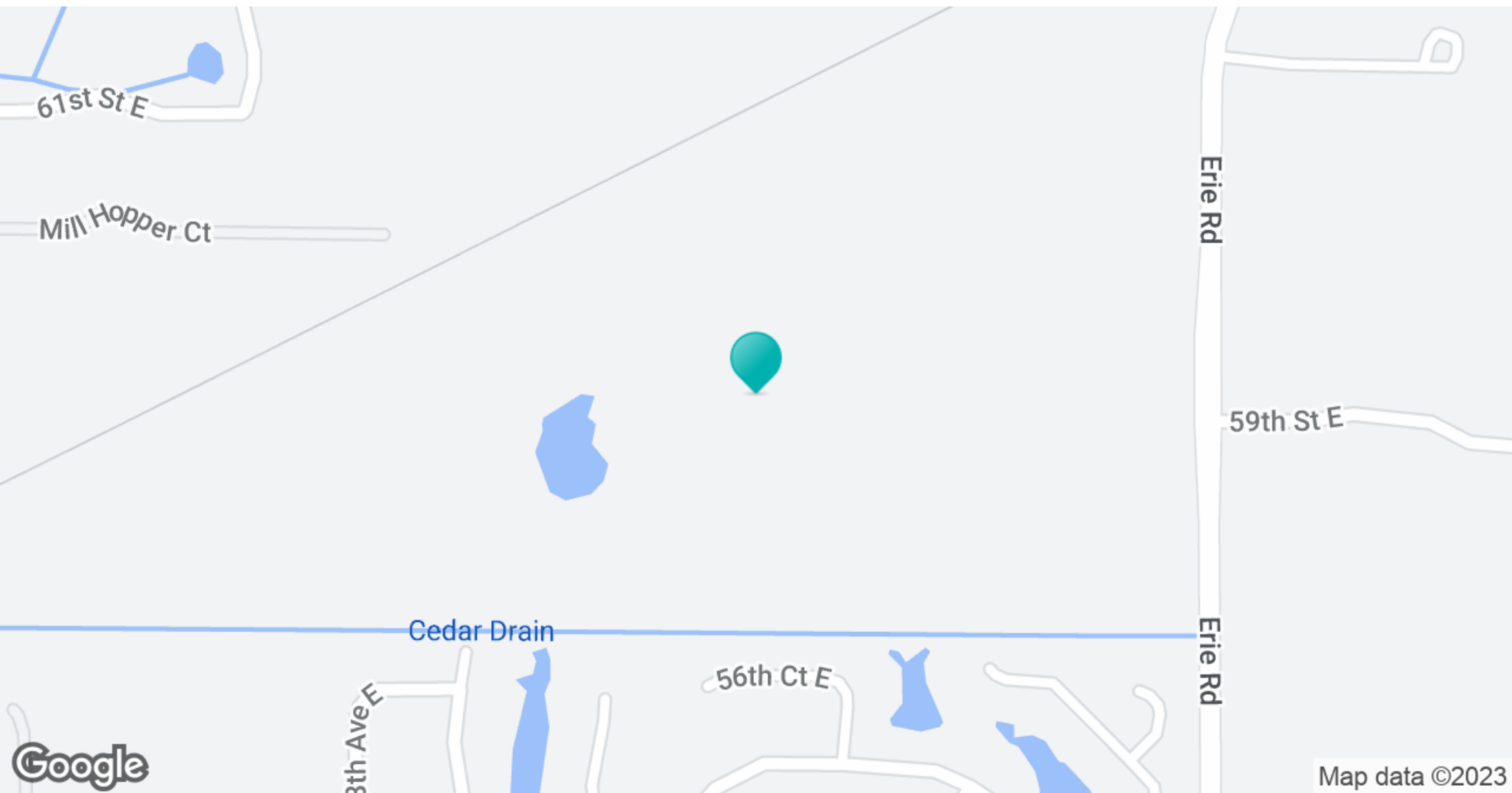
* Demographic data derived from 2020 ACS - US Census



Regional Map



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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