

We know this land.



Eshenbaugh
LAND COMPANY

The Dirt Dog



304 S. WILLOW AVENUE

TAMPA, FL 33606

813.287.8787

www.thedirtdog.com

Aerial



Property Description

PROPERTY DESCRIPTION

The Woods at Moccasin Wallow is the ideal location for any retail or commercial use looking for strong visibility from I-75 with easy access from Moccasin Wallow Road. This 90+ acre site (approx. 35 net usable acres) is zoned and entitled as part of a larger MPUD allowing for hotel, commercial, or single family development.

LOCATION DESCRIPTION

The property is located in the SW quadrant of I-75 and Moccasin Wallow Rd. in Manatee County, FL. The site has approx. 2,000 linear feet of frontage on I-75 and is accessible from 52nd Avenue E. The Moccasin Wallow Rd. exit from I-75 has a Publix-anchored retail center, a proposed Metro Lagoon at Seaire and a 94-acre Bay Care Hospital set to break ground in 2025.

PROPERTY SIZE

90.0 Acres

ZONING

PDMU 98-04- allowing for 117 SF homes, 250 hotel keys, and 340,000 SF of commercial uses.

PARCEL ID

6473-0026-9

PROPERTY OWNER

Moccasin Wallow Holdings LLC

PRICE

\$15,500,000

BROKER CONTACT INFO

Ryan Sampson, CCIM, ALC

Senior Advisor/Managing Partner

813.287.8787 x104

Ryan@TheDirtDog.com

Aerials (cont.)



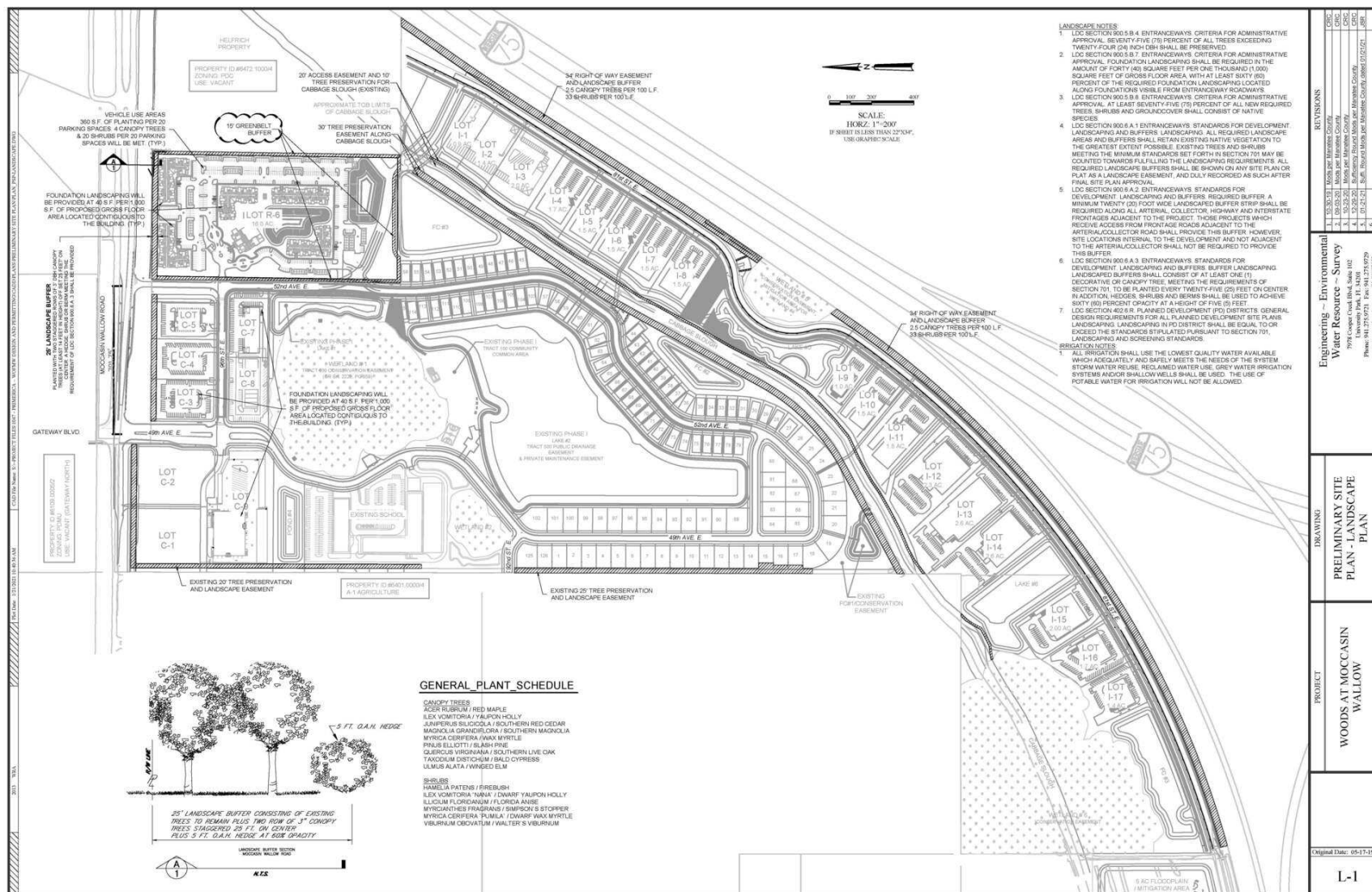
Aerials (cont.)



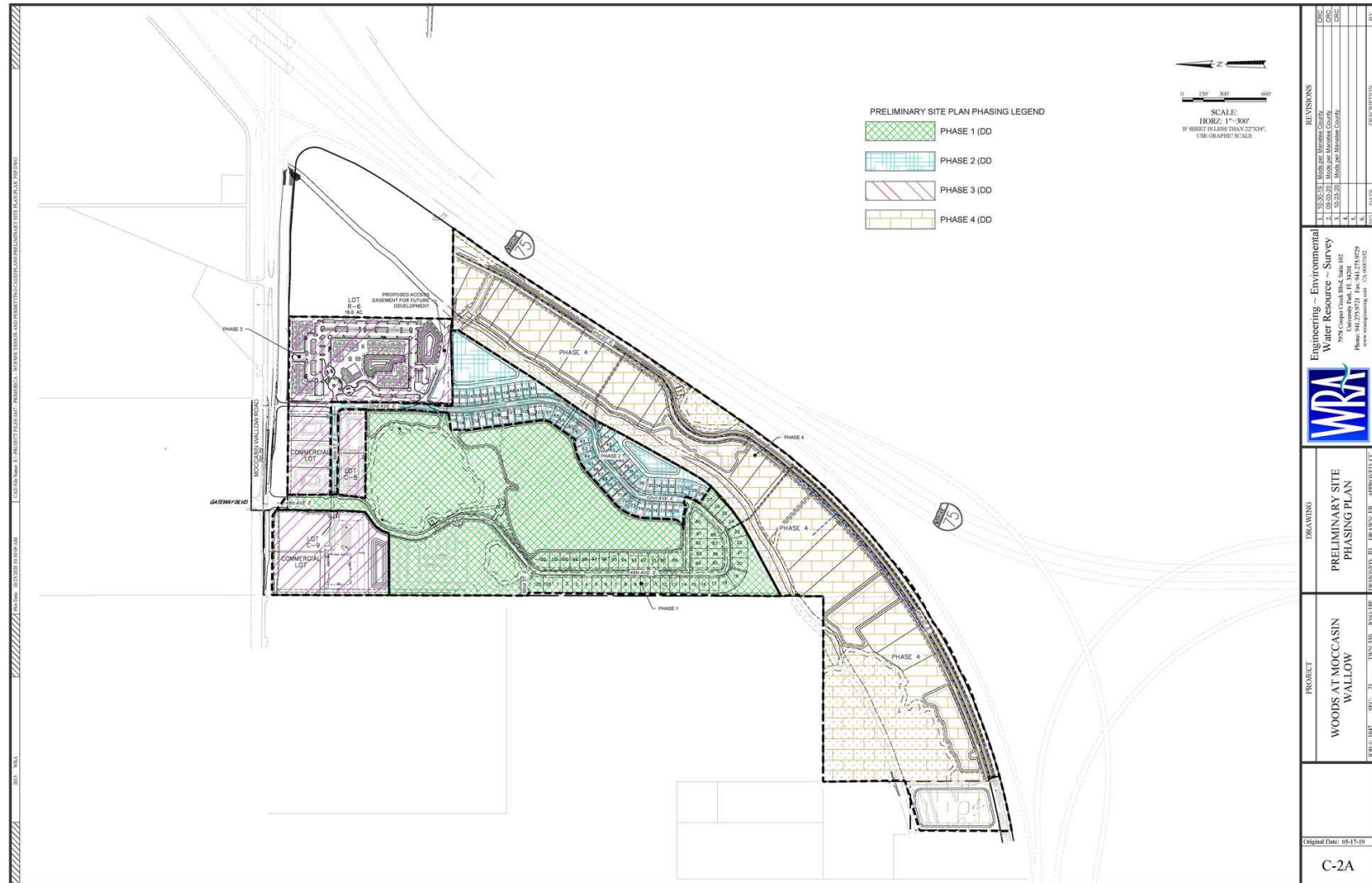
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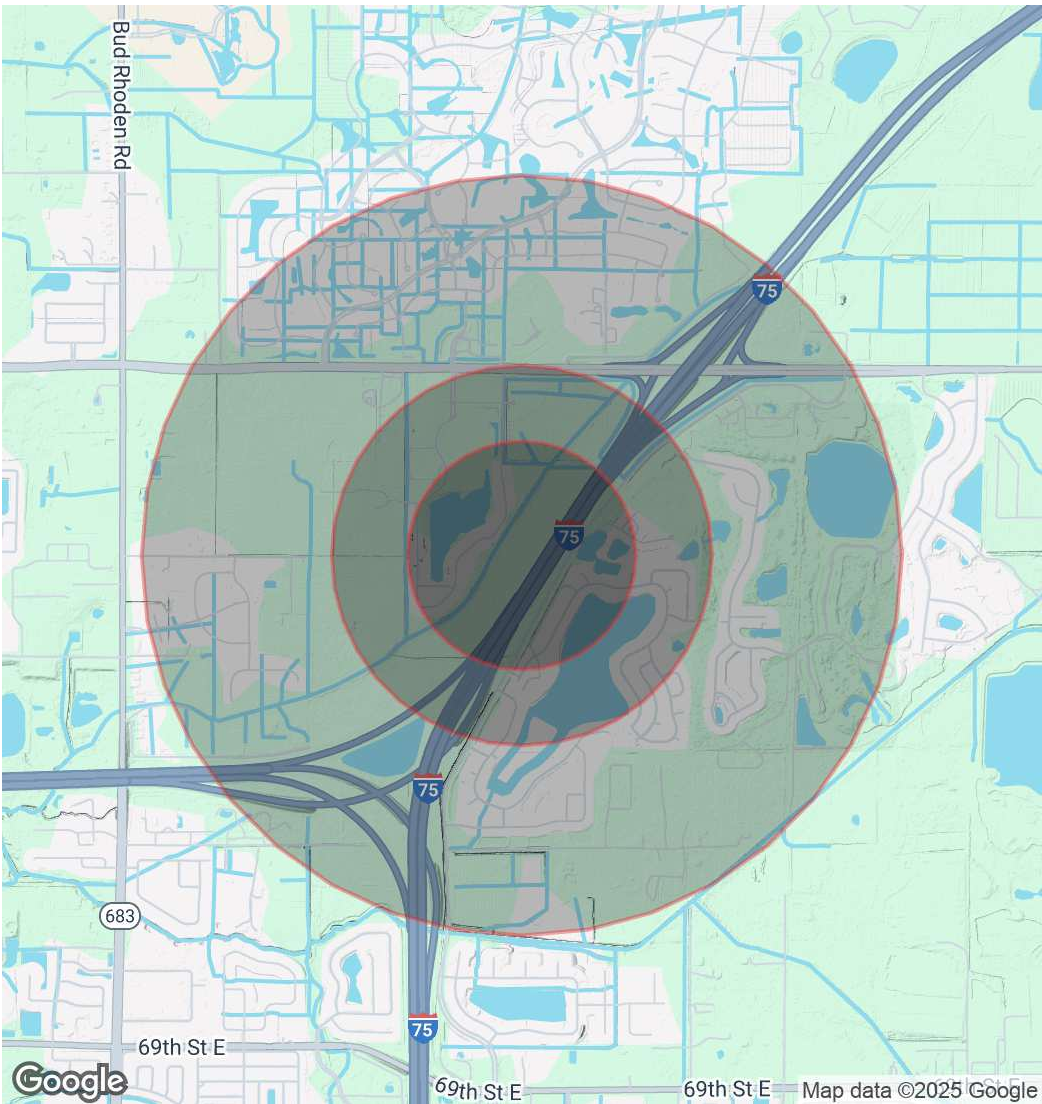


Site Plans (cont.)

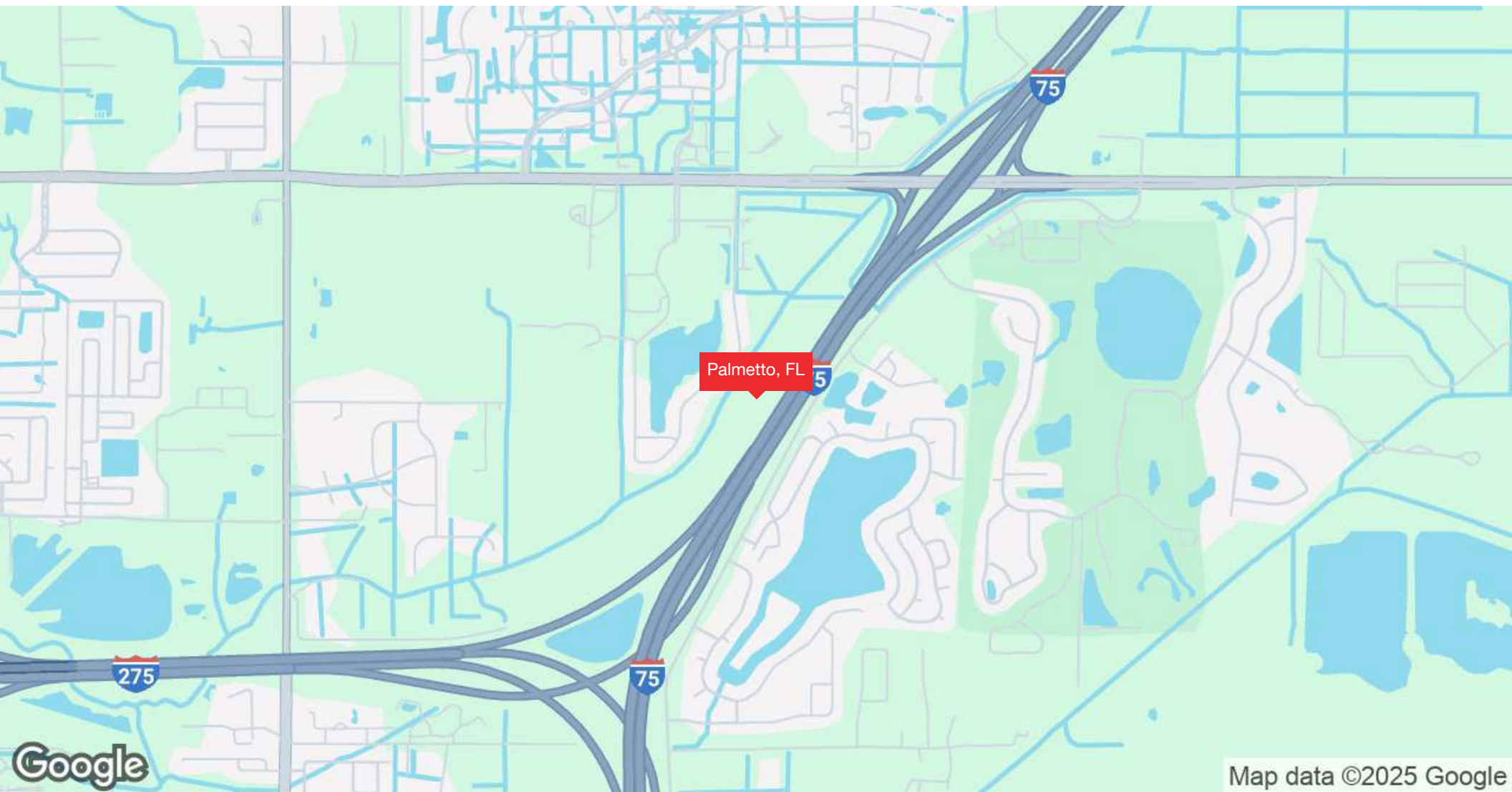


Demographics Map & Report

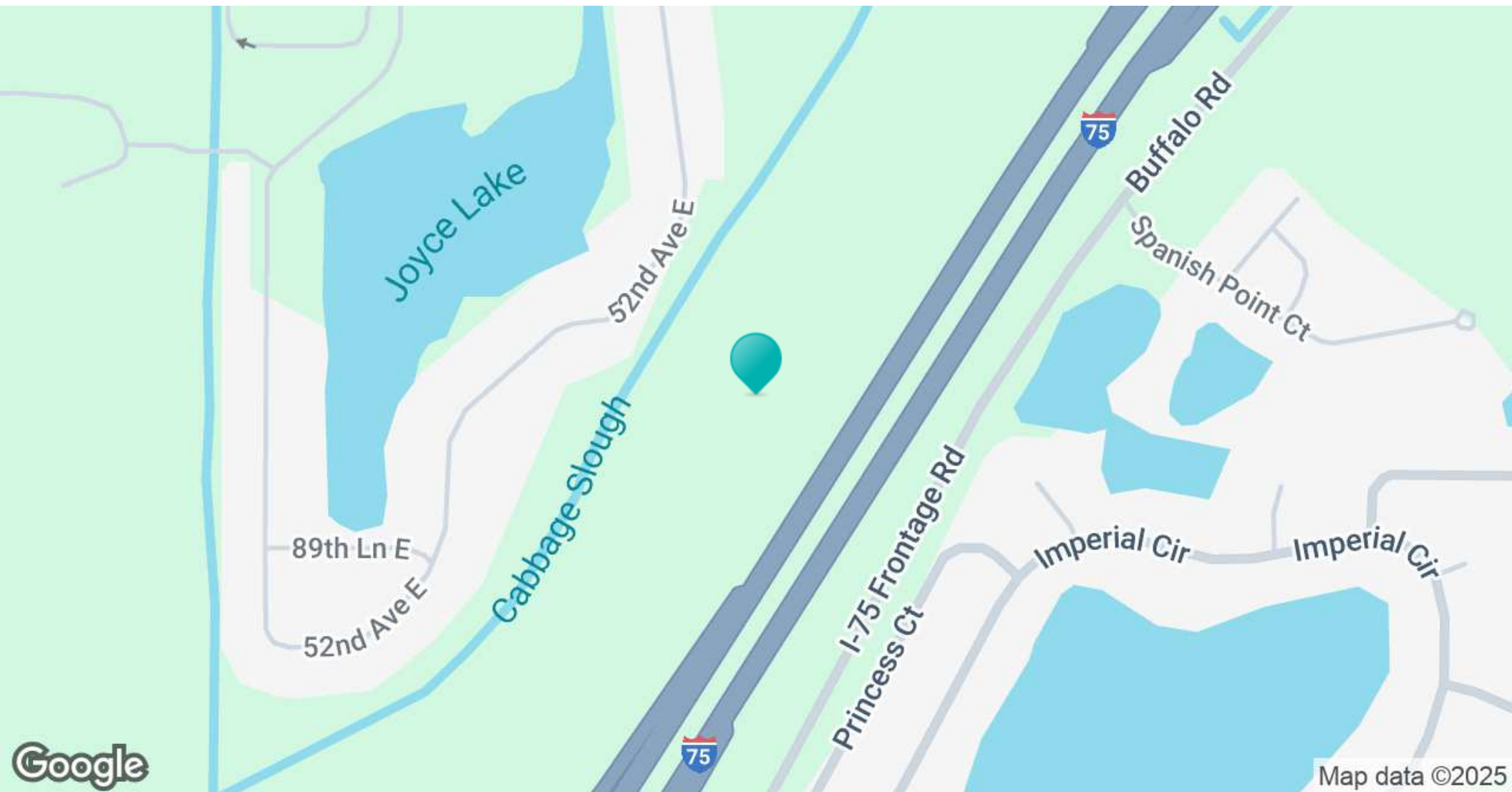
POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	0	0	0
Average Age	0	0	0
Average Age (Male)	0	0	0
Average Age (Female)	0	0	0
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	0	0	0
# of Persons per HH	0	0	0
Average HH Income	\$0	\$0	\$0
Average House Value			
Demographics data derived from AlphaMap			



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.

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