

We know this land.



Eshenbaugh

LAND COMPANY

The Dirt Dog



304 S. WILLOW AVENUE

TAMPA, FL 33606

813.287.8787

www.thedirtdog.com

Property Description

PROPERTY DESCRIPTION

Located at 2701 US-41 Business in Palmetto, FL, this 2.89± acre site has 275 feet of frontage and visibility to approximately 26,500 vehicles per day. The property is zoned PD-MU (Planned Development – Mixed Use) with a Future Land Use designation of PC (Planned Community), allowing for commercial, multifamily, or mixed-use development. It is positioned along a major north-south corridor with direct access and is close to residential neighborhoods, retail, employment centers, downtown Palmetto, and the waterfront. The site is in an active growth area of Manatee County and offers flexibility for long-term development.

LOCATION DESCRIPTION

Located on US-41 in Palmetto, the site offers direct access to a major corridor and is minutes from downtown, the waterfront, and surrounding growth.

MUNICIPALITY

City of Palmetto

PROPERTY SIZE

2.89 Acres

ZONING

PD-MU (Planned Development – Mixed Use)

FUTURE LAND USE

PC (Planned Community)

PARCEL ID

2422200159

PRICE

\$995,000

BROKER CONTACT INFO

Chris Bowers ALC, CCIM

Senior Advisor/Partner

813.287.8787 x108

chris@thedirt dog.com

Alex Ward

Junior Advisor

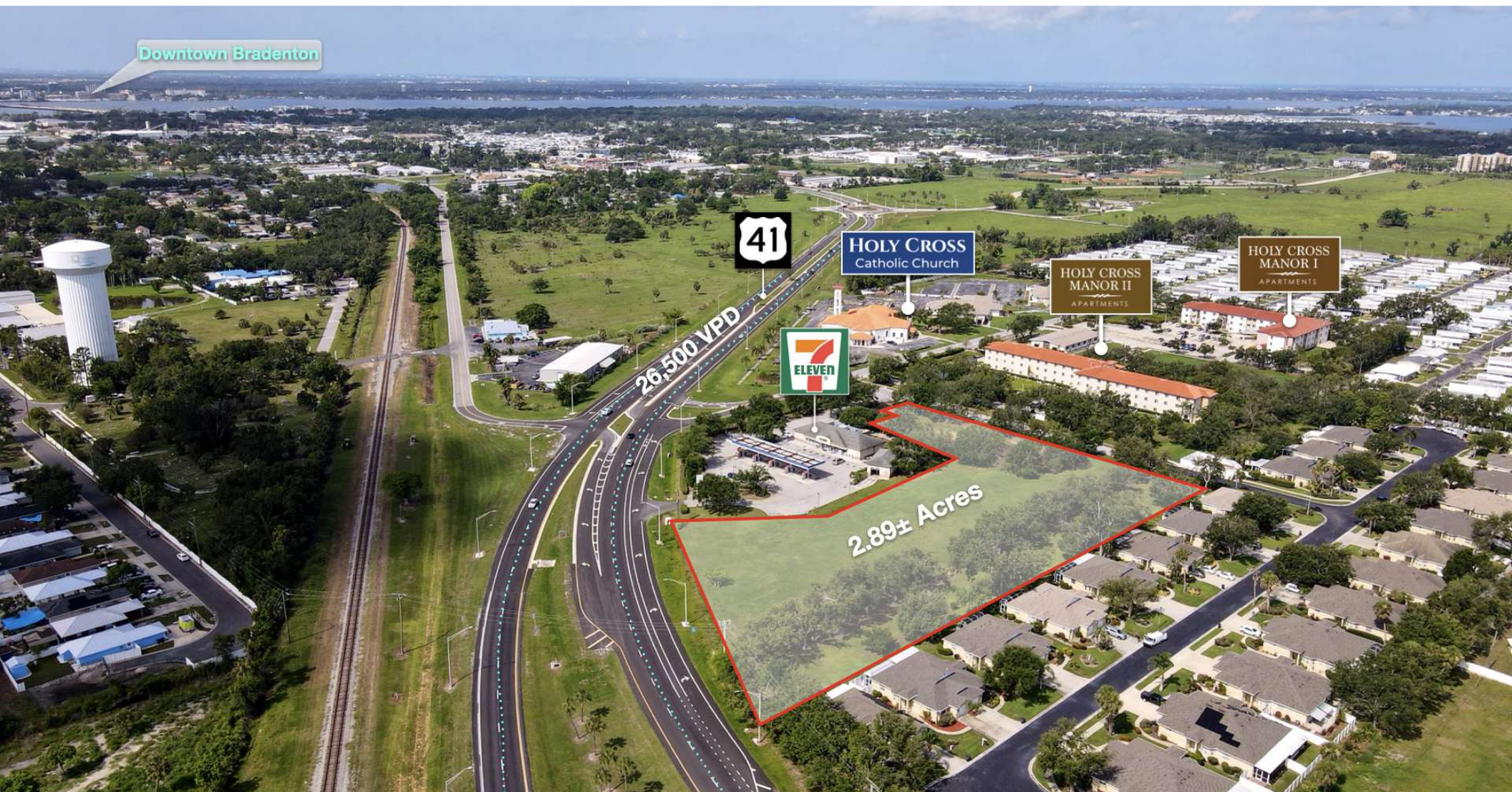
813.287.8787 x117

alex@thedirt dog.com

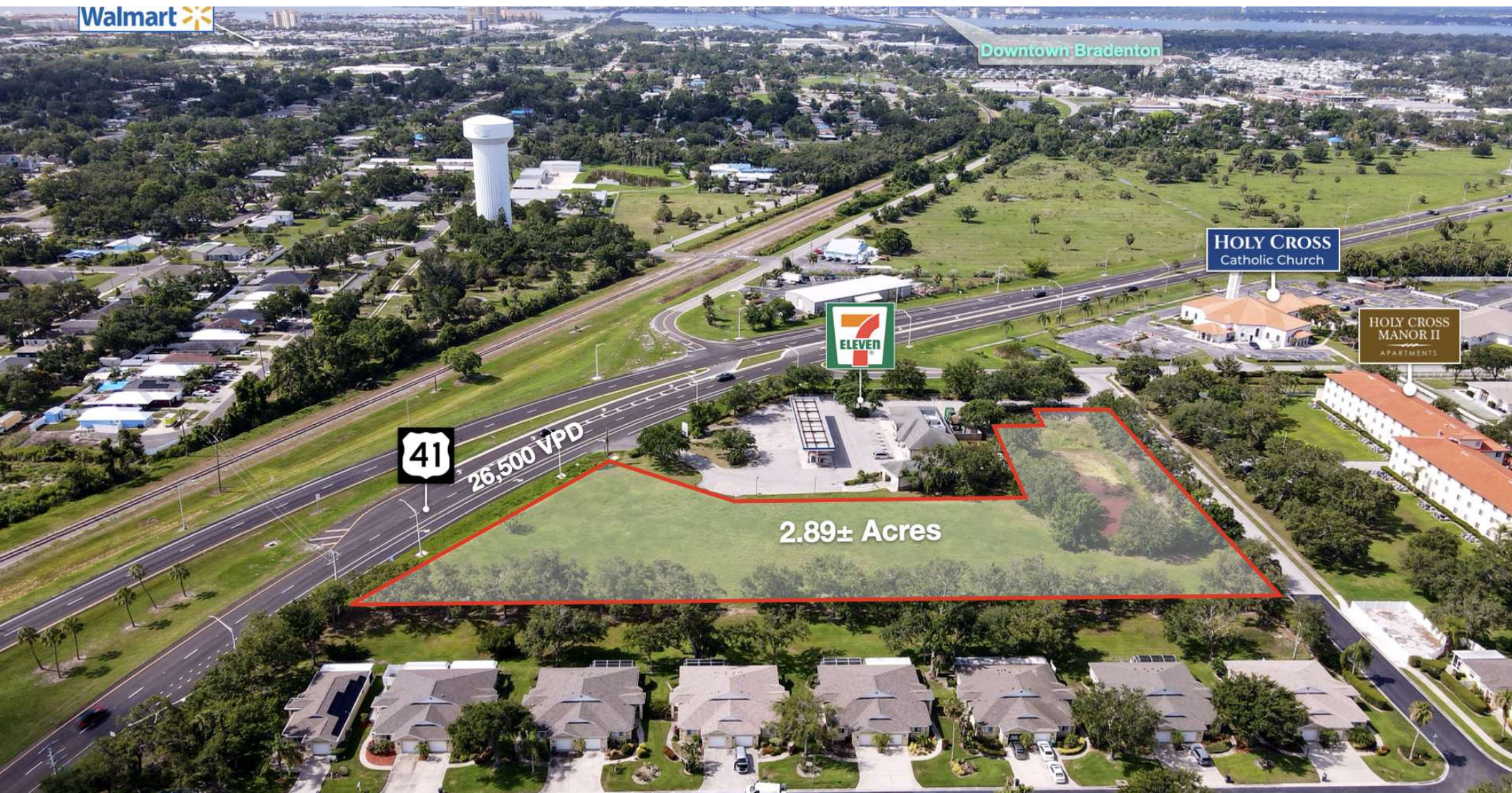
Aerial



Aerial Looking Southwest



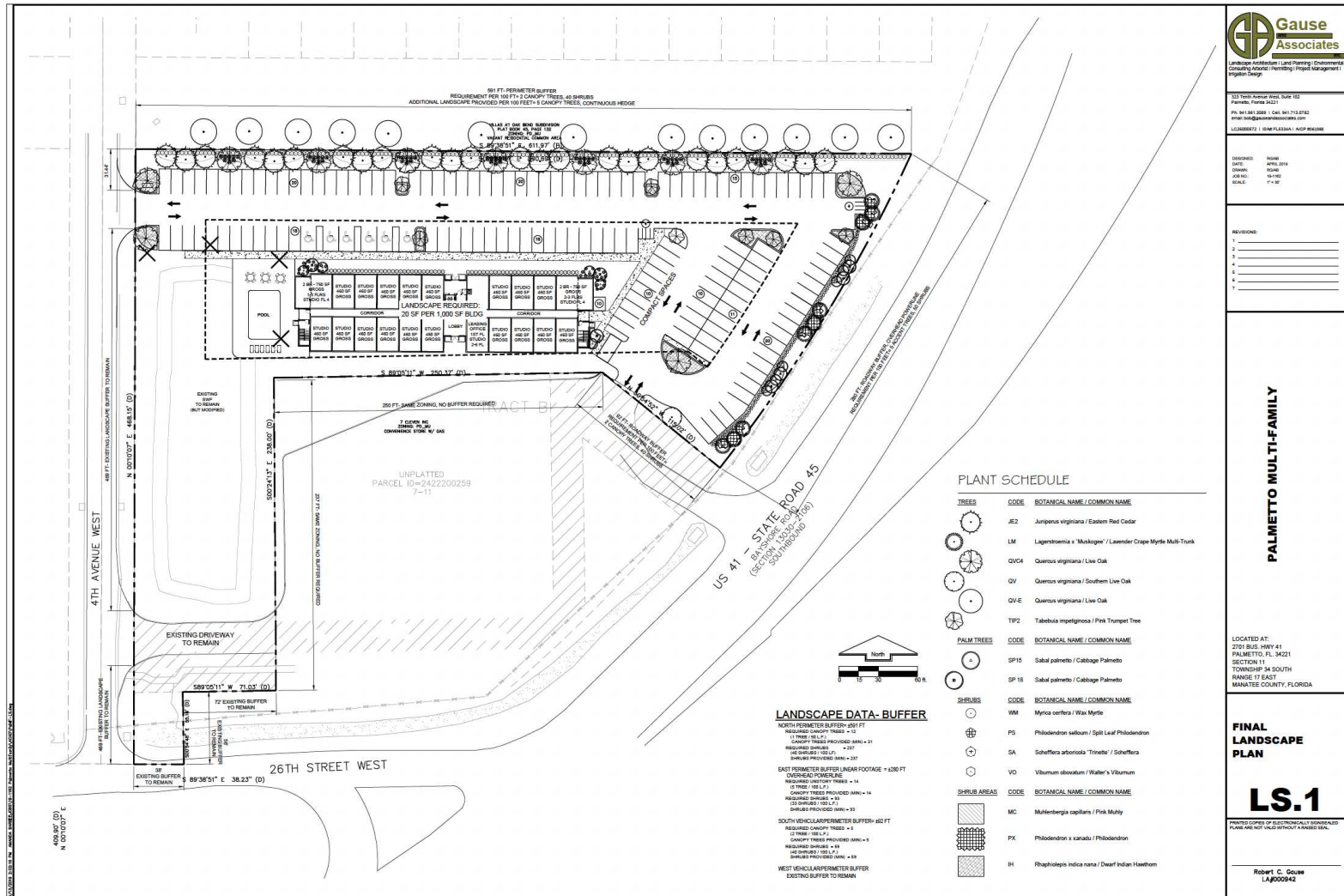
Aerial Looking South



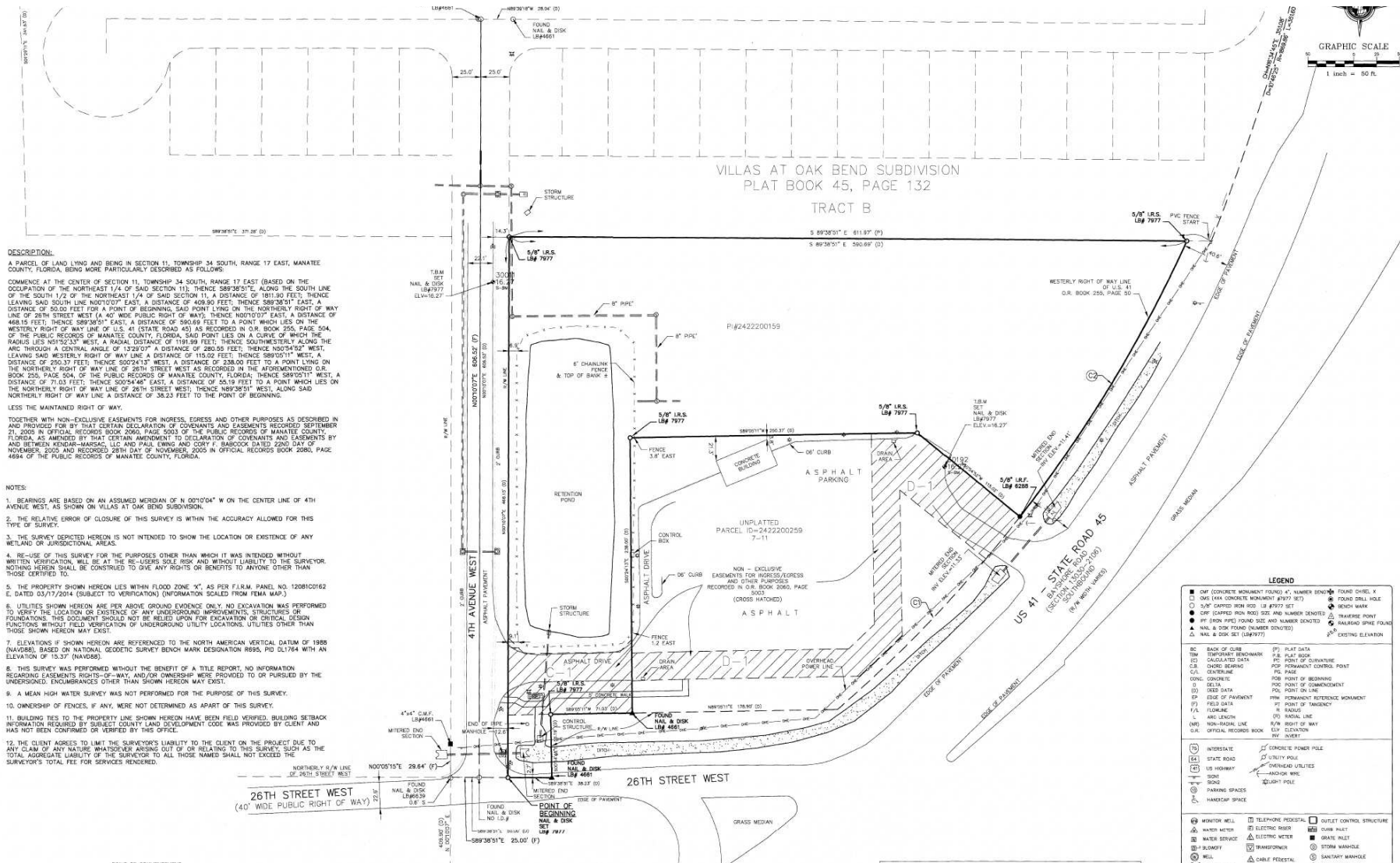
Aerial Looking North



Conceptual Site Plan



Survey



BOUNDARY & TOPOGRAPHIC SURVEY

IN SECTION 11, TOWNSHIP 34 SOUTH, RANGE 17 EAST
MANATEE COUNTY, FLORIDA

CERTIFIED TO: PALMETTO SURV. LLC

DATE: 06/17/2018

BY: [Signature]

REVISION:

Scale: 1" = 50'

Drawn by: AG

JOE 180382

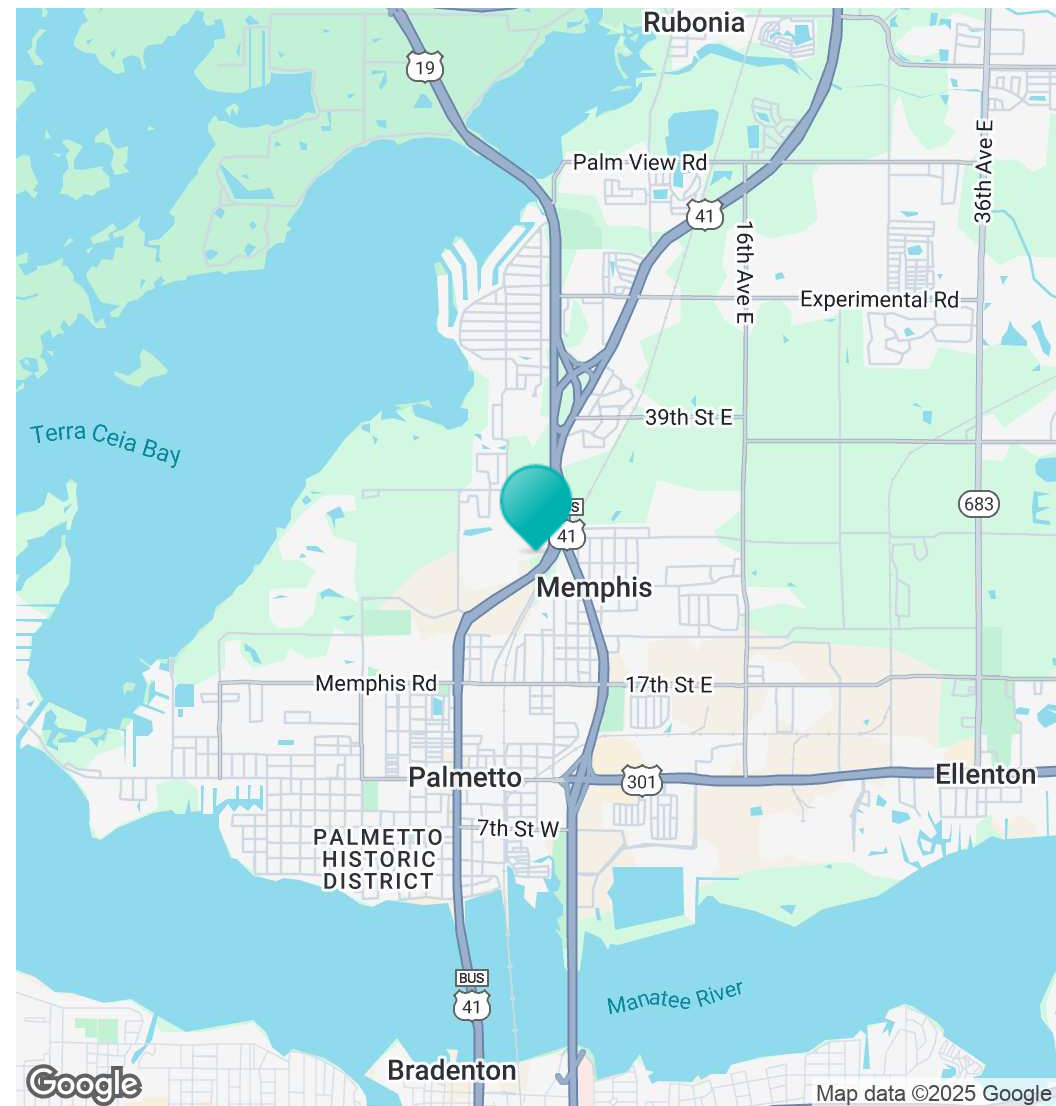
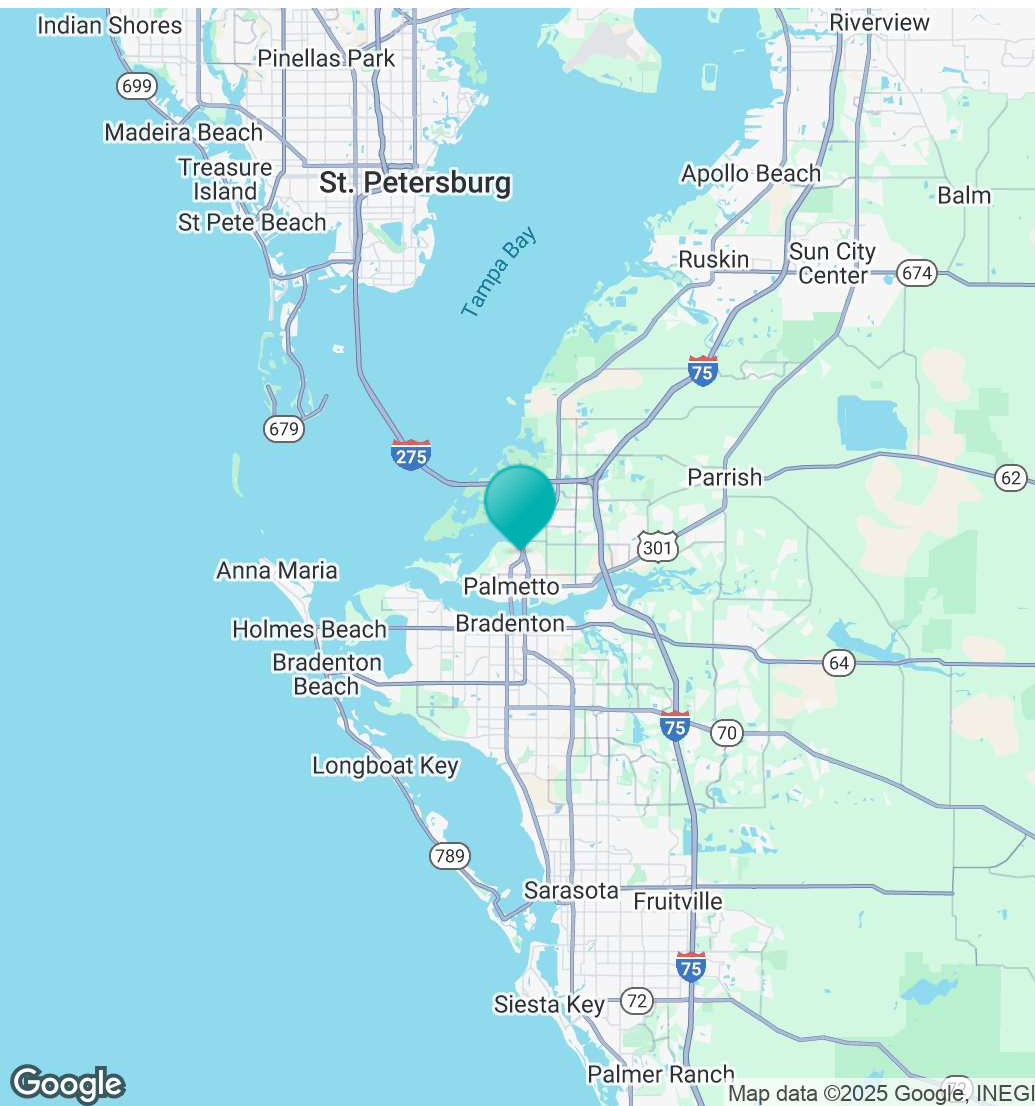
CROSS SURVEYING, L.L.C.
CERTIFICATE OF AUTHORIZATION LB 000077-2
MANATEE COUNTY, FLORIDA
DATE: 06/17/2018

VALID WITHOUT THE SIGNATURE AND THE ORIGINAL BASED OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

D. STRONG, INC. P.E. 356
DATE OF SURVEY: 06/17/2018
CERTIFICATE NO. 4679



Location Map



Demographics Map & Report

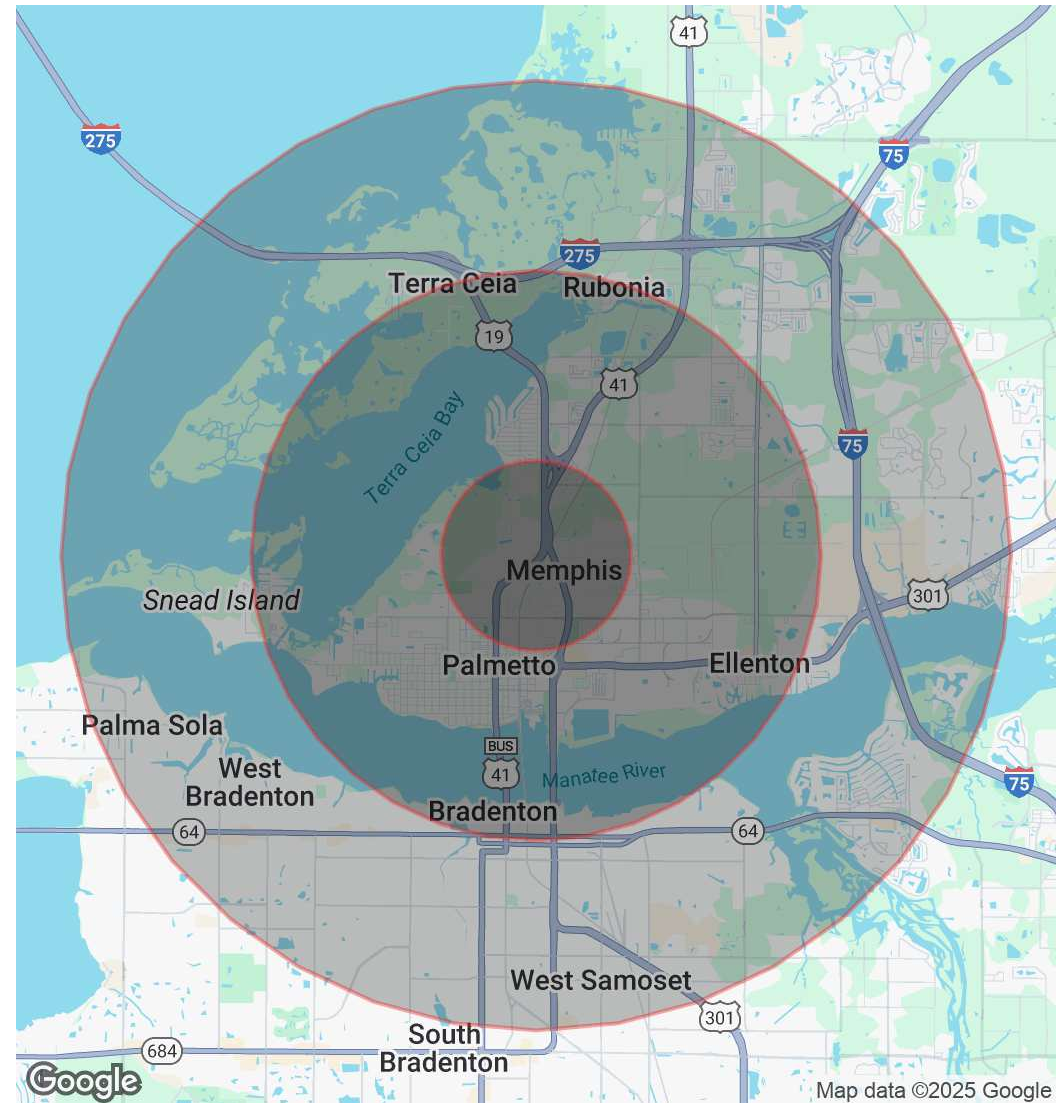
POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	8,442	38,036	122,994
Average Age	41	45	45
Average Age (Male)	40	45	44
Average Age (Female)	41	46	46

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	3,080	15,659	50,153
# of Persons per HH	2.7	2.4	2.5
Average HH Income	\$67,301	\$83,104	\$83,639
Average House Value	\$328,240	\$364,959	\$347,068

Demographics data derived from AlphaMap



Confidentiality & Disclaimer

All materials and information received or derived from Eshenbaugh Land Company, LLC its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Eshenbaugh Land Company, LLC its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Eshenbaugh Land Company, LLC will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Eshenbaugh Land Company, LLC makes no warranties and/or representations

regarding the veracity, completeness, or relevance of any financial data or assumptions. Eshenbaugh Land Company, LLC does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

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.