

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 opportunity is to acquire 15.4± acres at 10308 US-41 in Palmetto, FL, within Manatee County, currently approved for a 313-space boat and RV storage facility with 16 industrial flex units. After working with Manatee County and land use counsel, the site is now positioned for multifamily development under the Live Local Act, allowing up to 490± units with 40% designated as affordable housing. Preliminary plans are underway for a 300-unit project eligible for HUD 221(d)(4) financing. The site includes two wetland areas, meets the county's 35% open space requirement, and is development-ready. The property is high, dry, and well-positioned for multifamily with no known site constraints.

LOCATION DESCRIPTION

Centrally located in the St. Pete, Tampa, Bradenton/Sarasota corridor, the site offers direct access to US-41, I-275, and I-75. It's near the expanding Moccasin Wallow corridor and within five miles of major employment and retail hubs. The area is seeing strong residential growth, with nearby parks, kayak launches, and rare Tampa Bay views from upper floors.

PROPERTY SIZE

15.4 Acres

ZONING

HC (Heavy Commercial)

FUTURE LAND USE

ROR (Retail/Office/Residential)

PARCEL ID

625700000, 625500004

PRICE

\$8,950,000 which is \$29,833 per unit based on 300 units

BROKER CONTACT INFO

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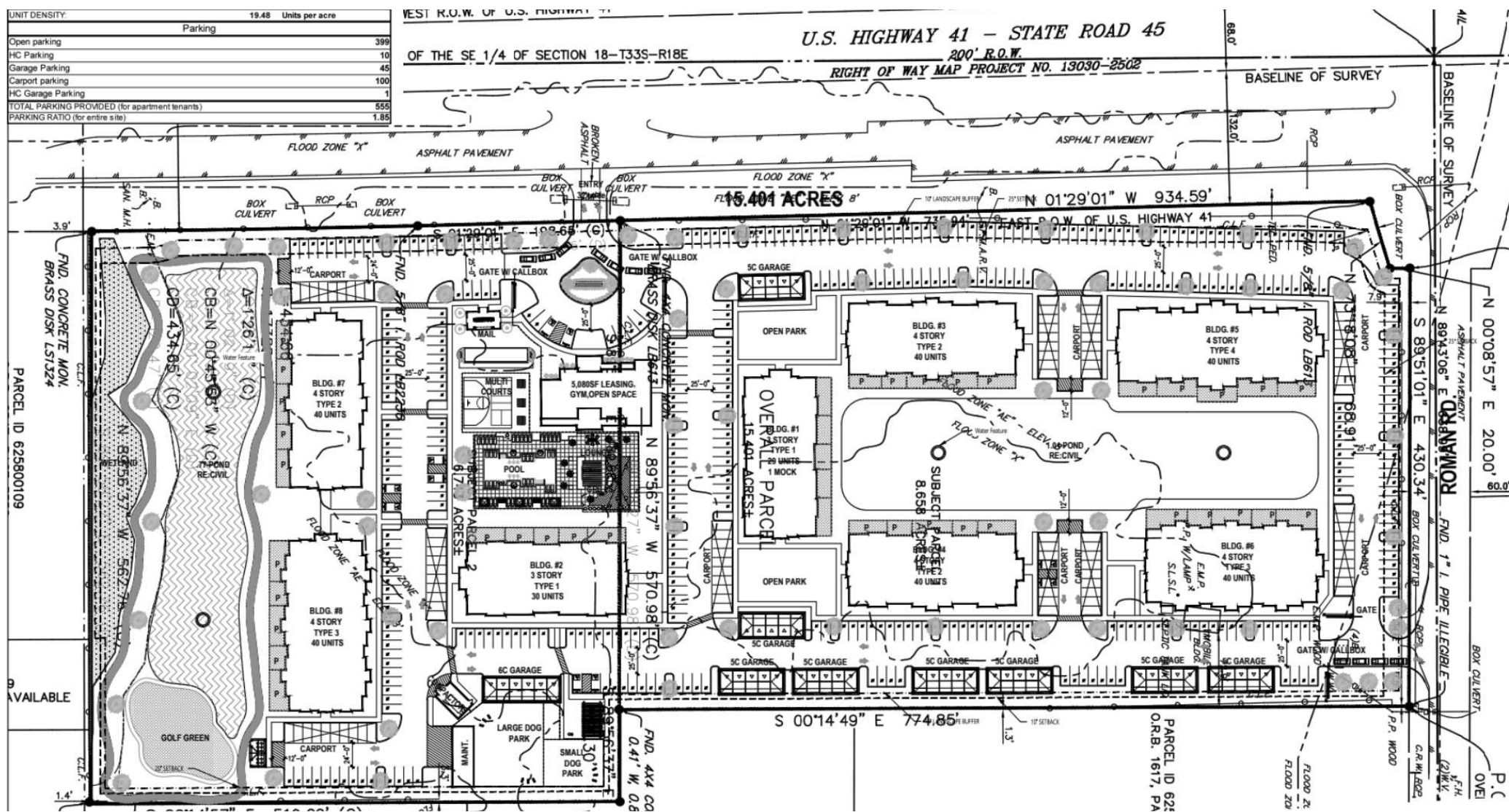
Aerial



Aerial



Apartment Site Plan



Demographics Map & Report

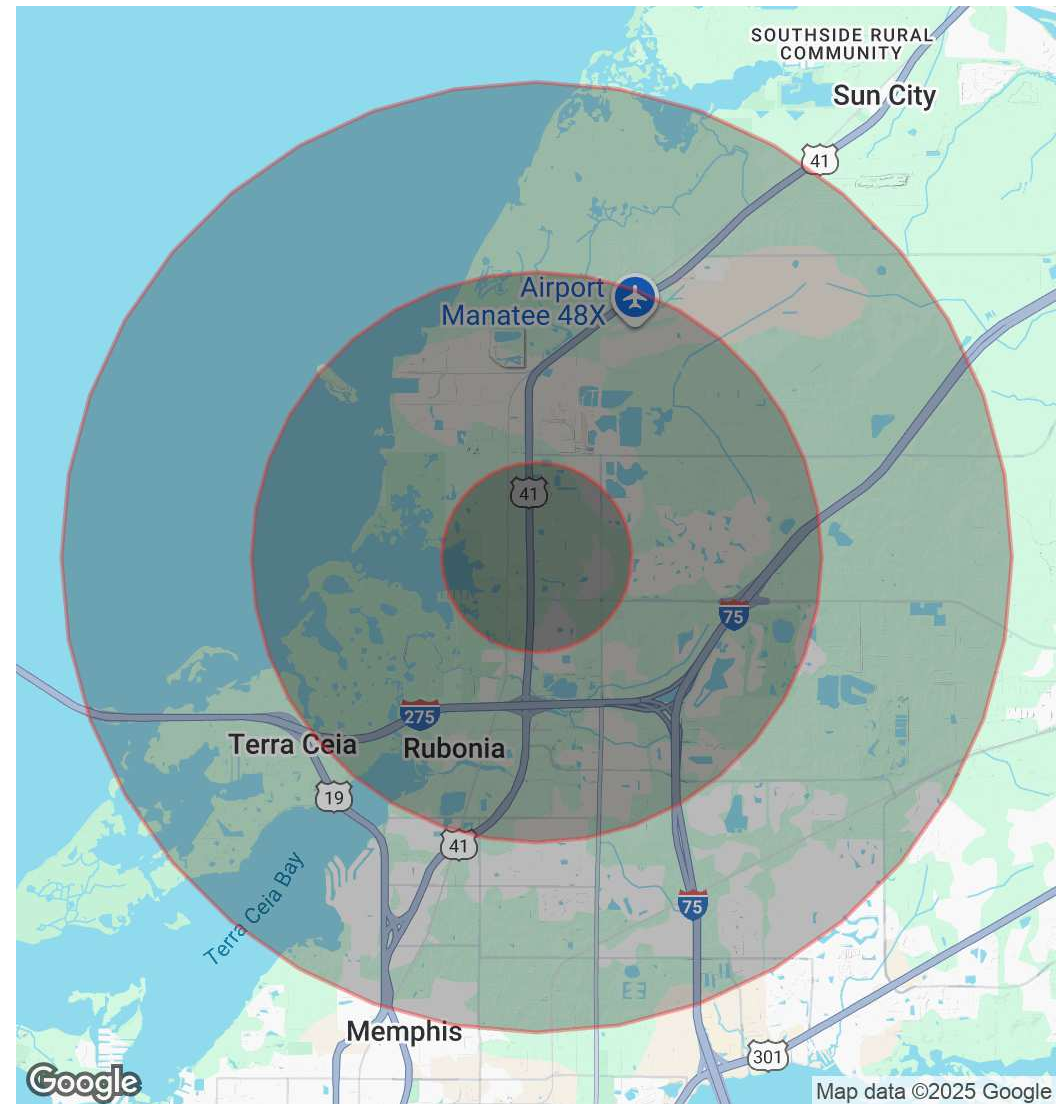
POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	1,658	15,259	39,682
Average Age	51	48	44
Average Age (Male)	51	47	44
Average Age (Female)	53	48	45

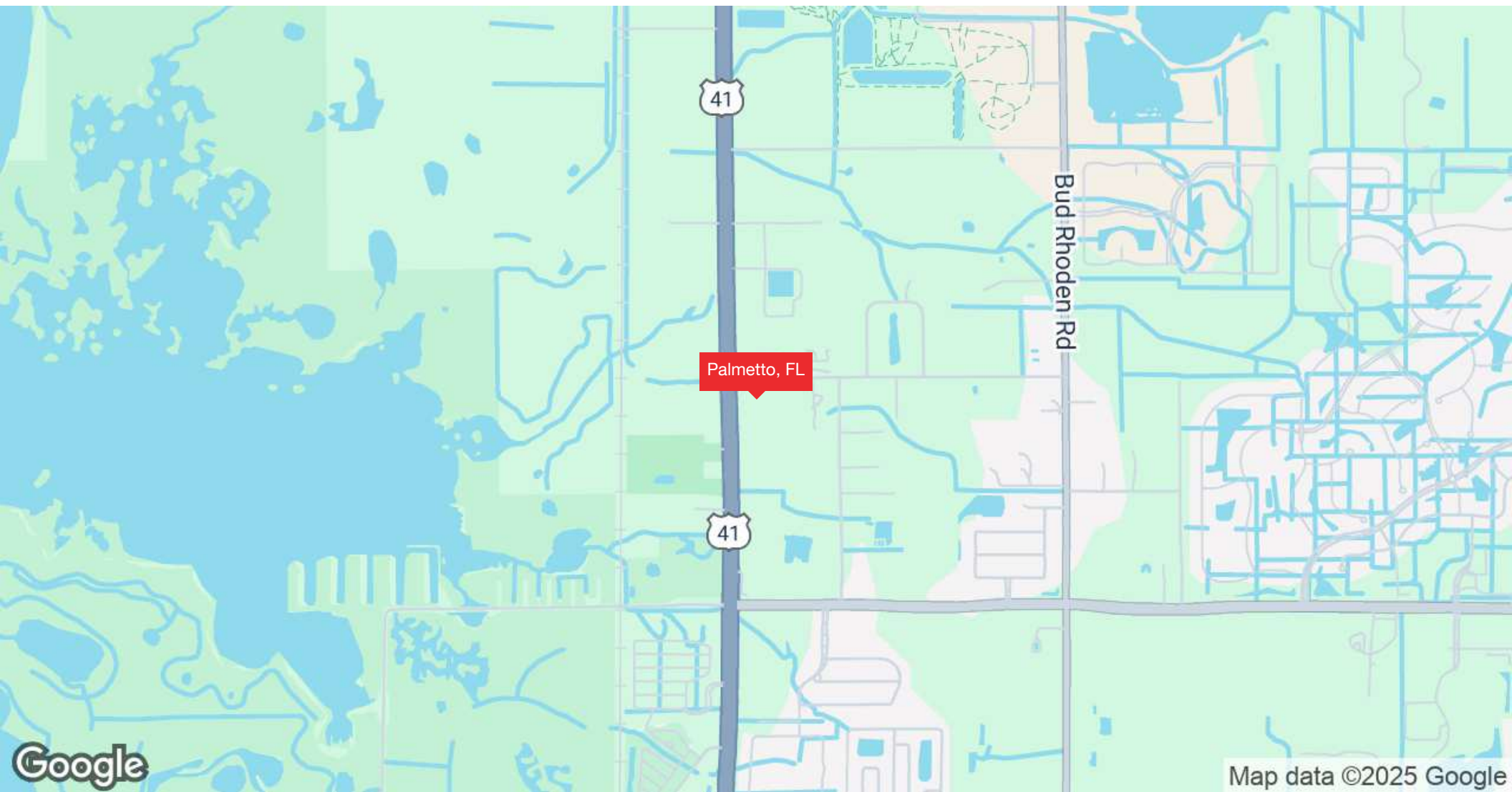
HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	594	5,659	14,882
# of Persons per HH	2.8	2.7	2.7
Average HH Income	\$90,048	\$95,467	\$95,713
Average House Value	\$341,747	\$364,404	\$359,658

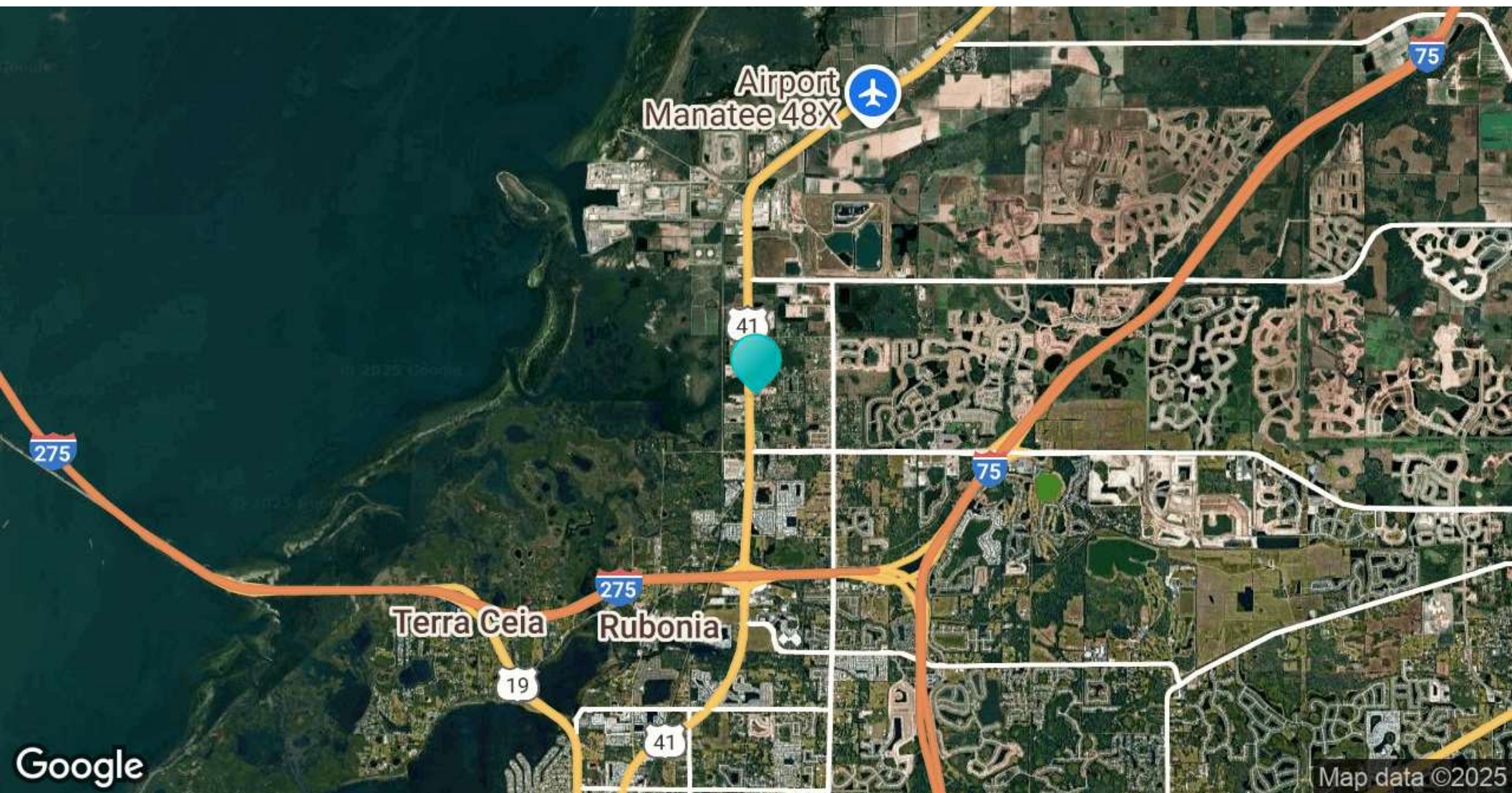
Demographics data derived from AlphaMap



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.