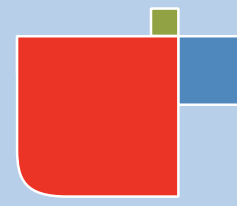
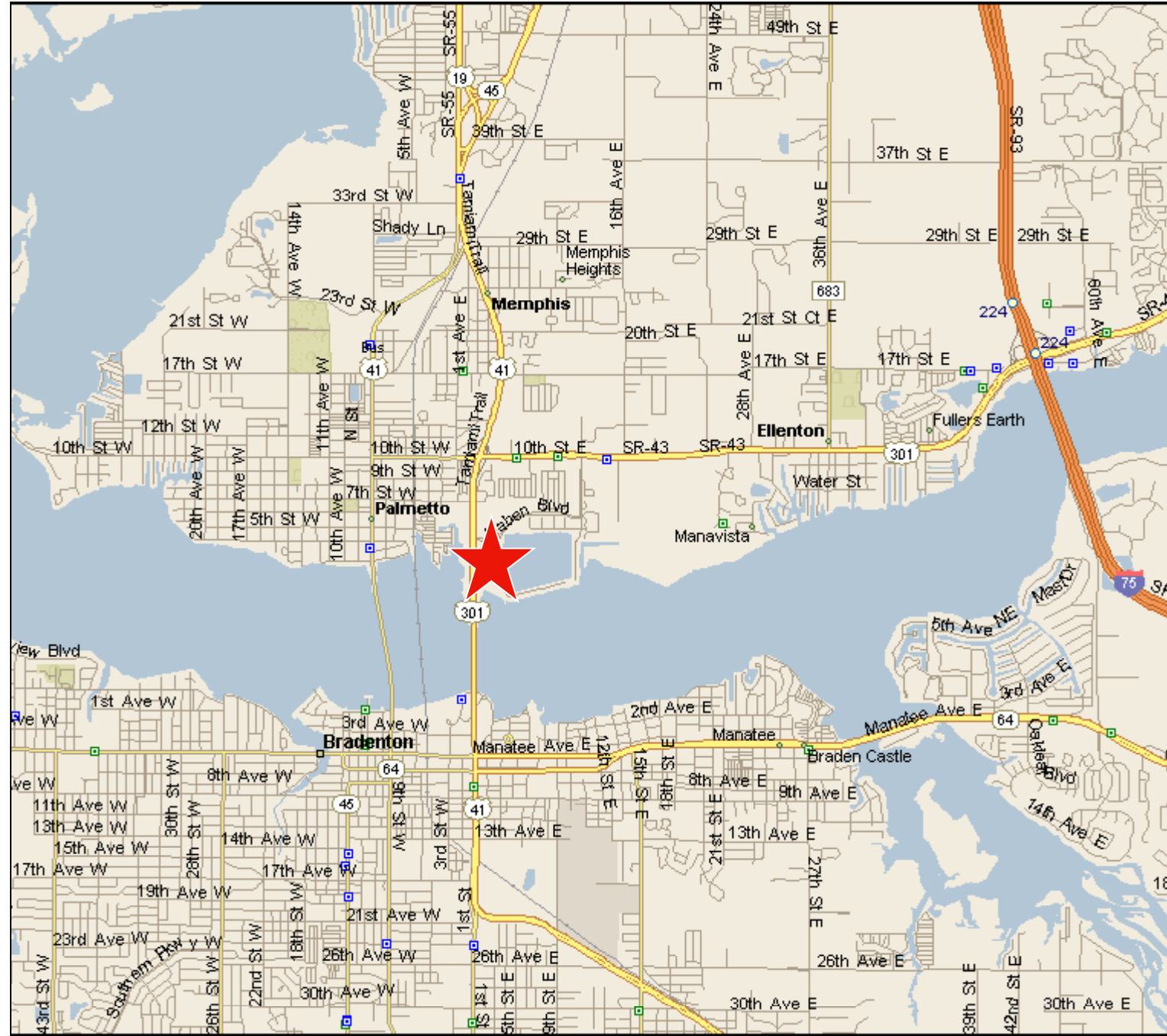


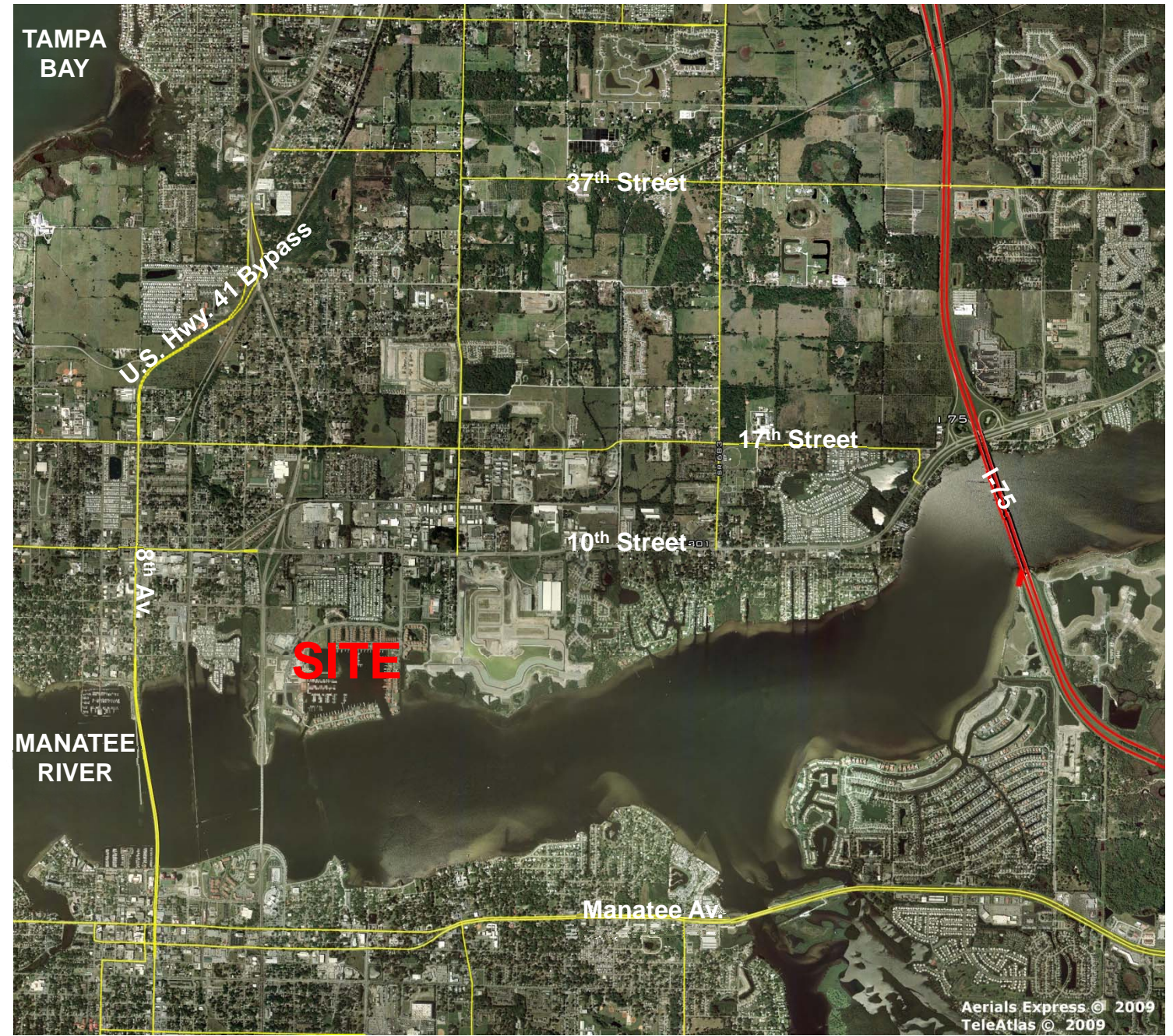
LOCATION INFORMATION



LAND FOR SALE

1.7 Acres Condo Land

Bank Owned Asset
Palmetto, Florida



FOR MORE INFORMATION, PLEASE CONTACT:

Bruce K. Erhardt, ALC
Executive Director
(813) 223-6300
Bruce.erhardt@cushwake.com

CUSHMAN & WAKEFIELD OF FLORIDA, INC.
One Tampa City Center, Suite 3600
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PROFILE:

The opportunity is to acquire 3.013 acres gross, 1.7 acres net of Bank Owned land within the renowned Riviera Dunes Development in Palmetto, FL. By water, the development has direct deep water access to the Gulf of Mexico via the Manatee River and by land the asset has direct US-41 frontage with a full signalized intersection at Haben Blvd. and US-41.

Riviera Dunes is lauded as one of the finest waterfront residential/marina developments on the West Coast of Florida. The development has a beautiful marina, capable of accommodating boats over 100' in length. The subject property is Phase V of the Laguna at Riviera Dunes condominium development.

This asset is conveniently located along US-41 which allows residents and visitors to easily travel to and from Sarasota, Bradenton, Anna Maria Island's beaches, St. Petersburg, and Tampa via US-41, I-275, or I-75.

SIZE:

Total: 1.7 acres, net of retention

ZONING: PDMU – 42 multifamily units.

PARCEL I.D. – 2581600539



UTILITIES: At site.

DISTANCES:

Super Walmart:	.65 miles
Manatee Memorial Hospital:	1.1 miles
Publix:	1.5 miles
I-75:	3.9 miles
I-275:	5.2 miles
Sarasota International Airport:	10.5 miles
Anna Maria Island:	10.8 miles
Gulf of Mexico (via Manatee River):	11 miles
St. Petersburg:	24 miles
Tampa International Airport:	42 miles

COMMENTS:

- Pad ready site
- Highly visible location with over 30,000 daily traffic trips on US-41
- Part of an established upper-end residential/marina development with easy access to all major West Coast destinations.
- Recent condo sales in Riviera Dunes range from \$218,000 to \$625,000 per unit.

PRICE: \$500,000.



Existing Condominiums



Marina



Clubhouse