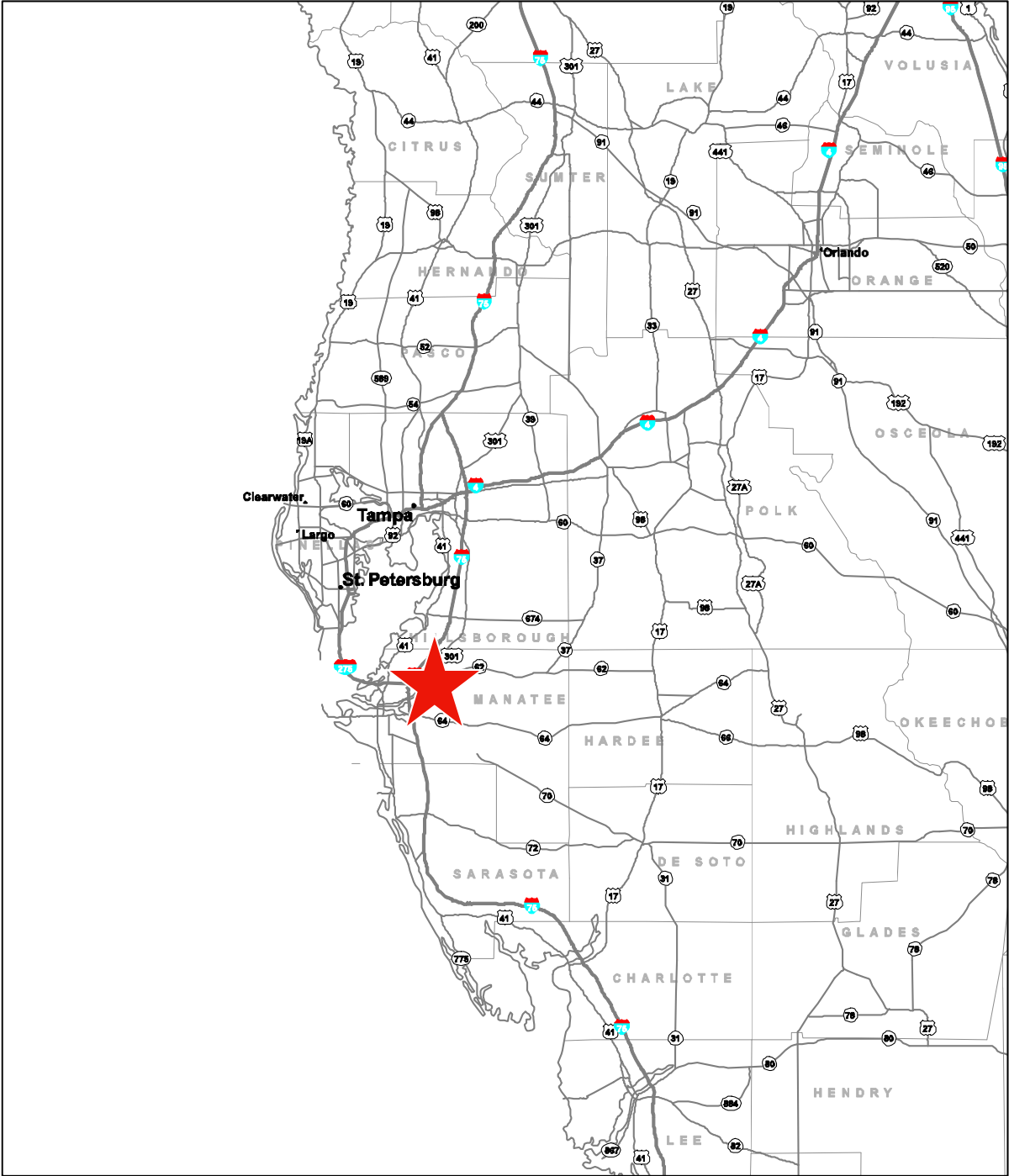
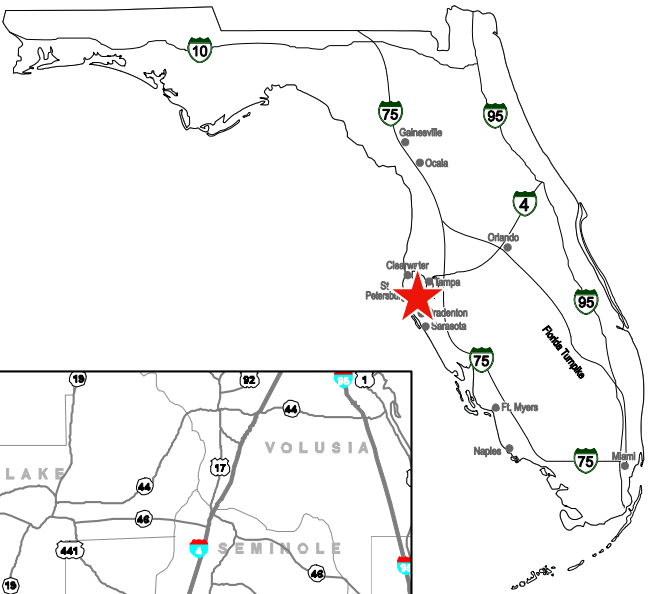


LOCATION INFORMATION



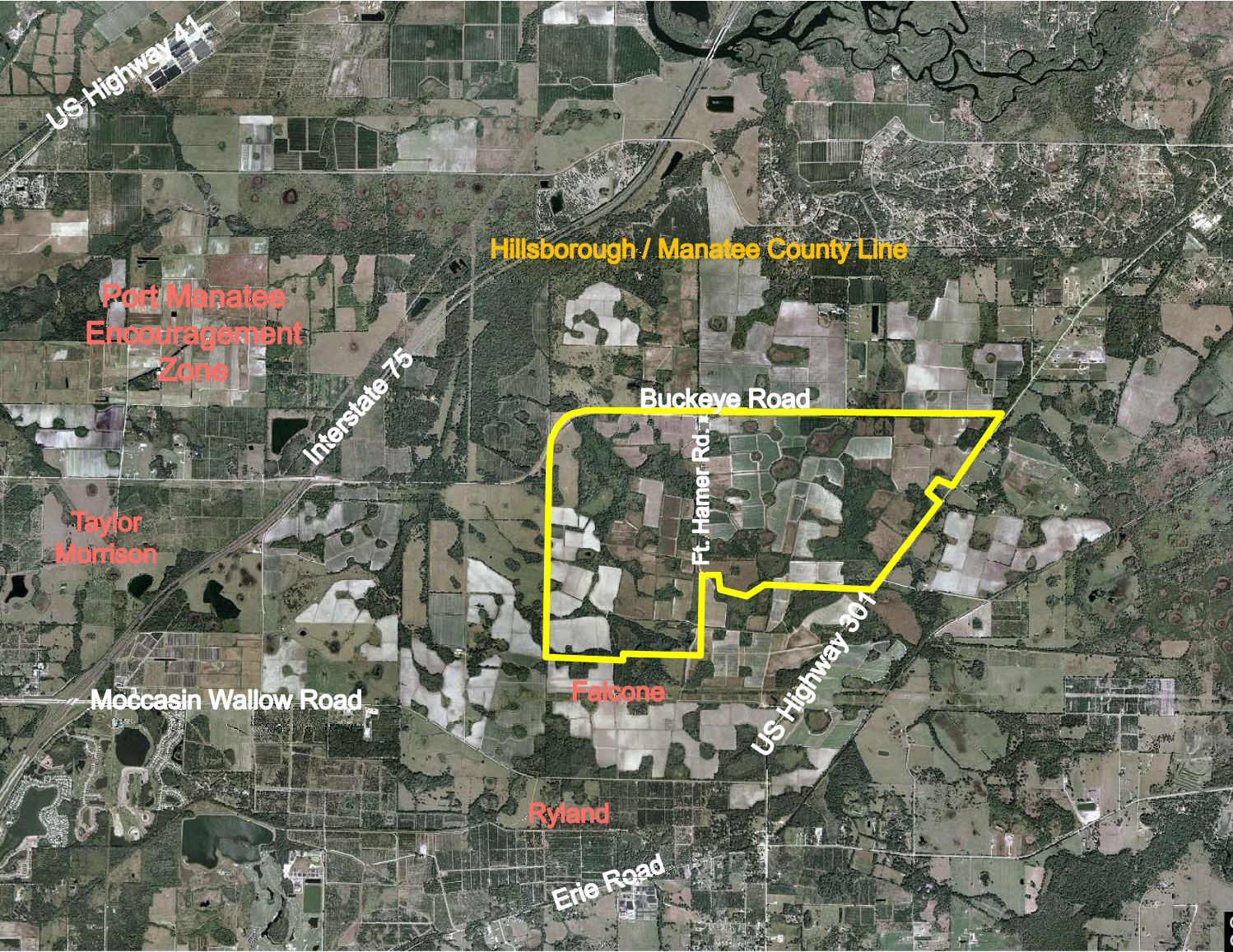
FOR MORE INFORMATION, PLEASE CONTACT:
Bruce K. Erhardt, ALC
Executive Director
(813) 223.6300
Bruce.erhardt@cushwake.com
FL License No. BK144044



2,250 Acres, West Coast Florida

Residential Community Development Opportunity
North Manatee County, Florida

LAND FOR SALE



FOR MORE INFORMATION, PLEASE CONTACT:

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LOCATION

- North Manatee County, on Florida’s west coast, between Tampa and Sarasota
- West of U.S. Highway 301, south side of Buckeye Road, east side of Interstate 75
- Part of Tampa Bay MSA

DISTANCES

- 4.5 mi from Interstate 75/Moccasin Wallow exit, via Carter Road
- 4.9 mi from Publix
- 6.5 mi from Interstate 75/Moccasin Wallow exit, via 301
- 7.3 mi from Wal-Mart Super Center
- 9.1 mi from K-Mart
- 9.4 mi from Ellenton Outlet Mall
- 11.5 mi to City of Bradenton CBD
- 14.8 mi to Interstate 75/University exit/Lakewood Ranch employment center
- 21 mi to Sarasota/Bradenton airport

SIZE

2,252± acres gross. 3.2± miles along Buckeye Road and 1.4± miles along US Highway 301. Note: Seller may retain up to 30 acres of future retail land.

ZONING

A-G

LAND USE

Urban Fringe 3

COMMENTS

- Active adult opportunity.
- Easy access to Tampa, St. Petersburg, Sarasota and Bradenton employment centers.
- Three Manatee County future road rights of way traverse the property.

LINK

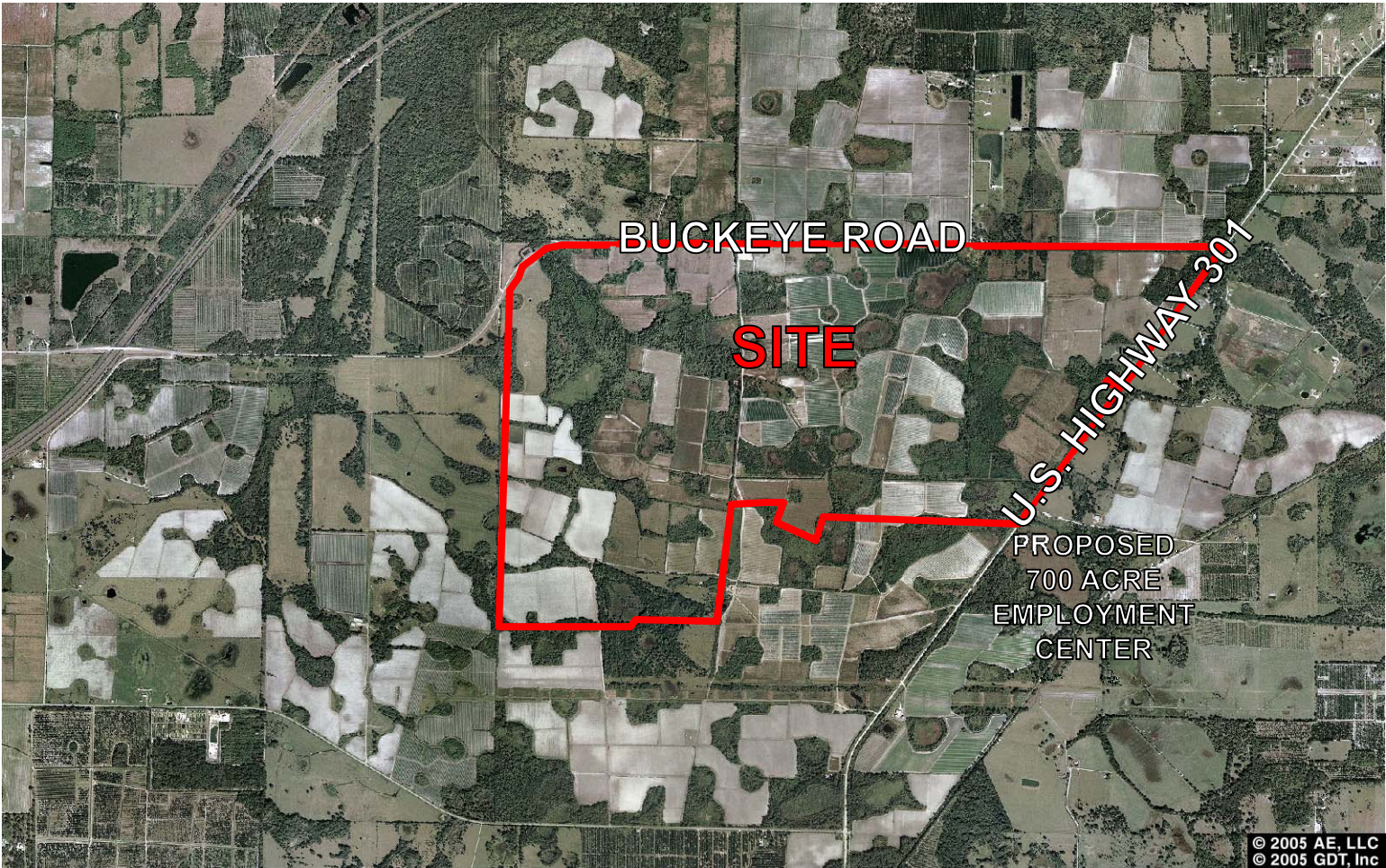
http://www.cushwakelandfl.com/tampa/listing-detail.html?listing_id=63

BROKERAGE

Outside brokers representing Buyers must be compensated by the Buyer. Cushman & Wakefield of Florida, Inc. is not paying an outside broker.

PRICE

\$60,000,000



MANATEE COUNTY MARKET INFORMATION

- Sarasota/Bradenton offers a thriving business climate, top rated schools, gourmet restaurants, motivated work force and varied residential neighborhoods. The residents enjoy year round golf, fishing, boating and miles of beautiful beaches and the blue green water of the Gulf of Mexico. Cultural amenities in the area include Mote Aquarium, South Florida Museum, Van Wezel Performing Arts, Ringling Museum, Dali Museum and University of South Florida Museum of Science and Industry.
- 2010 population – 323,174. 2015 projection is 353,082.
- 2010 median age – 43.36
- 2010 median household income - \$49,353.
- Unemployment rate is 12.3%.
- Manatee County is part of the seven county area being marketed by the Tampa Bay Partnership, a regional organization that works with its partners to market the region internationally, to conduct regional research and to coordinate efforts to influence business and government issues that impact economic growth and development. The Partnership area total population in 2010 was over 4.2 million and the 2015 projection is over 4.5 million.
- Lakewood Ranch, a 28,000 acre development, is an employment center located 18 miles south, with more than 3 million square feet commercial office space. This development also includes Manatee Technical Institute, Manatee Community College, Lake Erie College of Osteopathic Medicine and Keiser College.
- The Tampa Bay Partnership market area is experiencing net migration of about 33,785 persons per year.