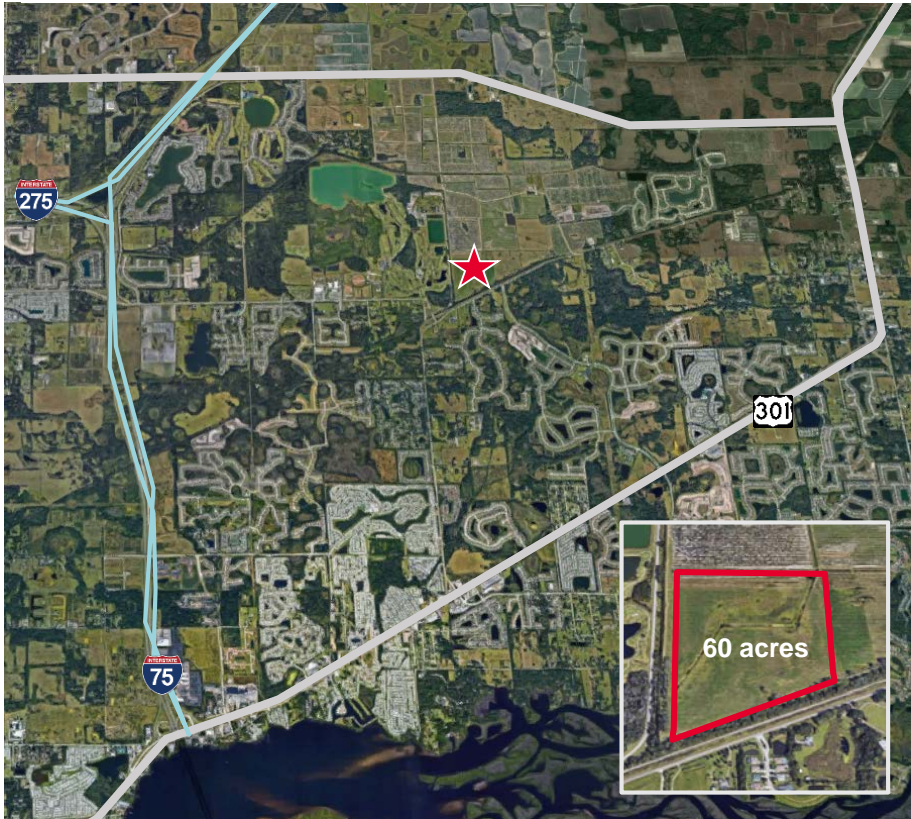


Offers Due By: March 16, 2018


Located on the north side of Erie Rd adjacent to Buffalo Creek Golf Course

Current Zoning

A: Agricultural

Future Land Use

UF-3: Urban Fringe - 3

- 3 units per acre
- Potential uses include low/moderate density urban residential, office commercial, public/semipublic uses and schools.

Water:

- 24" PVC on the south side of Erie Road.

Sewer:

- 20" PVC force main is located on the north side of Erie Road.
- 16" PVC reclaim line located on the north side of Erie Road.

Neighboring Properties

- Located in eastern Manatee County in the unincorporated area of Parrish, adjacent to Buffalo Creek Golf course and Buffalo Creek middle school on the western boundary, with single family housing to the south.
- Notable single family communities include Creekside Preserve, Aberdeen, Harrison Ranch, Lexington, Forest Creek and Lakeside Preserve.


[Visit Website](#)



CALL FOR OFFERS

60 Acres North of Erie Road

Parrish, Manatee County, FL 34221

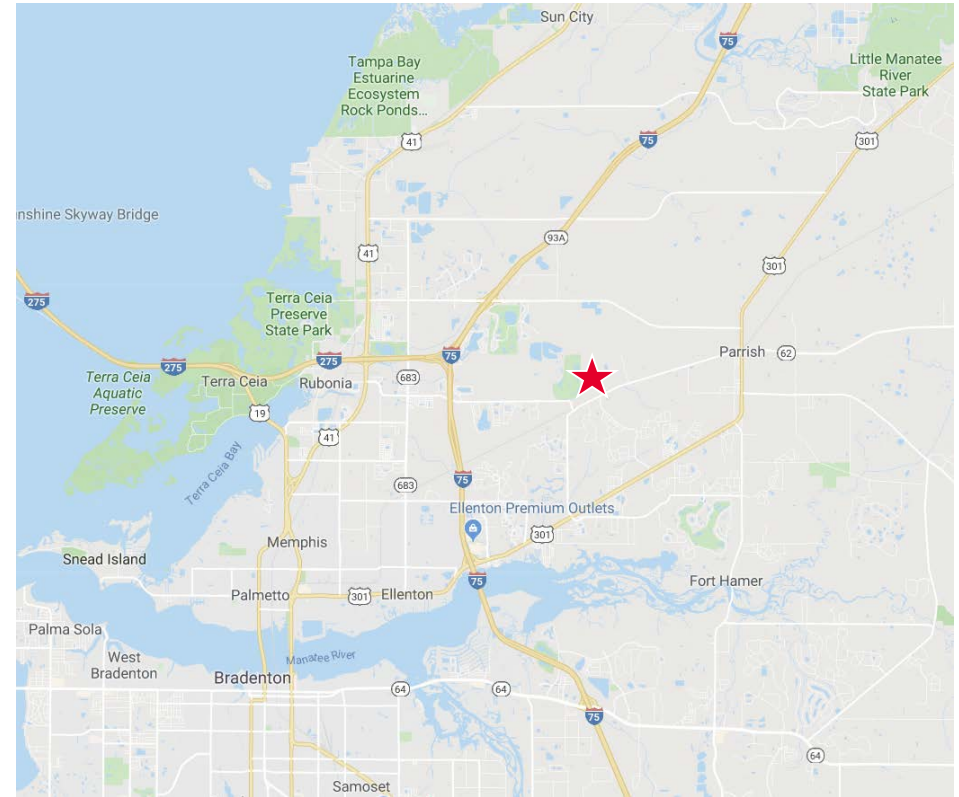
Offers Due By: March 16, 2018

Property Highlights

- Sarasota/Bradenton MSA – high growth area
- Mid-way location between Tampa and Sarasota
- Easy access to I-75 and I-275
- Growing area with new residential communities
- Proximate to essential commercial services
- \$90M North River High School construction completion expected by August 2019

Comments

- Located in the North Central Overlay District
- Owned by Manatee County School District and deemed “surplus property”



Shopping & Entertainment	Miles
Shops at Silver Leaf - Publix	2.30
Parkwood Square - Publix	3.05
Ellenton Ice & Sport Complex	5.40
Ellenton Premium Outlets	5.46
Ellenton Palmetto Medical Center	13.00

Schools	Miles	Access	Miles
Virgil Mills Elementary School	2.96	I-75	2.45
Buffalo Creek Middle School	2.86	Hwy 301	2.84
Palmetto High School	8.94	1-275	3.00

Demographic	4 Miles
Population	38,789
Average Household Income	\$70,737
Median Household Income	\$57,504
Median Age	49.7

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