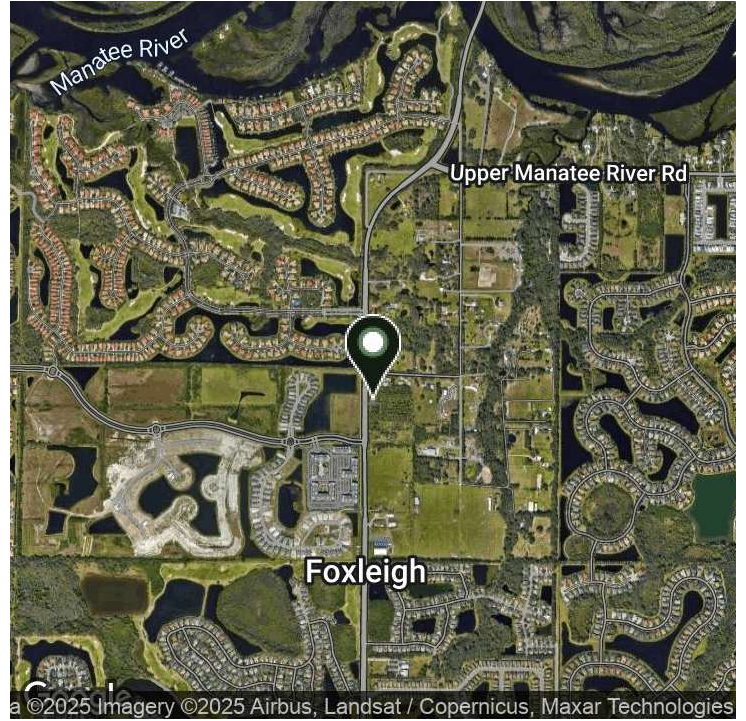
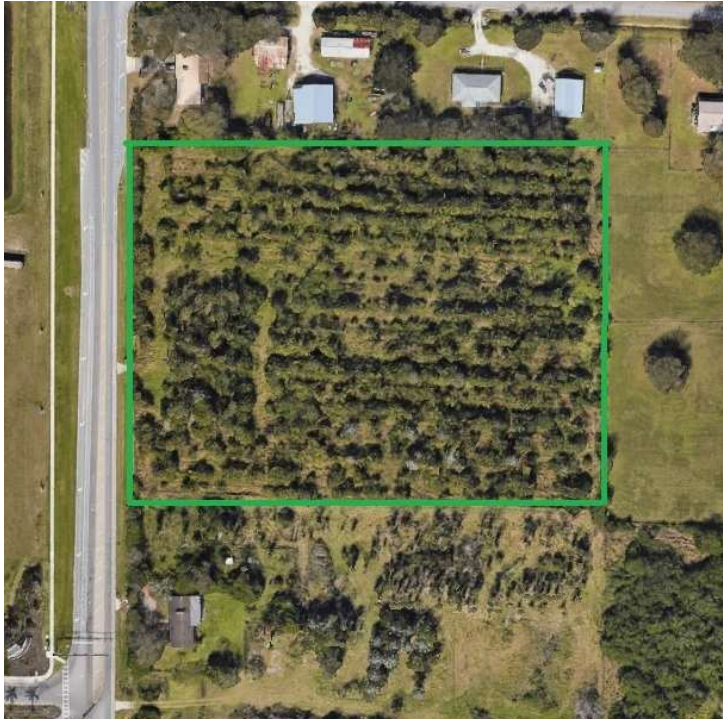


SPECIMEN PALMS UMRR

NO # - UPPER MANATEE RIVER RD, BRADENTON, FL 34212



OFFERING SUMMARY

Sale Price:	\$3,000,000
Lot Size:	6.85 Acres
Zoning:	A1
Future Land Use:	UF-3
Price / SF:	\$10.05

PROPERTY OVERVIEW

6.85 Acres on one of Manatee County's most significant arterial roads linking North County to Sarasota. Former tree farm. UF-3 Future Land Use could allow for lower intensity commercial, office or residential development.

PROPERTY HIGHLIGHTS

- AADT: 23,500
- County utilities along UMRR
- Located across from entrance to Watercolor Place by Medallion Homes

FOR MORE INFORMATION
WILLIAM BLALOCK, ALC

941.748.9776
wmb@blalockrealestate.com

While the information contained herein is believed to be accurate, it is not warranted by Wyman, Green & Blalock Real Estate, Inc.

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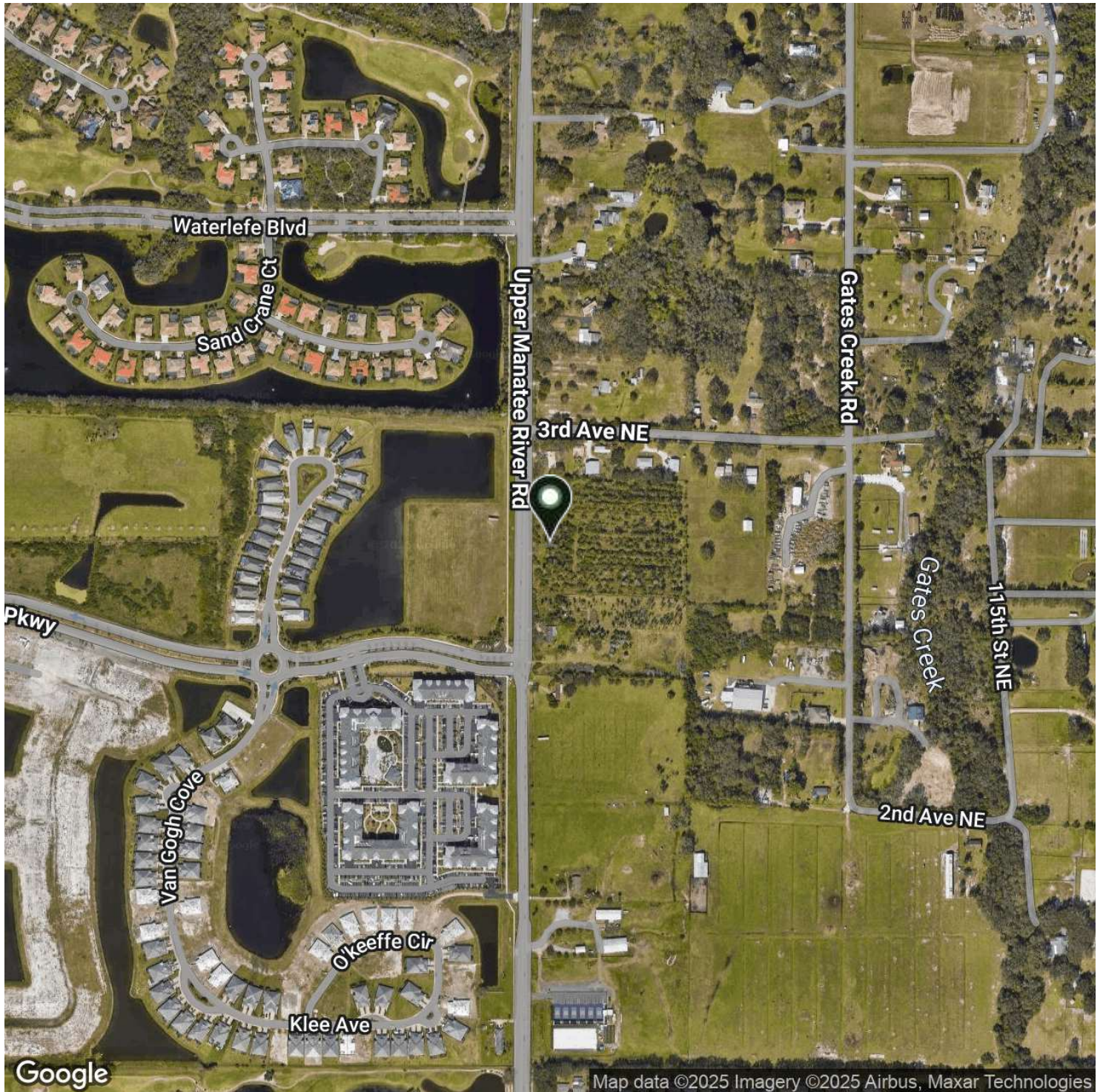
Since 1908

FOR SALE

LAND

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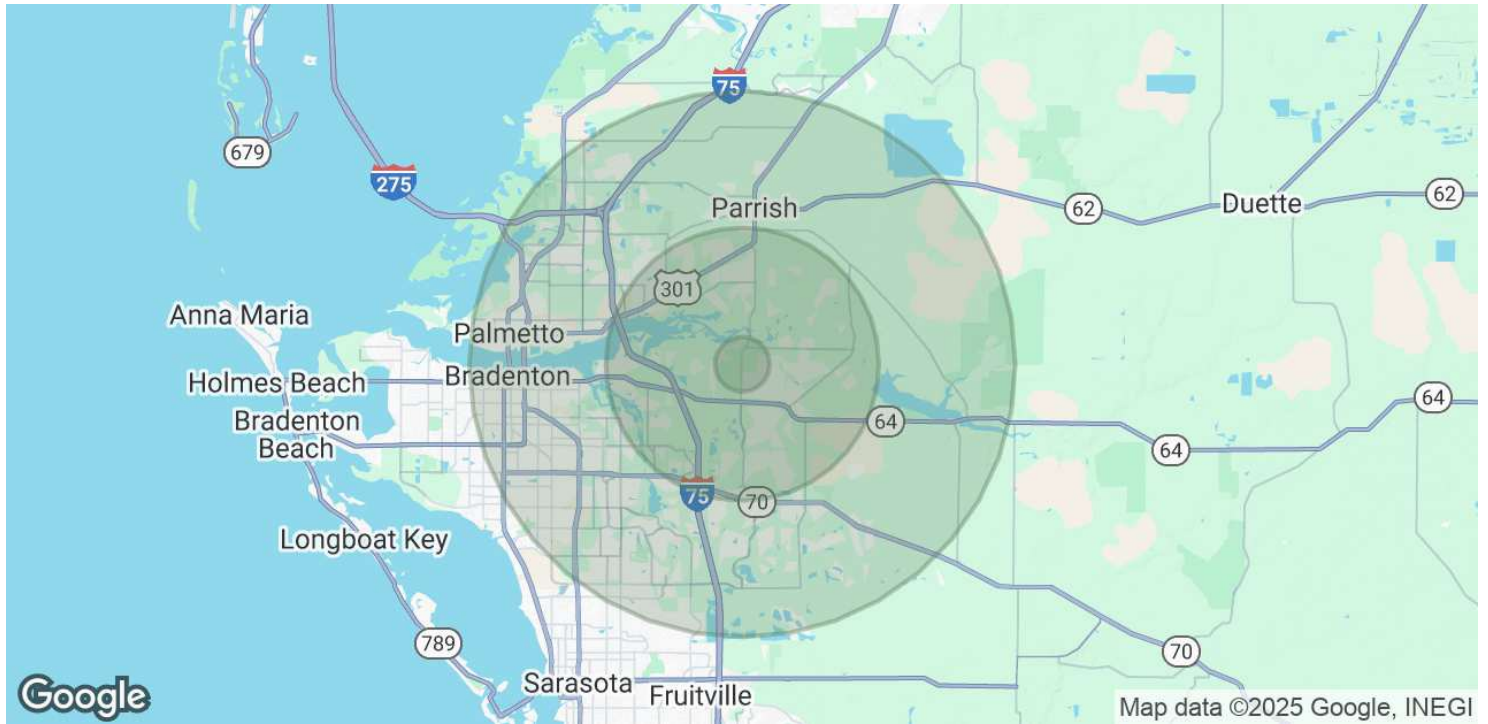
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SPECIMEN PALMS UMRR

NO # - UPPER MANATEE RIVER RD, BRADENTON, FL 34212



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	68	17,400	48,552
Average Age	58.9	41.4	46.1
Average Age (Male)	63.4	40.3	45.4
Average Age (Female)	58.7	43.6	46.8

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	38	7,432	22,257
# of Persons per HH	1.8	2.3	2.2
Average HH Income	\$38,430	\$43,136	\$44,682
Average House Value	\$202,045	\$115,983	\$120,835

2020 American Community Survey (ACS)

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