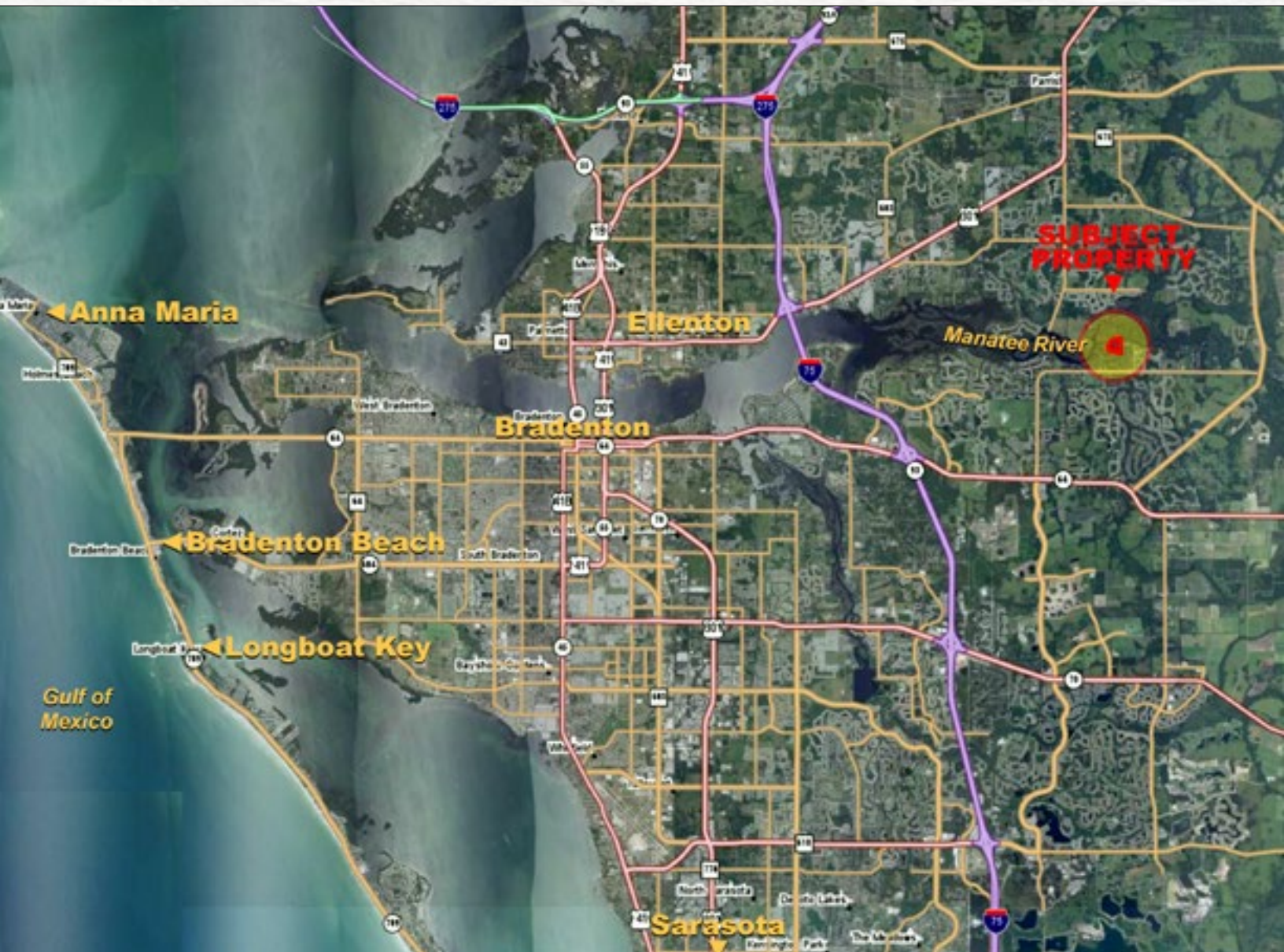


Manatee River Development

Bradenton, FL • Manatee County

27.69 +/- Acres



**Extensive Waterfronts, Manatee River Shoreline, Bayous
Advantageous for Upscale Residential Projects!**

Potential for 6 Residential Lots



Parcel IDs:

- 538300069
- 538300259

GPS: 27.519400, -82.411049

Directions:

- From Exit 280 on I-75, go east on SR 64 about 2.5 miles to Upper Manatee Road
- Turn left and travel about 3.4 miles to Mill Creek Road
- Turn left and proceed to property

HOA: None in place at this time

- The Conceptual Plan limits the amount of individual ownership within the floodway by creating common ownership areas along the riverfront and bayou shorelines
- These "Common Areas" would be owned and maintained by the Homeowner's Association and could be developed to provide amenities such as docks, boardwalks, nature trails, fishing piers, canoe/kayak launches, game preserves, gardens or other uses consistent with the wishes of the Homeowner's Association

Demographics 5-10-15 Miles

Demographics 5-10-15 Miles				
2015	5 Miles	10 Miles	15 Miles	
Population	42,745	195,031	473,884	
Households	16,515	77,050	197,949	
Median Household Income	\$64,017	\$54,616	\$46,969	

6 +/- Miles to I-75

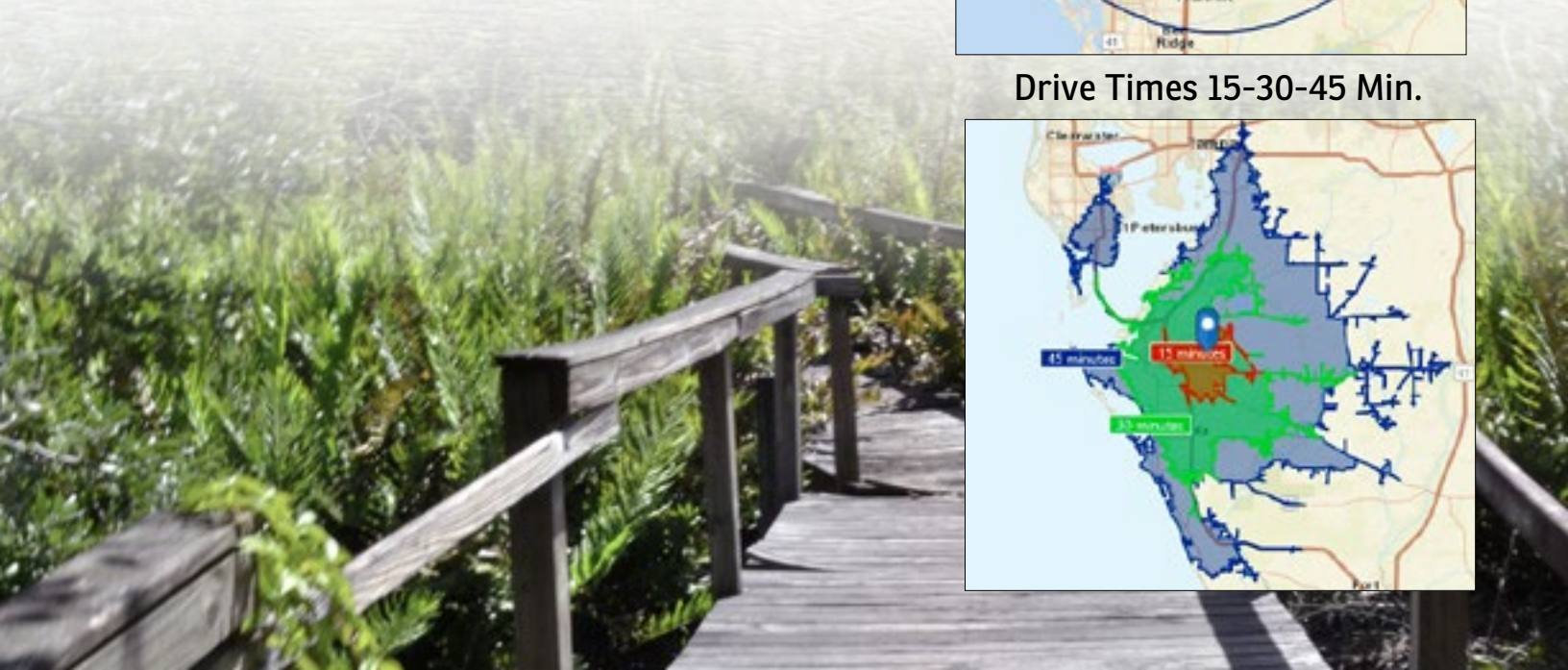
12 +/- Miles to Ellenton Outlets

20 +/- Miles to Beaches

28 +/- Miles to Siesta Key, Sarasota



Drive Times 15-30-45 Min.



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This is a prime property with gorgeous river frontage, water access and undeveloped view! Extensive waterfronts, both in the shoreline along the Manatee River and in bayous connected to the river make this parcel advantageous for upscale residential projects.

The area consists of some older homes on acreage parcels and newer generally larger homes; some very upscale. A few agricultural tracts of widely varying size remain in the area.

Larger subdivisions include Heritage Harbour, Waterlefe, Greenfield Plantation, Greyhawk Landing, and Mill Creek. Several smaller subdivisions are infilling smaller tracts.

The 2,400 +/- acre Lake Manatee reservoir lies to the east and the large scale PUD of Lakewood Ranch to the south. Large, mostly undeveloped or agricultural tracts lie to the east surrounding Lake Manatee.

Employment centers of Bradenton, Sarasota & St. Petersburg are accessible by I-75.



Acreage: 27.69 +/- acres

Permitted Lots: Potential for 6 residential building lots:

- Lot 1: 1.42 +/- acres
- Lot 2: 1.67 +/- acres
- Lot 3: 1.64 +/- acres
- Lot 4: 1.94 +/- acres
- Lot 5: 2.31 +/- acres
- Lot 6: 3.84 +/- acres

Sale Price: \$1,750,000

Price per Acre: \$63,200

County: Manatee

Site Address: 1245 Mill Creek Road, Bradenton, FL 34212

Nearest Intersection: Mill Creek Road & Upper Manatee River Road

River Frontage: 1,800 +/- FT on the Manatee River

Road Frontage:

Utilities & Water Source: Residential well and septic tank located on the property

Uplands/Wetlands:

- Uplands 18.7 +/- acres
- Wetlands: 9.0 +/- acres

Zoning:

- A (General Agriculture)
- A rezone to PDR (Planned Development Residential) is necessary for the clustering of lots smaller than 5 acres.

Future Land Use: UF-3 (Urban Fringe of 3 units per acre)

Structures: Foot bridge that takes you to Meditation Island, which is part of the Common Area Preserve on the property

Infrastructure: The property has paved roads fronting on all 6 proposed building lots

Taxes: \$4,154.22 (2015)

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