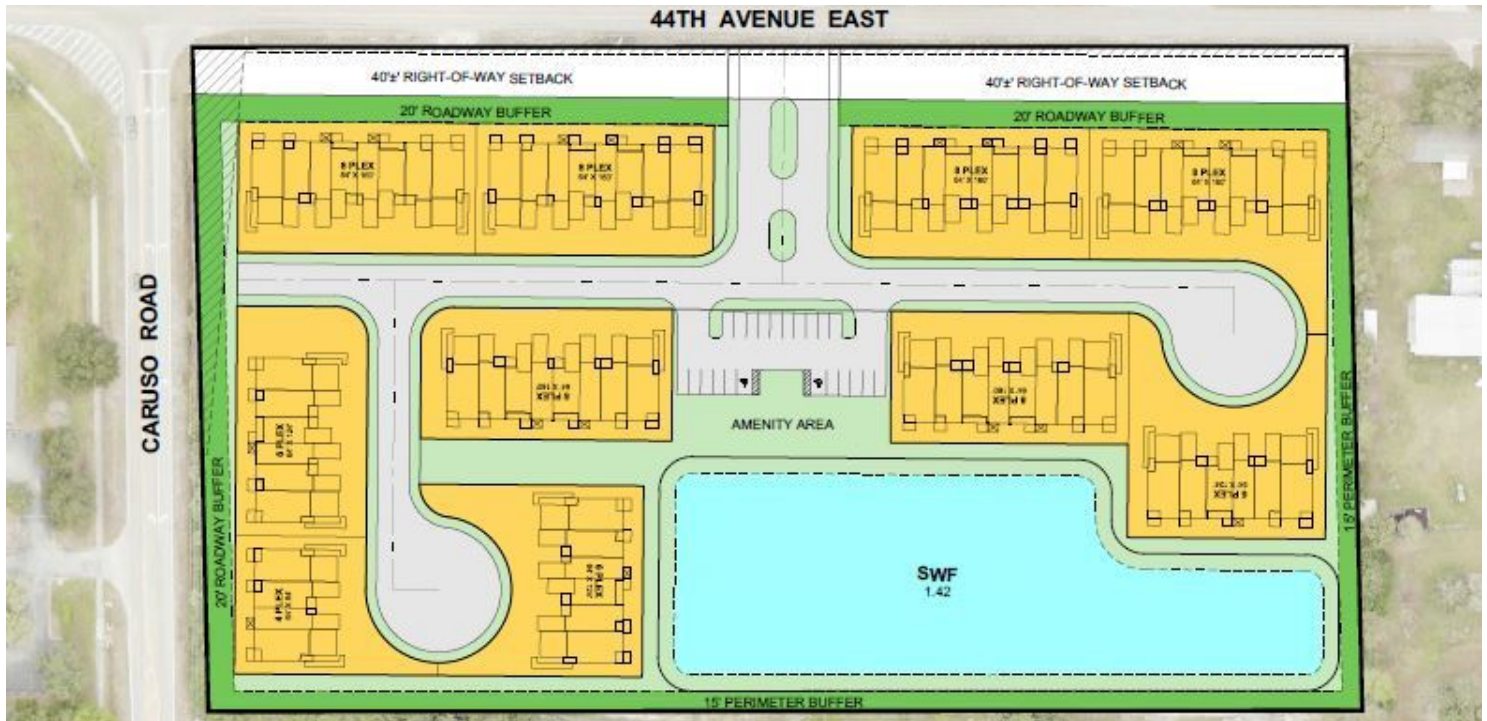


10.0+/- Acre Site at Caruso Road & 44th Ave E

4419 Caruso Rd , Bradenton, FL 34203



OFFERING SUMMARY

Sale Price:	\$1,750,000
Lot Size:	10.0 Acres
Market:	Bradenton-Sarasota-Venice
Submarket:	Cortez Road North Lakewood Ranch Bradenton
Traffic Count:	Projected 38,500
Price / SF:	\$4.02

PROPERTY HIGHLIGHTS

- Offered for Development, Build to Suit or Land Lease
- Rezoning to General Commercial & Multi-Family
- 44th Ave E is the fully funded Cortez Road Extension - which will connect LWR to the beaches. Construction has begun in Lakewood Ranch.
- Located on hard corner with a projected average daily traffic count of 38,000 vehicles daily
- Great site for residential townhome units or convenience store site!
- Only 5 minutes (2.6 miles) from I-75/SR 70 Interchange

PROPERTY OVERVIEW

Offering a great location at the corner of Caruso Road and 44th Ave E (Cortez Road Extension), this 10 acre site has flexibility for a developer to build 70 townhomes or 50 townhomes with a commercial component. Owners will entertain offers.

Presented By:

MATT KEZAR
941.906.8688 x111
matt@ian-black.com

NICK DEVITO II
941.906.8688 x112
nick@ian-black.com

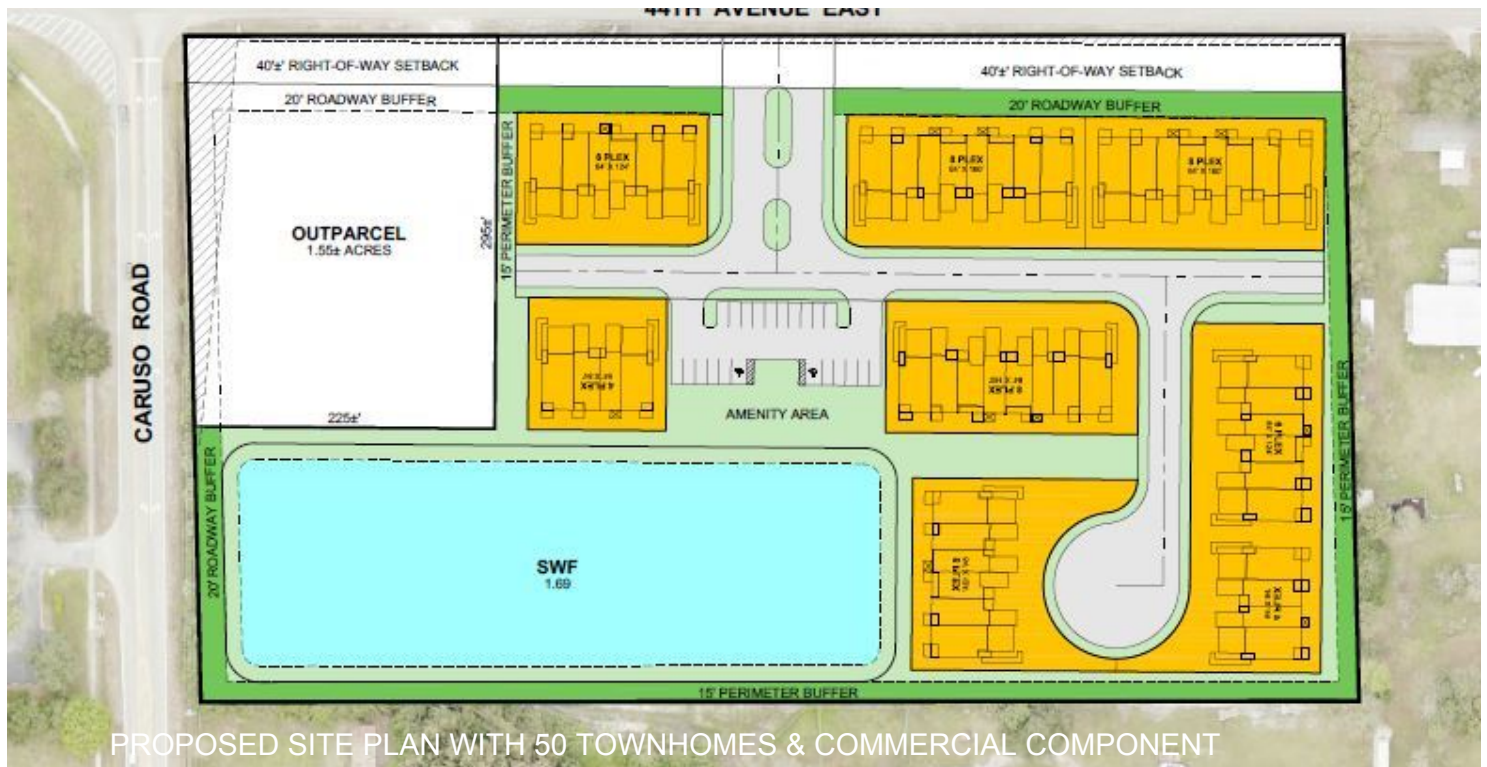
JOANNA GINDER-ASHLEY
941.906.8688 x101
joanna@ian-black.com

IANBLACK
REAL ESTATE

THE PLACE FOR SPACE

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