



Waterbury Tracts

4800 Country Road 675 | Bradenton, Florida



WATERBURY TRACTS

Summary

485.5 acres of rural land in southeast Manatee County just north of Sarasota County, Florida. This substantial, contiguous tract of land is being offered for the first time. Part of the Waterbury Tracts, the land is already platted into fifty 10-acre parcels with road right-of-ways that provide access to all parcels. Current land use allows for one dwelling per five acres, or two dwellings per net acre.

Approximately 500-ft. frontage on CR 675 (Waterbury Road), between SR 70 and SR 64. Possibility of 1,966-ft. frontage on the future line of intent of 44th Avenue East. Nearby developments include Lakewood Ranch, The Concession and the Preserve at Panther Ridge. Myakka City to the northeast is blossoming into a rural community of lifestyle farms/ranches, along with eco-aware enterprises such as Dakin Sustainable Family Dairy Farms, Herrmanns' Royal Lipizzan Ranch and Bearadise Wildlife Ranch & Safari. To the southeast, the 1,000-acre TerraNova Equestrian Training Center and Community is under development.

This land is in an optimal location for creating country lifestyle estates for those who value privacy, the land, room to roam and farm/ranch/equestrian endeavors while being in close proximity to in-town amenities. It may also appeal to those looking to invest in land as an opportunity to diversify assets. If you're looking ahead, knowing what land values do over time, the opportunity is here for you right now.

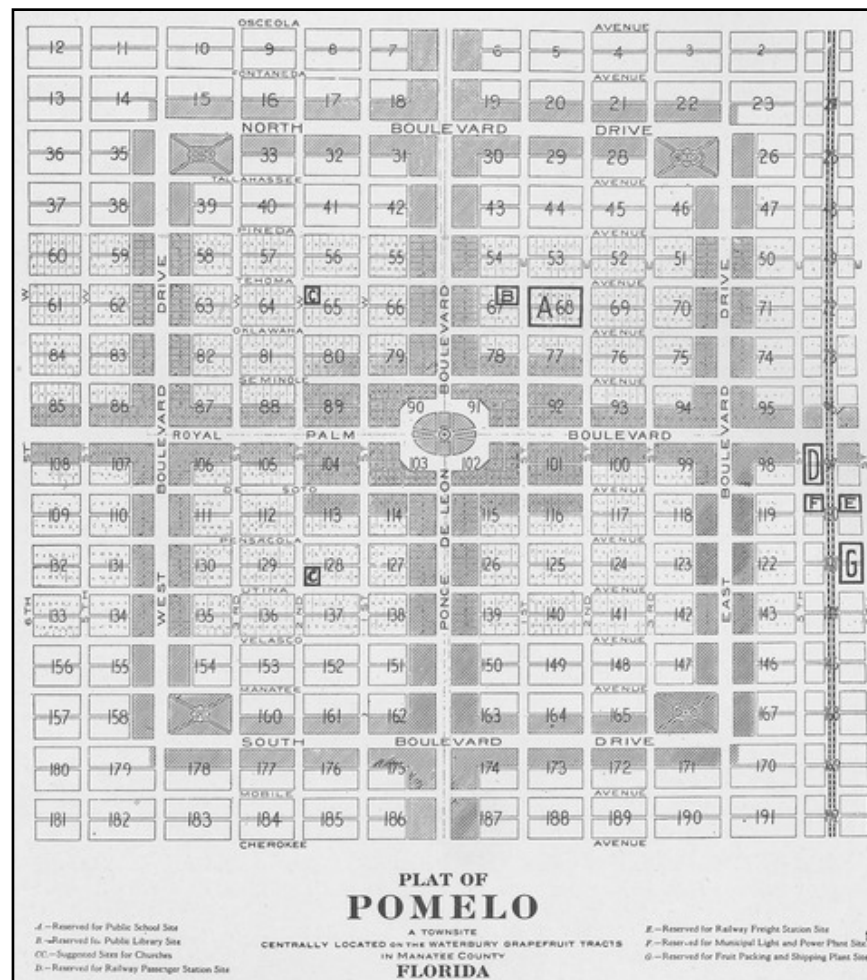
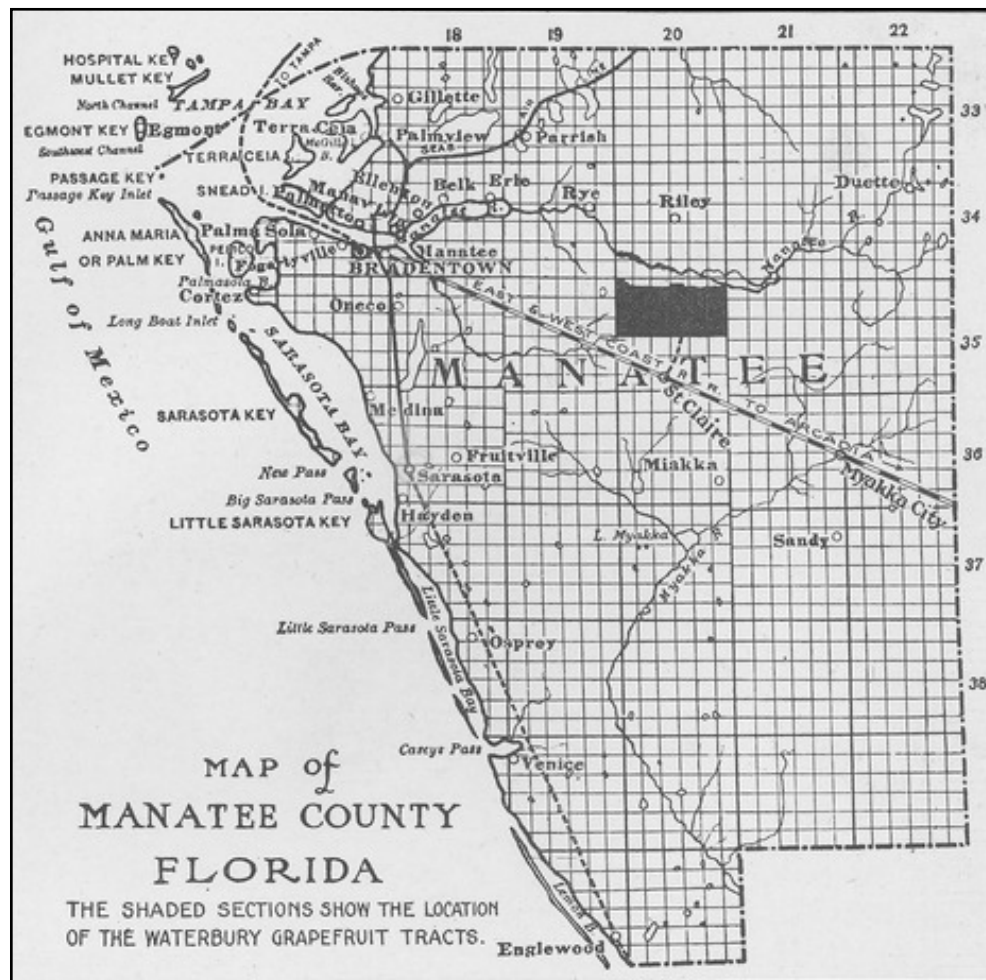
Acreage	485.5 Acres
Offered at	\$19,000,000
Contact	Andrew Tanner Peter G. Laughlin Group Premier Sotheby's International Realty 941-539-0998 andrew.tanner@premiersir.com

WATERBURY TRACTS

History

- 1914** — James L. Waterbury plans to develop land south of the Manatee River into a Grapefruit Grove. He names the project the Waterbury Grapefruit Tracts and plans to sell 10-acre tracts to investors.
- 1918** — The grapefruit grove begins to be planted.
- 1920** — The towns of Waterbury and Pomelo are platted.
- 1923** — James Waterbury sells his company to Rudolph Haas. At this time, the Waterbury Grapefruit Tracts are home to over 700 acres of groves, as well as office buildings, labor housing, stables and packing houses.
- 1926** — Recession in Florida damages the citrus industry and the Waterbury Grapefruit Company goes out of business.
- 1937** — The property is acquired by the State of Florida as part of the Murphy Act.
- 1967** — Current owner purchases the land and develops a tomato farm.
- 2020** — 485.5 acres are offered for sale.

A WATERBURY GRAPEFRUIT GROVE FOR INVESTMENT



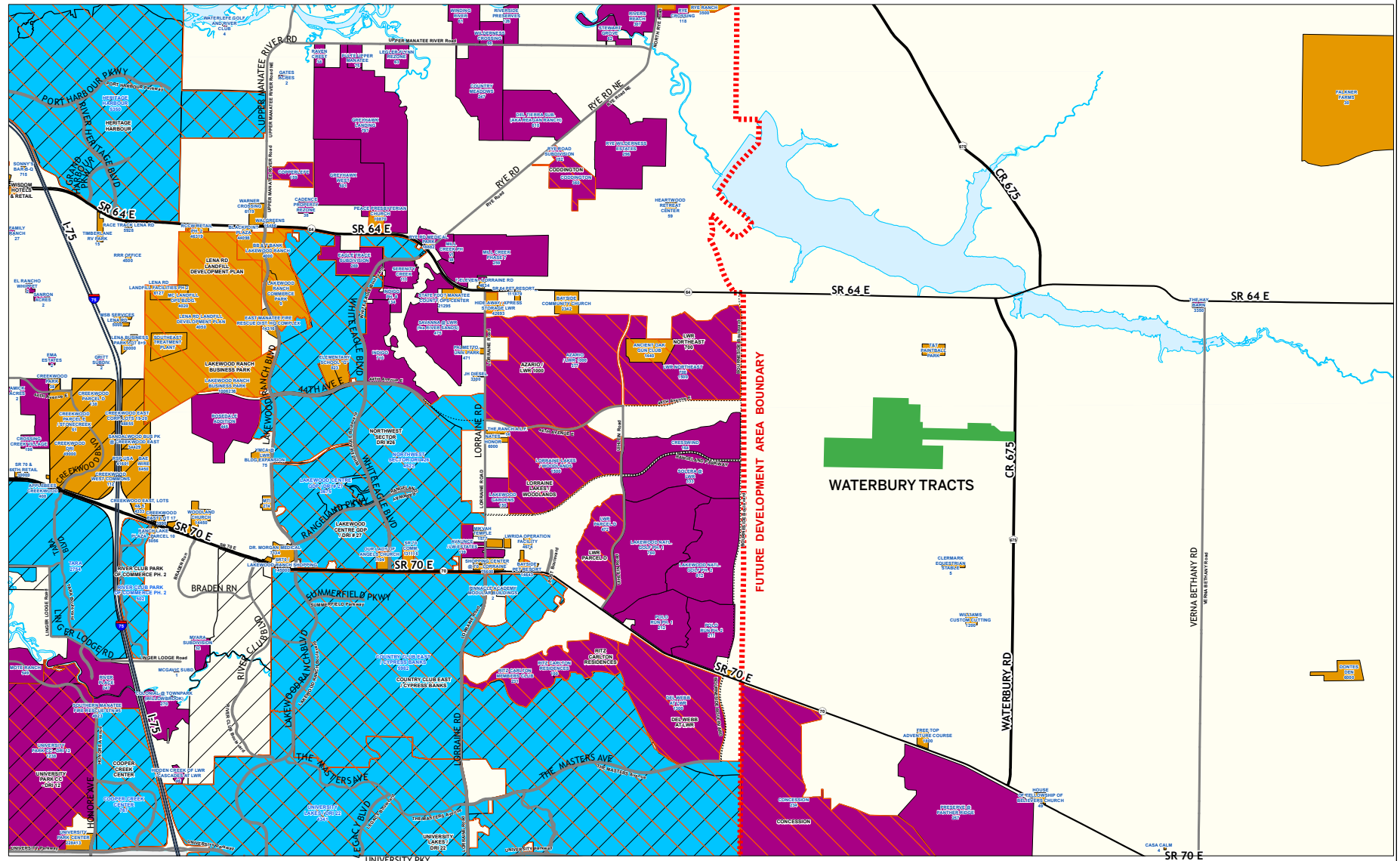
WATERBURY TRACTS

Location

Located in southeast Manatee County just north of Sarasota County, Florida.



DEVELOPMENT PROJECTS / CONCURRENCY - SOUTHEAST COUNTY



PROJECT NAME
OF UNITS APPROVED OR
SQ. FT. OF COMMERCIAL

N/A = UNDEVELOPED
NON-RES
ENTITLEMENTS

CONCURRENCY TYPE

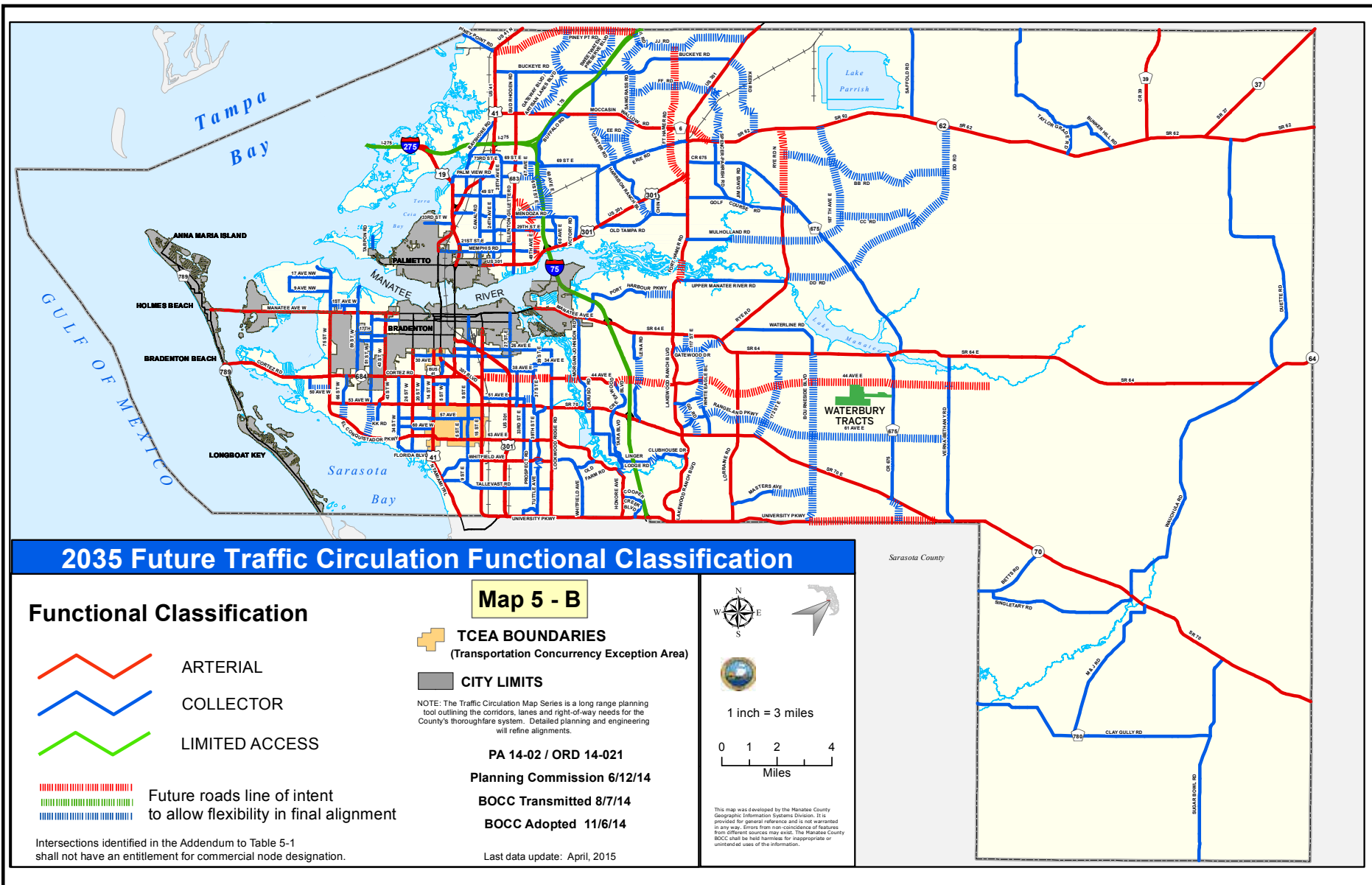
- RESIDENTIAL
- MIXED USE
- COMMERCIAL

LEGEND

- DRI
- GDP - General Development Plan
- Municipalities

JULY 2020

This map was developed by the Manatee County Geographic Information Systems Division. It is provided for general reference and is not warranted in any way. Errors from non-conformance of features from different sources may exist. The Manatee County BOC shall be held harmless for inappropriate or unintended use of the information.



WHY FLORIDA?

BOUNDLESS FREEDOM

MANY STATES STRUGGLE TO REDUCE THE BARRIERS TO DOING BUSINESS.
WE JUST ELIMINATED THEM ALTOGETHER.

Consistently ranked one of the best states for business, Florida is committed to keeping regulatory requirements and business taxes low. That, along with a strong economy and zero personal state income tax, makes it a great place to do business. We don't stand in the way of your success. **We'll pave the way for it.**



BOUNDLESS MARKETS

WITH 15 DEEPWATER PORTS, INCLUDING A SUPER POST-PANAMAX PORT,
FLORIDA WILL OPEN UP A WHOLE NEW WORLD FOR YOUR BUSINESS.

Florida offers one of the most extensive multi-modal transportation systems in the world, and we are home to one in five U.S. exporters. **Because when your business can be everywhere, there's no limit to how far you can take it.**



FLORIDA
businesses export greater than
\$53 BILLION
in goods annually



Favorable Business Climate

Florida's huge market and business-friendly legislature help companies reach their growth and expansion goals with ease. The state's favorable business tax structure, government policies and competitive costs make planning for future growth easy. Florida consistently ranks among the best states for business, thanks to its pro-business state tax policies, competitive cost of doing business and streamlined regulatory environment. The state is proud of its welcoming business climate and competitive advantages.



Lakewood Ranch: The #1 Best-Selling Multi-Generational Community in the Nation

Lakewood Ranch maintained its position as the best-selling multi-generational community in the U.S., according to national real estate consulting firm RCLCO's 2020 mid-year survey. Lakewood Ranch secured 838 new home sales through the end of June of 2020, besting last year's numbers by 2 percent. Lakewood Ranch leaderships says its recent growth has come from Millennials and Baby Boomers, with active adults accounting for a large percentage of sales and young couples providing the greatest increase in home sales of any consumer profile (38 percent year over year). The Northeast remained the largest feeder market for buyers from out of state, with increases in Midwest buyers, as well as those from the Maryland-D.C. area.

*Source: Sarasota Magazine
July 10, 2020*



White Sand Beaches

Manatee County is a beach lover's paradise, home to a collection of idyllic, white sand beaches featuring soft white quartz sand, sparkling turquoise waters and a laid-back beach town atmosphere. Beachgoers can soak up the sunshine, dig their toes in the sand, and enjoy a day of water sports. From quaint beach towns to action-packed hotspots, Manatee County offers postcard-perfect landscapes at Florida's top white sand beaches.



WATERBURY TRACTS

Photo Gallery

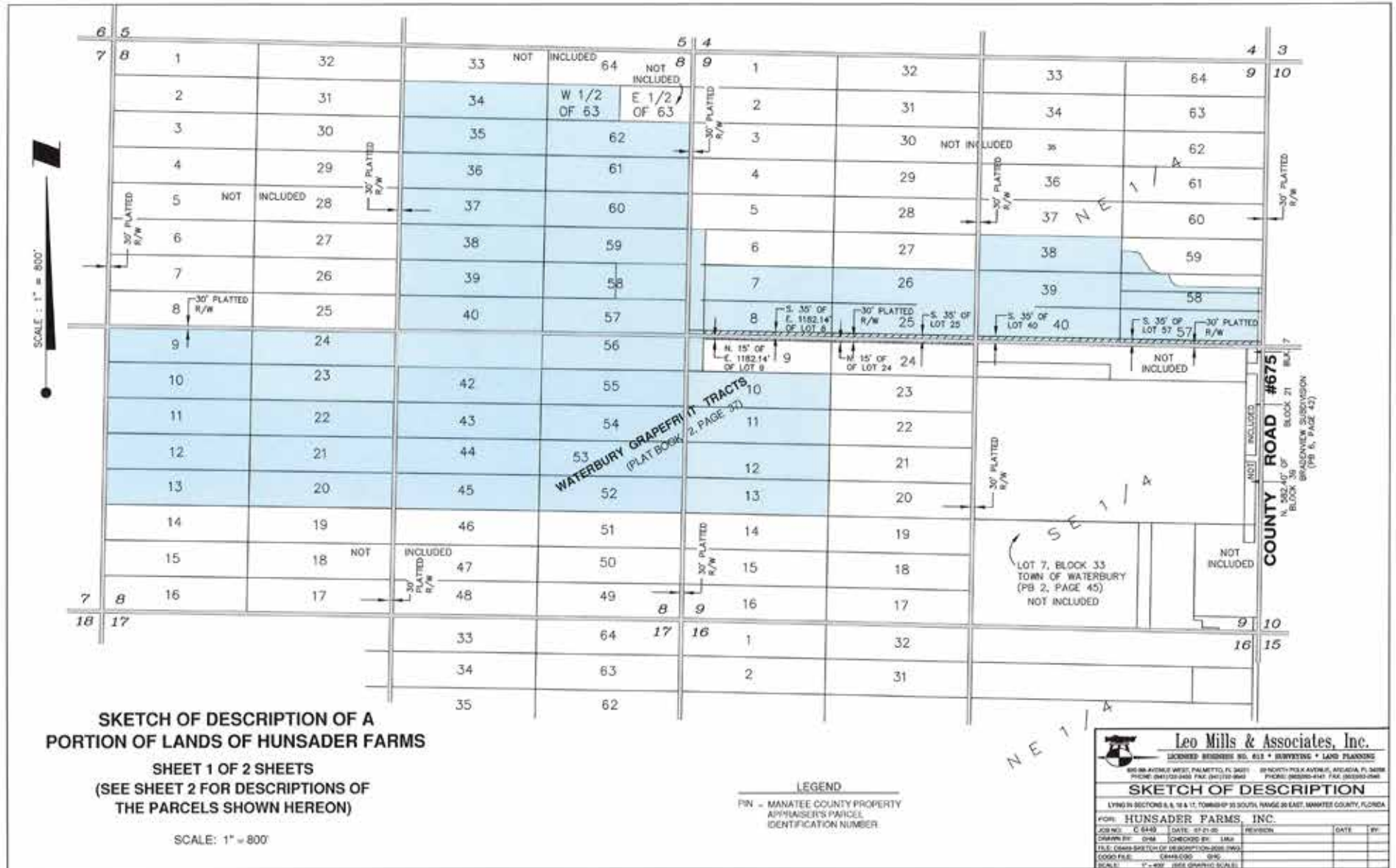






WATERBURY TRACTS

Property Summary



WATERBURY TRACTS						
Based on Leo Mills & Associates Sketch						
ID	SF	Acres	County Use	Type	Address	2019 Taxes
3072-0000-6	6,969,600	160	Cropland Class li-5200	AGR-NEC		\$ 2,152.00
3072-1010-4	5,445,000	125	Grazing Land CI-I6000	Pasture		\$ 441.00
3074-0000-2	435,600	10	Cropland Class li-5200	AGR-NEC		\$ 143.00
3075-0000-9	435,600	10	Cropland Class li-5200	AGR-NEC		\$ 143.00
3080-0000-9	435,600	10	Grazing Land CI-I6000	Pasture		\$ 28.00
3081-0005-6	217,800	5	Grazing Land CI-I6000	Pasture		\$ 17.00
3081-0010-6	217,800	5	Grazing Land CI-I6000	Pasture		\$ 17.00
3083-0000-3	435,600	10	Grazing Land CI-I6000	Pasture		\$ 50.00
3087-0005-3	186,001	4.27	Grazing Land CI I W/Impv-6001	Pasture	4750 CR 675	\$ 231.00
3087-0515-1 <i>a portion of 11,020,680 sf 253 acres Total tax \$8,537</i>	1,742,400	40	Grazing Land CI I W/Impv-6001	Pasture	5100 CR 675	\$ 1,366.00
3087-1510-9	4,429,616	101.69	Grazing Land CI I W/Impv-6001	Pasture	4800 CR 675	\$ 1,038.00
3087-2000-2	200,376	4.6	Grazing Land CI-I6000	Pasture		\$ 66.00
	21,150,993	485.56				\$ 5,692.00

PART I: FUTURE LAND USE DISTRICTS

Page 1 of 5

Future Land Use Category	Map Symbol	Maximum Potential Density*(Gross Dwelling Units /Gross Acre) (DU/GA)	Net(Dwelling Units/(Net Acre)	Maximum Potential Intensity* (Floor Area Ratio (FAR)	General Range of Potential Uses (See Policies for Additional Detail)	Commercial Size Limitation
2) Agriculture/Rural	AG/R	0.2	2	0.23	Agriculture, Rural Residential Uses, Mining, Agro-Industrial Uses, Commercial Uses Related To Agriculture, Neighborhood Retail Uses, and Professional/Personal Services Office Uses, Recreational Facilities.	Small

https://www.mymanatee.org/UserFiles/Servers/Server_7588306/File/Departments/Building%20&%20Development%20Services/Planning%20&%20Development/Historic%20Preservation/Future%20Land%20Use.pdf

WATERBURY TRACTS

Opportunity: Lifestyle Farms/Ranches

- ✓ Develop roads and infrastructure to service all parcels
- ✓ 10+ acre lots
- ✓ Supply land to meet increasing demand for lifestyle farms/ranches as evidenced in nearby gentrification of rural land.





WATERBURY TRACTS

Opportunity: Polo Equestrian Community

- ✓ Develop Polo practice and training fields
- ✓ Develop roads and infrastructure to service all parcels
- ✓ 10+ acre lots





WATERBURY TRACTS

Opportunity: Curated Country Estates

- ✓ 20 estates of approximately 20-50 acres each
- ✓ Design parcels to capture the aesthetics of the land with consideration for the natural environment (wind flow, soil quality retention, water features, natural animal habitat)
- ✓ Main estate house plans – options of preselected architects, landscape architects and fine home builders
- ✓ Estates laid out with private views of fish-stocked lakes and woodlands (where available)
- ✓ Secluded wood-scaped retreat cabins with options of screened rooftops to sleep under the stars, firepits, minimal creature comforts, solar/battery powered lighting and refrigeration, composting toilets. These would be off-grid weekend sites for family and friends to gather.
- ✓ Option for stables
- ✓ A section of each of the estates managed by the HOA and experienced farming staff to grow organic produce and keep farm animals. Eat what you grow. Partner with local markets or restaurants to sell what is not consumed by owners. By continuing farming activities, the parcels retain agricultural zoning and low taxes.
- ✓ Potential centralized spa for estate owners' use
- ✓ Centralized helicopter pad



WATERBURY TRACTS

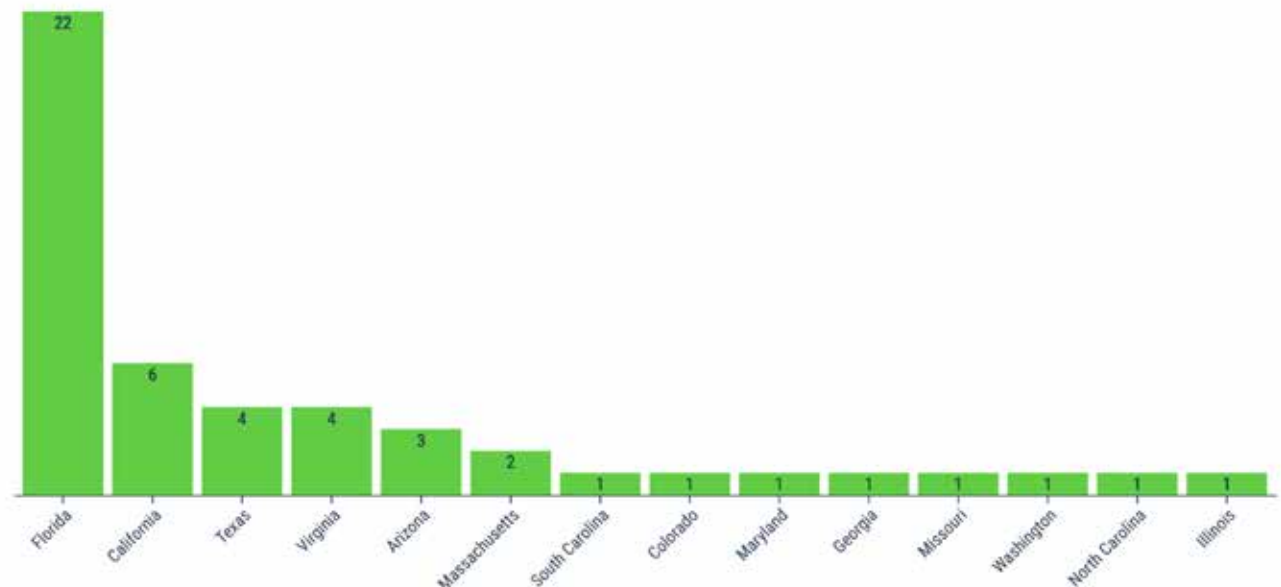
Opportunity: Land Investment

Florida is growing exponentially in population and economy. Last year, Florida surpassed New York in its rise to become the third most populated state in America. Studies conducted by the University of Florida's Bureau of Economic and Business Research reveal a significant influx of Millennials and Baby Boomers migrating to call Florida home.

<https://www.swfleda.com/more-americans-are-migrating-to-florida/>

Where Did Americans Who Left Their State Go?

Top out-of-state destinations, by # of states where they were most popular



In a study on migration, HireAHelper found that in 22 states, Florida is the top destination for those who decide to move out. The company's study used data from more than 25,000 moves in the U.S. in 2019, as well as surveys and U.S. Census Bureau population estimates.

<https://wusfnews.wusf.usf.edu/post/study-looks-where-and-why-people-move-florida>

