

WYMAN, GREEN & BLALOCK
REAL ESTATE INC.

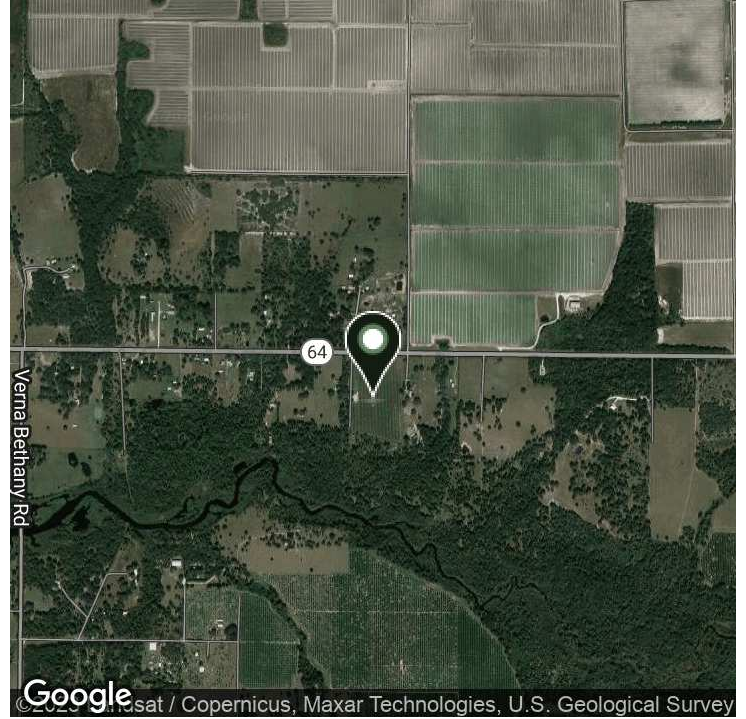
Since 1908

FOR SALE

LAND

GIGLIOTTI SR 64 ACREAGE

28024 SR 64 E., MYAKKA CITY, FL 34251



OFFERING SUMMARY

Sale Price: \$1,400,000.00

Available SF:

Lot Size: 23.53 Acres

Zoning: A

Price / SF: \$1.37

PROPERTY OVERVIEW

23.53 Acres agricultural land on SR 64. Well built barndominium. Potential uses include equestrian, plant nursery, general agriculture and single family residential.

Also available to subdivide.

Parcel A: 6.51 acres \$525,000

Parcel B: 10.52 acres \$485,000

Parcel C: 6.51 acres \$400,000

PROPERTY HIGHLIGHTS

- Two wells pumps and irrigation in place
- Grove has been cleared and grassed
- Two fish ponds
- Well drained and highly useable percentage buildable

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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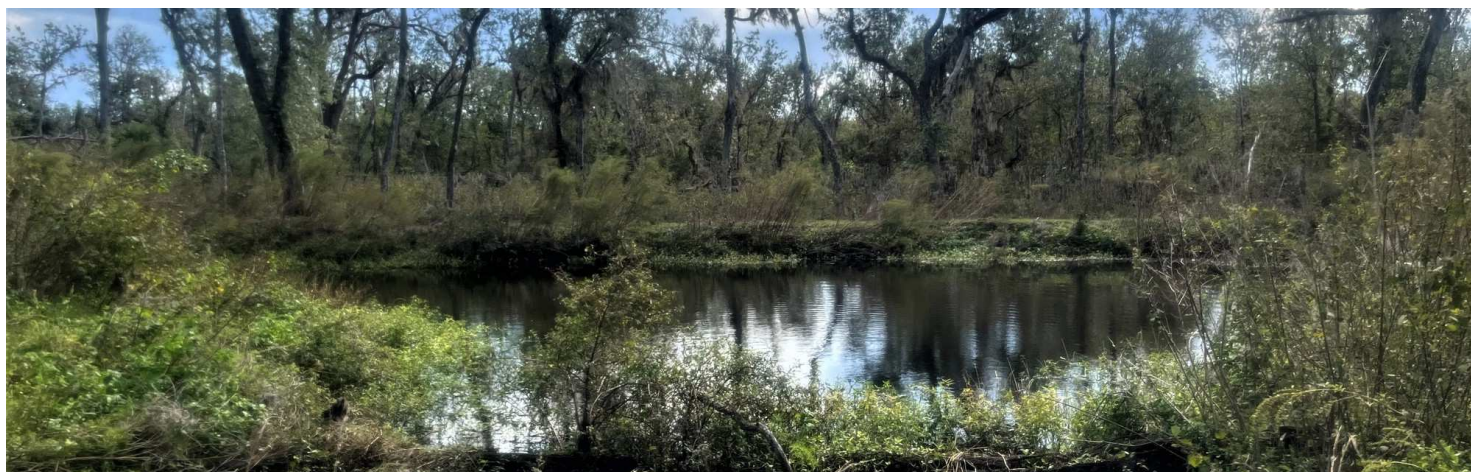
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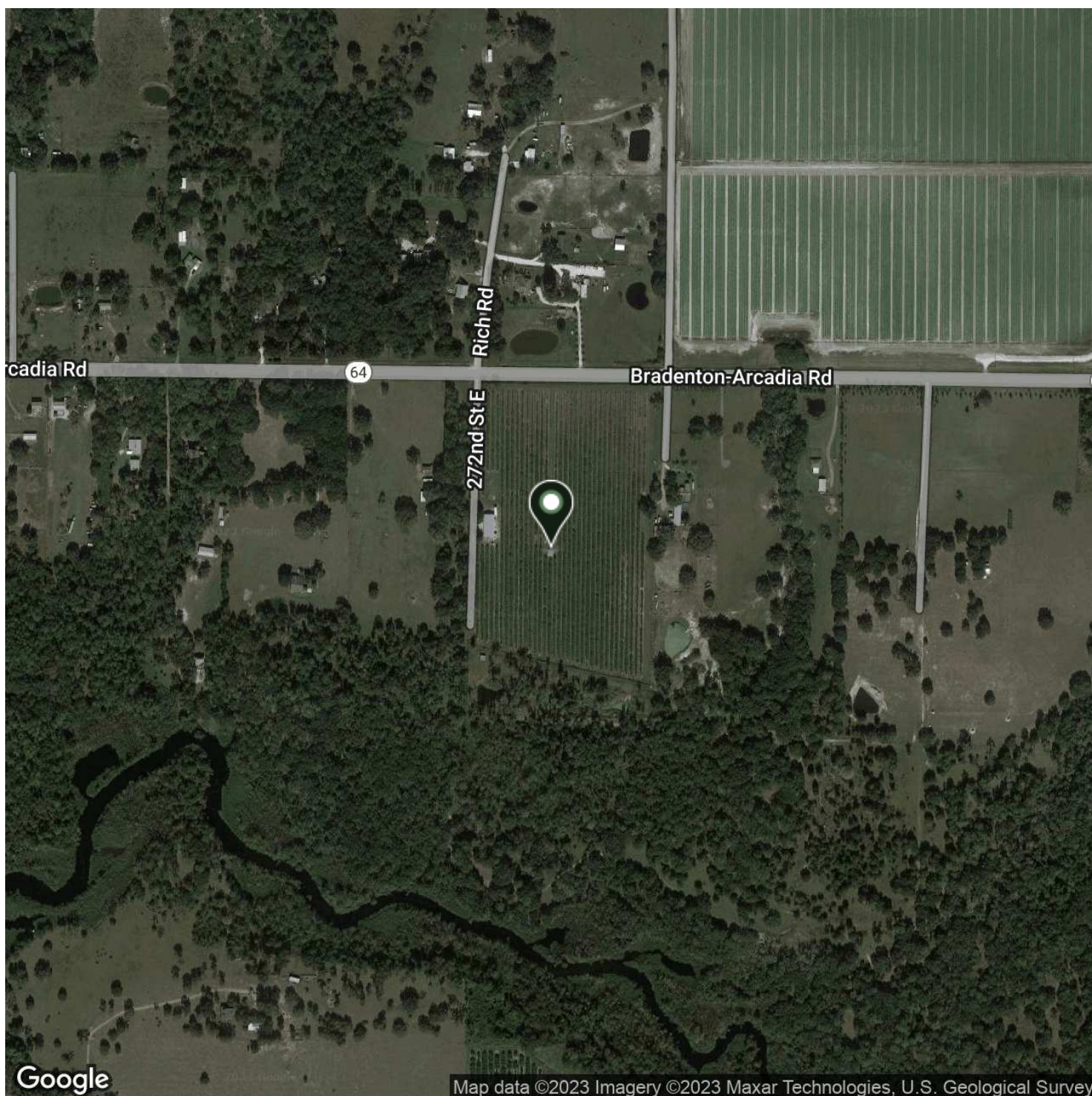
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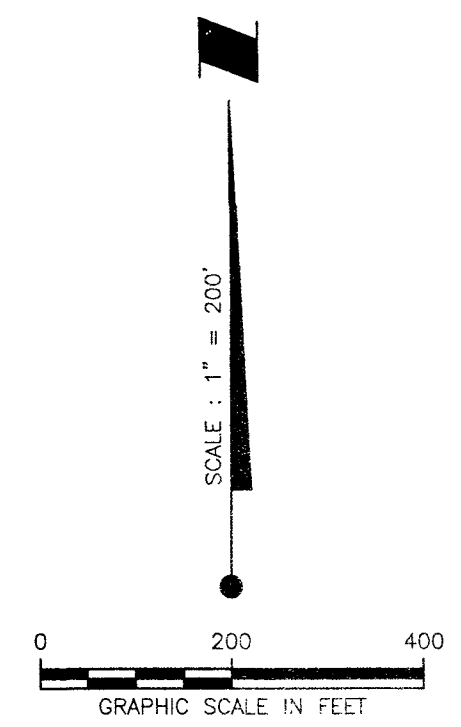
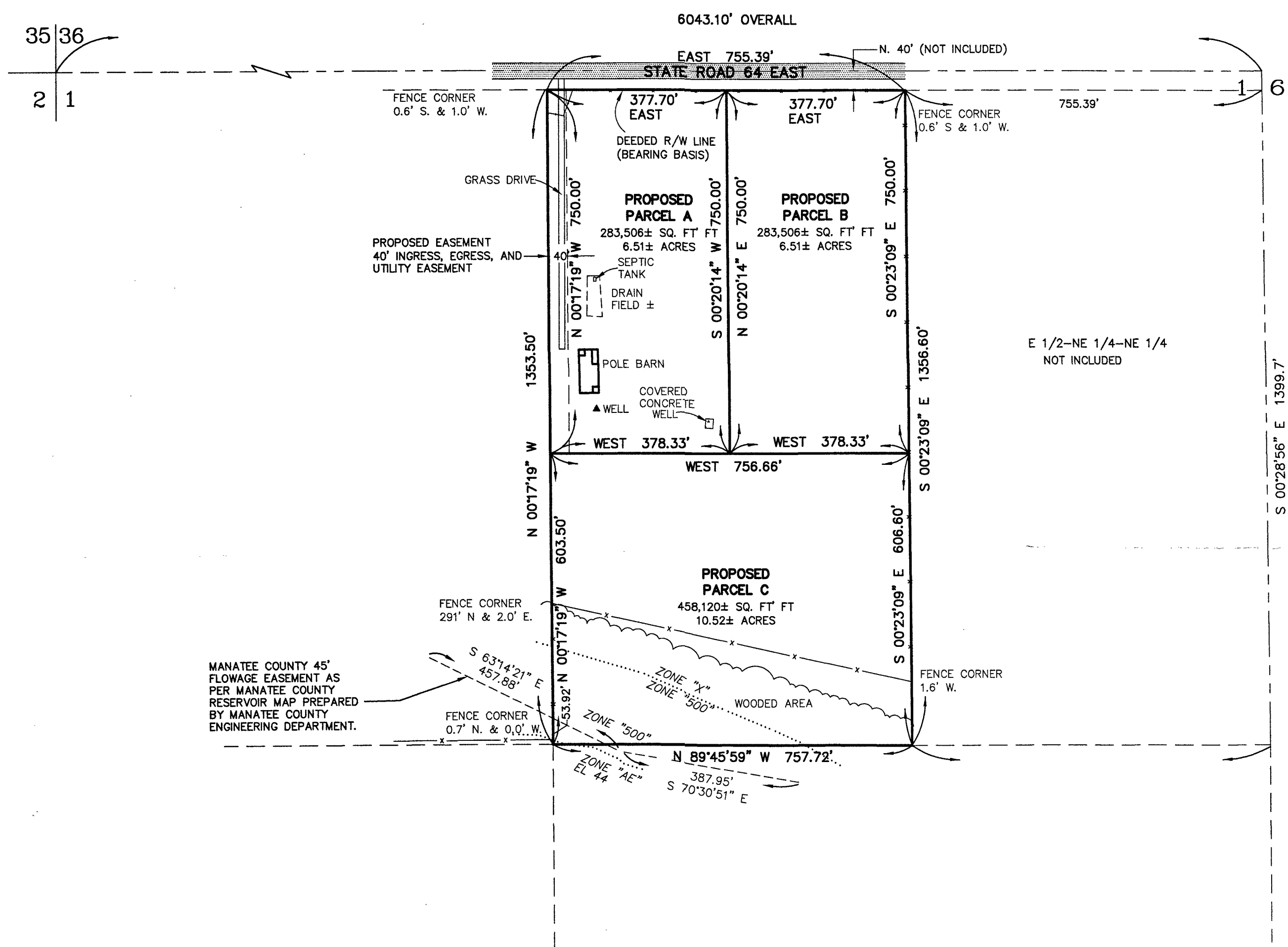
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DESCRIPTION:


THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 1, TOWNSHIP 35 SOUTH, RANGE 20 EAST, MANATEE COUNTY FLORIDA. LESS THE NORTH 40 FEET THEREOF FOR STATE ROAD 64.

NOTES:

1. BEARINGS SHOWN HEREON REFER TO THE SOUTH RIGHT-OF-WAY LINE OF STATE ROAD 64 BEING ASSUMED AS "EAST".
2. THE SUBJECT LAND LIES IN ZONE "X", "X-500" & AE OF THE FLOOD INSURANCE RATE MAP (FIRM) NUMBER 12081C0357E (EFFECTIVE DATE 3/17/2014). SUBJECT TO VERIFICATION.
3. THIS CONCEPTUAL PLAN HAS BEEN PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND THEREFORE MAY NOT NECESSARILY INDICATE ALL ENCUMBRANCES ON THE PROPERTY.
4. THE DESCRIPTION, THE DIMENSIONS, IMPROVEMENTS, AND ACREAGE SHOWN HEREON ARE BASED ON A PRIOR BOUNDARY SURVEY OF THE SUBJECT PARCEL AS PREPARED IN 11-06-15 BY THIS FIRM.
5. THIS CONCEPTUAL PLAN IS INTENDED FOR THE EXCLUSIVE USE OF THOSE CERTIFIED PARTIES APPEARING HEREON.
6. THIS CONCEPTUAL PLAN IS INTENDED TO PROVIDE A METHOD FOR CREATING NEW PARCELS THAT CONFORM TO THE EXISTING LAND DEVELOPMENT CODE.
7. SUBJECT TO EASEMENTS, DEDICATIONS AND RESTRICTIONS OF RECORD.
8. MANATEE COUNTY PROPERTY APPRAISER'S PARCEL IDENTIFICATION NUMBER FOR THIS PARCEL IS NOW OR FORMERLY 282400001.

LEGEND

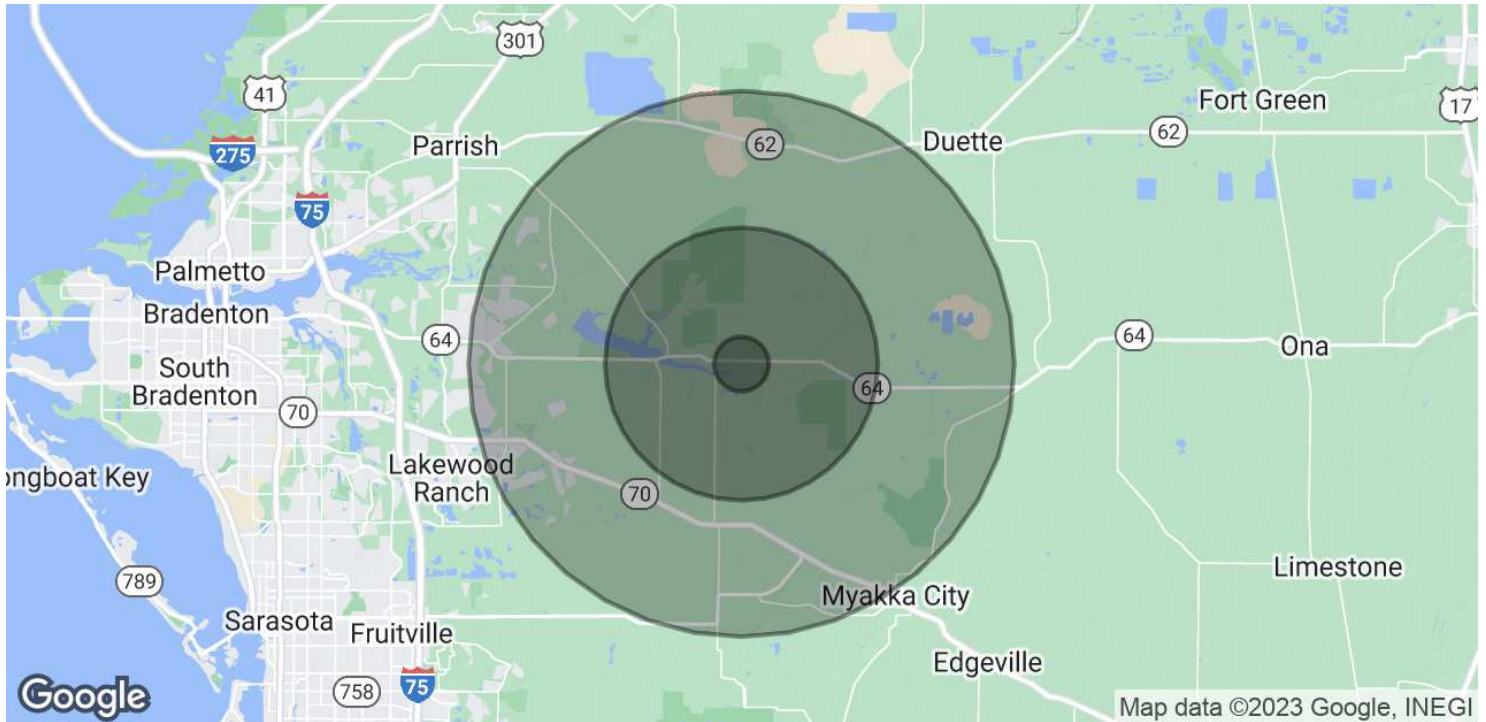
- R/W = RIGHT-OF-WAY
- = WIRE FENCE
- = FLOOD ZONE DESIGNATION LIMITS
- = ASPHALT

 Leo Mills & Associates, Inc.					
620 8th AVENUE WEST, PALMETTO, FL 34221 PHONE: (941)722-2460 FAX: (941)722-9640					
CONCEPTUAL PLAN					
LYING IN SECTION 1, TOWNSHIP 35 SOUTH, RANGE 20 EAST, MANATEE COUNTY, FLORIDA					
FOR: JOSEPH GIGLIOTTI C/O WILLIAM BLALOCK					
JOB NO.	C9551	DATE:	05-19-23	REVISION	DATE INT.
DRAWN BY:	GHM/RLF	CHECKED BY:	LMJr		
FILE:	C9551-CP.DWG				
COGO FILE:	C9551.CGO	GHM			
SCALE:	1" = 200' (SEE GRAPHIC SCALE)				
					Dr. CP # 503

COPY

GIGLIOTTI SR 64 ACREAGE

28024 SR 64 E., MYAKKA CITY, FL 34251



POPULATION

1 MILE

5 MILES

10 MILES

Total Population	58	3,526	30,974
Average Age	40.6	44.8	44.7
Average Age (Male)	36.3	41.6	45.1
Average Age (Female)	43.2	46.7	44.7

HOUSEHOLDS & INCOME

1 MILE

5 MILES

10 MILES

Total Households	17	1,180	12,117
# of Persons per HH	3.4	3.0	2.6
Average HH Income	\$91,297	\$82,197	\$114,137
Average House Value	\$362,079	\$424,572	\$471,616

* Demographic data derived from 2020 ACS - US Census

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