

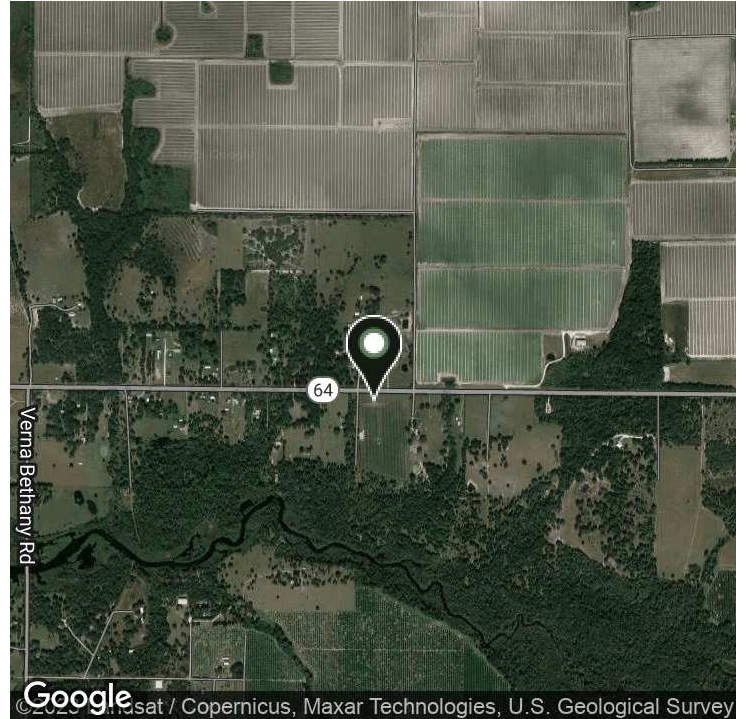
WYMAN, GREEN & BLALOCK  
REAL ESTATE INC.

Since 1908

FOR SALE

LAND

## PARCEL A SR 64 NO #1 SR 64, MYAKKA, FL 34251



### OFFERING SUMMARY

Sale Price: \$525,000

Lot Size: 6.51 Acres

Zoning: A

Price / SF: \$1.85

### PROPERTY OVERVIEW

6.51 Acre agricultural land on SR 64. Potential uses include equestrian, plant nursery, general agriculture and single family residential.

Part of a 23.53 acre parcel that is available for \$1,400,000.

Parcel B: 10.52 acres \$485,000.

Parcel C: 6.51 acres \$400,000.

### PROPERTY HIGHLIGHTS

- Barn with HVAC and septic
- Well drained and highly useable percentage buildable
- 2 wells in place
- Grove has been cleared and grassed

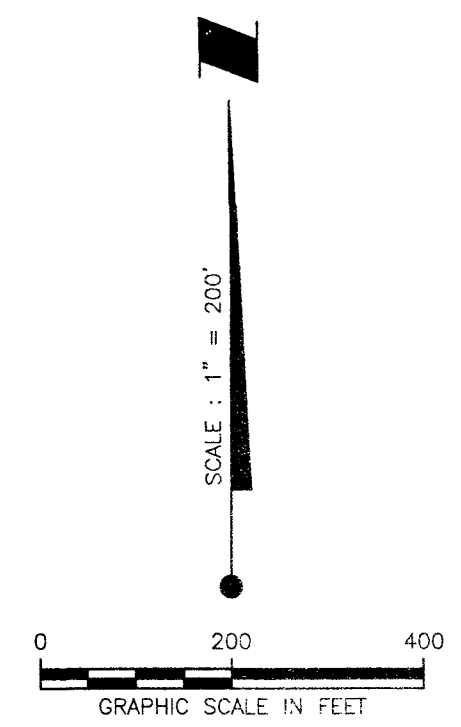
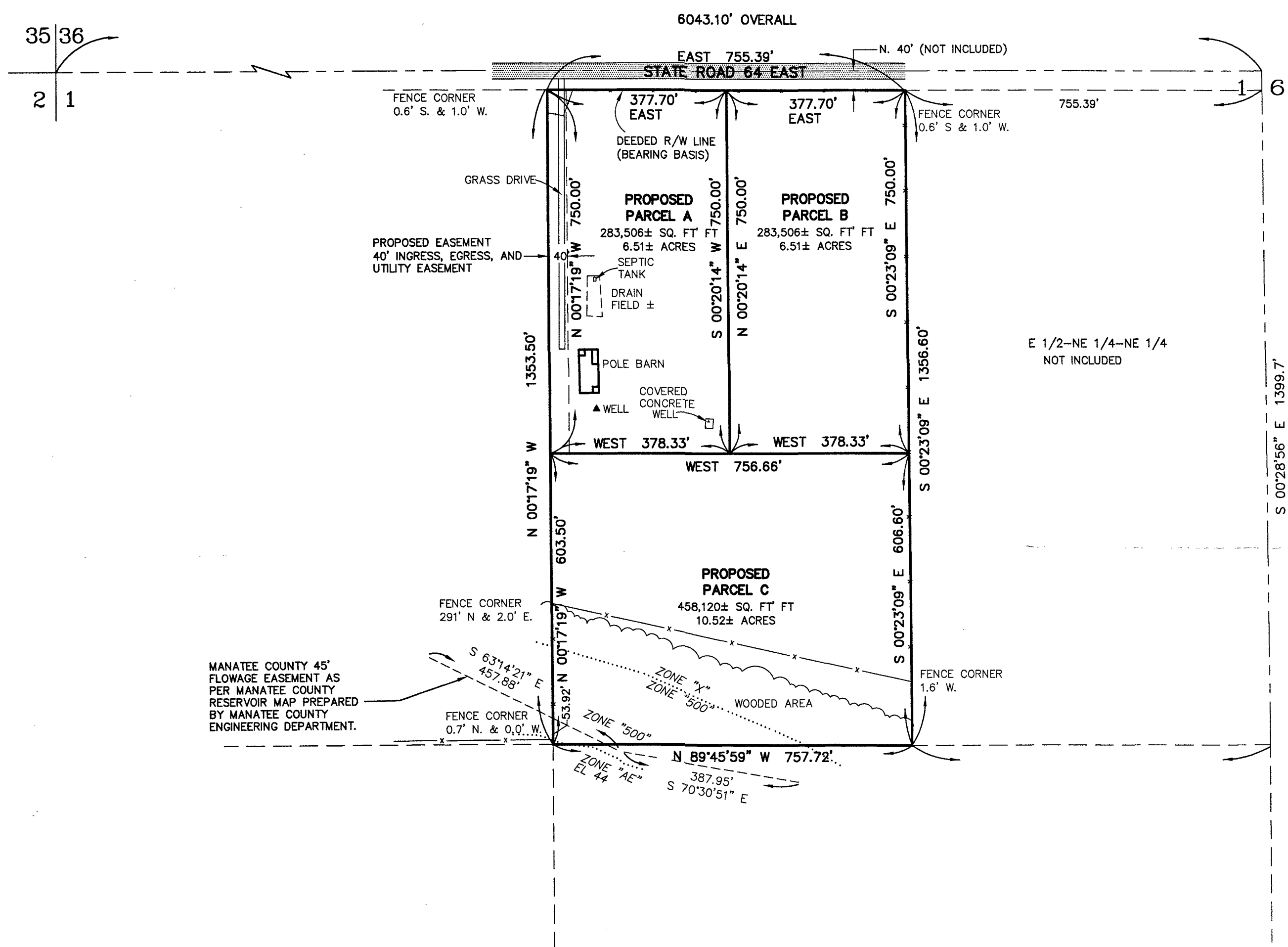
FOR MORE INFORMATION

**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.



**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

 <b>Leo Mills &amp; Associates, Inc.</b>					
620 8th AVENUE WEST, PALMETTO, FL 34221 PHONE: (941)722-2460 FAX: (941)722-9640					
<b>CONCEPTUAL PLAN</b>					
LYING IN SECTION 1, TOWNSHIP 35 SOUTH, RANGE 20 EAST, MANATEE COUNTY, FLORIDA					
FOR: <b>JOSEPH GIGLIOTTI C/O WILLIAM BLALOCK</b>					
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**



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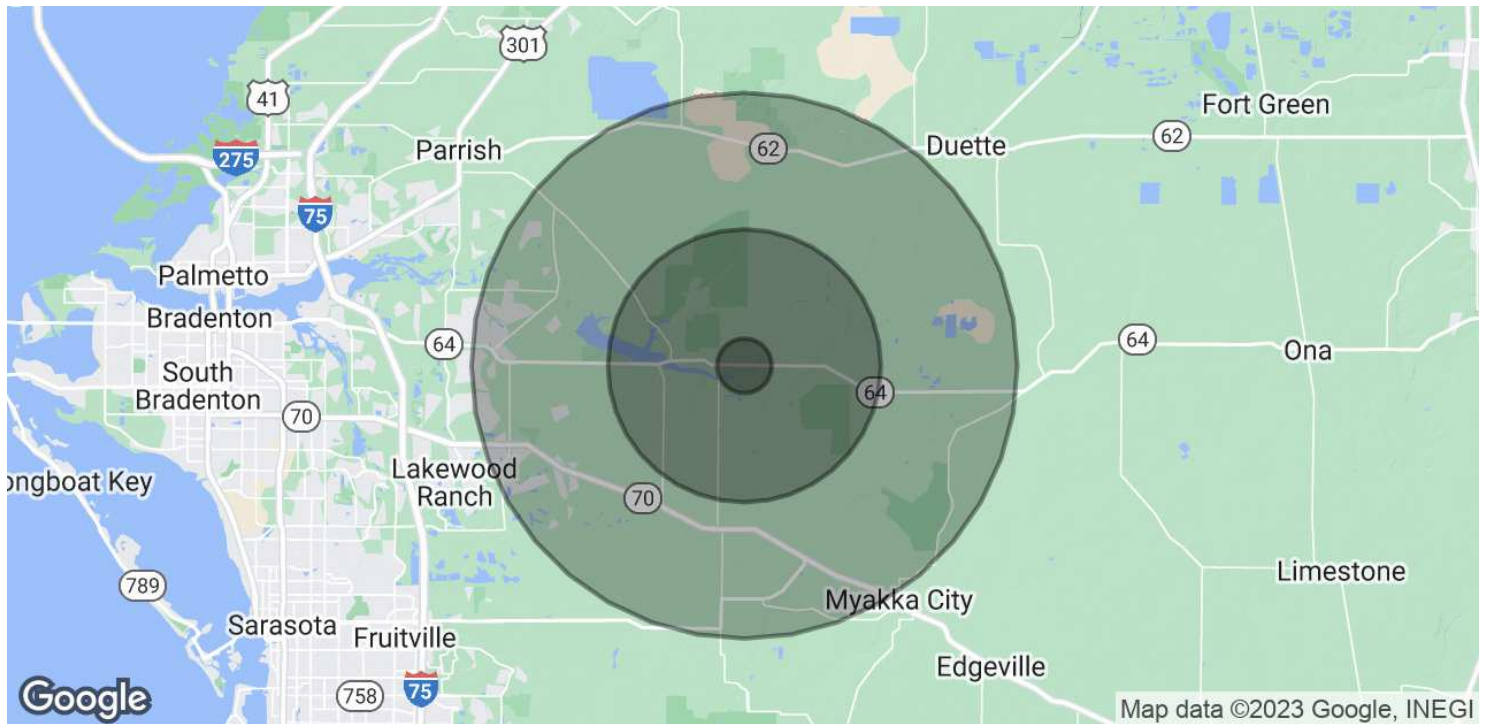
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PARCEL A SR 64  
NO #1 SR 64, MYAKKA, FL 34251



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	43	1,485	9,604
Average Age	39.6	40.8	43.1
Average Age (Male)	37.2	37.4	41.5
Average Age (Female)	39.8	42.2	43.7

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	13	473	3,352
# of Persons per HH	3.3	3.1	2.9
Average HH Income	\$98,858	\$83,788	\$111,107
Average House Value	\$361,999	\$366,598	\$449,918

\* Demographic data derived from 2020 ACS - US Census

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