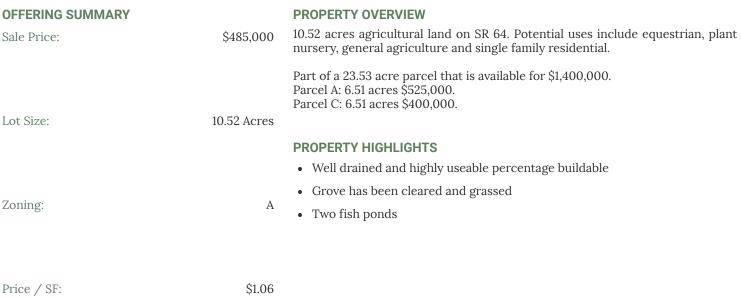
WYMAN, GREEN & BLALOCK REAL ESTATE INC. Since 1908

PARCEL B NO #2 SR 64, MYAKKA, FL 34251

FOR SALE

LAND





FOR MORE INFORMATION

WILLIAM BLALOCK, ALC

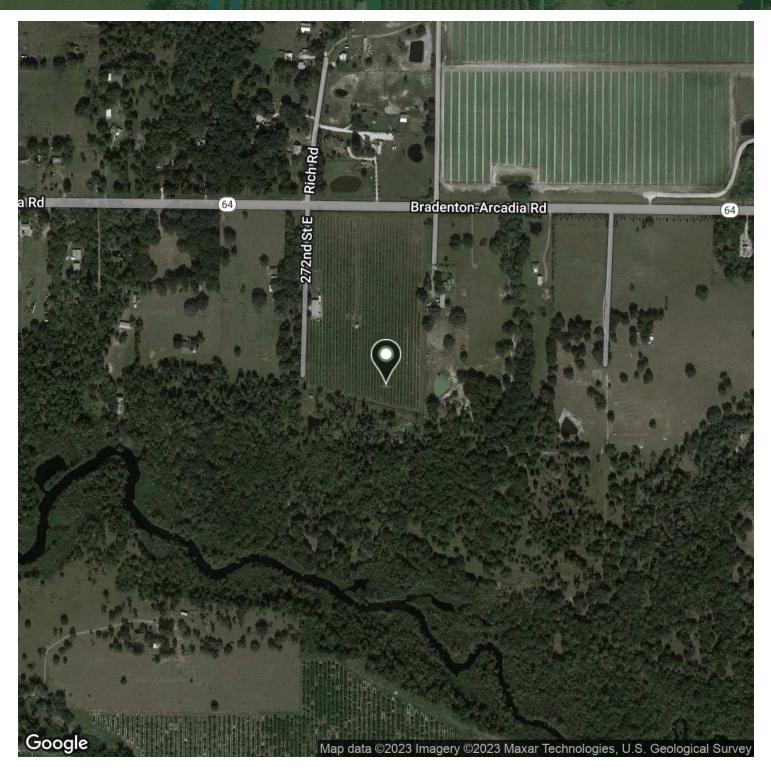
941.748.9776 wmb@blalockrealestate.com

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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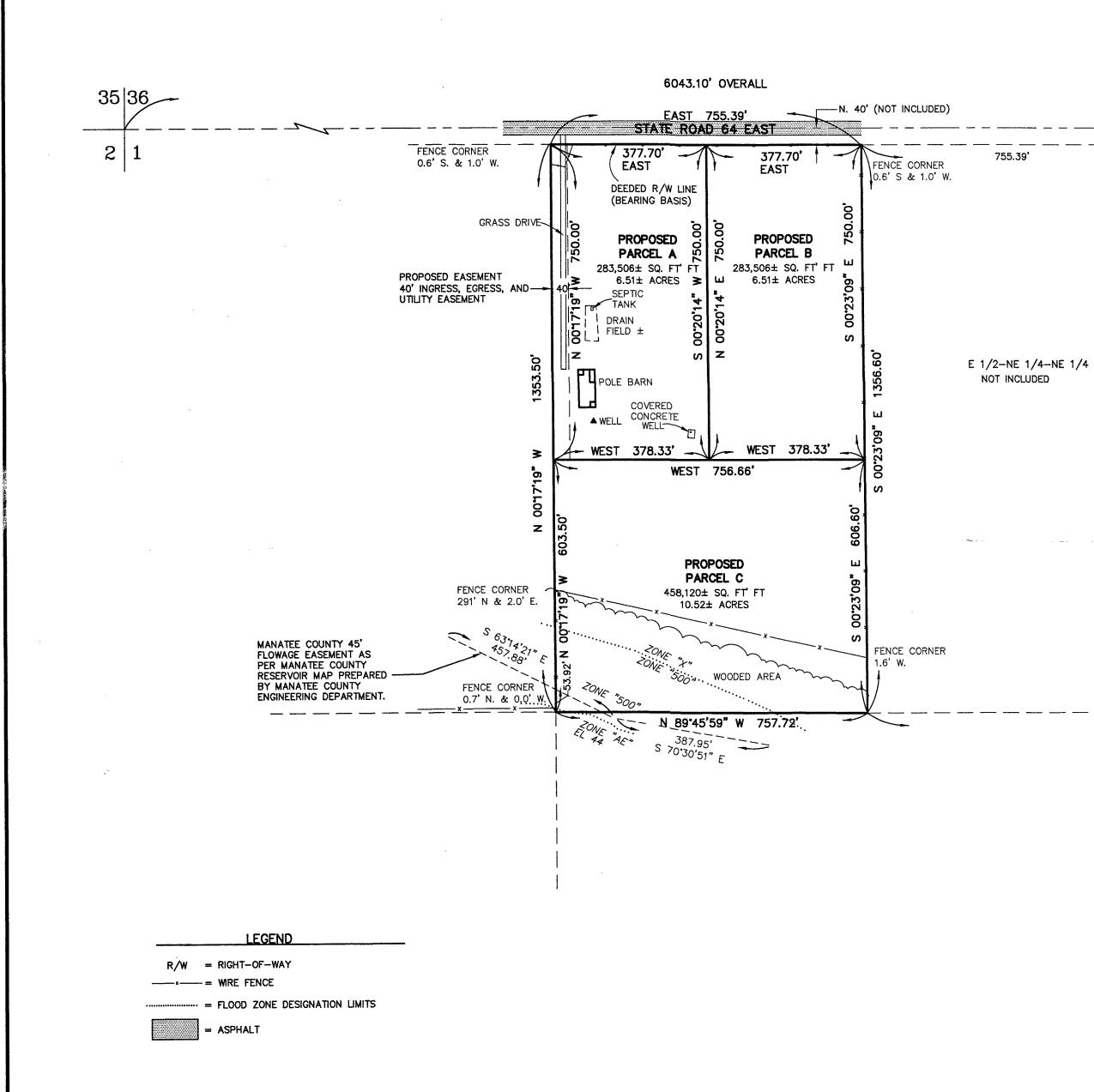


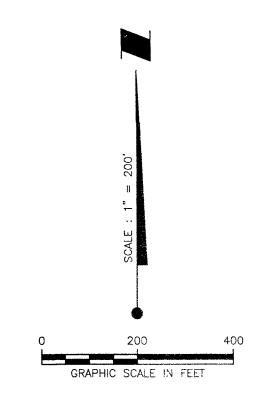
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DESCRIPTION:

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:

6

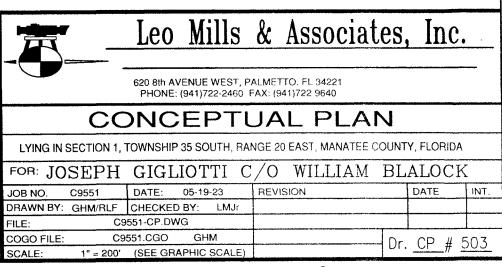
1399.

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00*28'56"

l N

- 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.



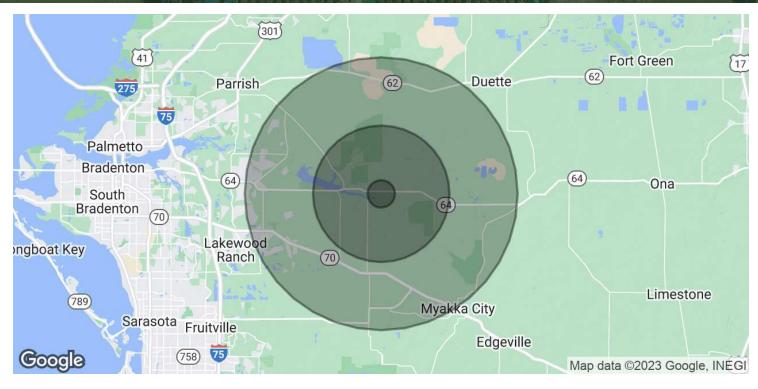


FOR SALE LA

LAND

WYMAN, GREEN & BLALOCK REAL ESTATE INC.

PARCEL B NO #2 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

\$361,999

Average House Value

 \star Demographic data derived from 2020 ACS - US Census

FOR MORE INFORMATION

\$449,918

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\$366,598