

We know this land.



Eshenbaugh
LAND COMPANY

The Dirt Dog



304 S. WILLOW AVENUE

TAMPA, FL 33606

813.287.8787

www.thedirtdog.com

Aerial



Property Description

PROPERTY DESCRIPTION

Mariposa is a 21.1± acre parcel planned for 146 townhomes in Manatee County, FL. The property has zoning, ERP, and site plan approval in place for 146 townhomes with a product size of 20' wide by 93' deep. The Preliminary Site Plan (PSP) is approved through February 2, 2028. All due diligence is available for review upon agreed terms in a signed PSA.

LOCATION DESCRIPTION

The property is located at 710 54th Court E in Manatee County, FL. It sits on the west side of US 41 and Bayshore Rd. The property has convenient access to Sarasota, St. Petersburg, and Tampa. The property has a creek through the middle of it and is heavily wooded and below the street grade currently fenced.

PROPERTY SIZE

21.1 Acres

ZONING

PD-R for 150 units though only site planned for 146.

FUTURE LAND USE

RES-9, ROR

PARCEL ID

2247100007

PROPERTY OWNER

Dune FL Land I SUB, LLC

PRICE

\$1,500,000

BROKER CONTACT INFO

Bill Eshenbaugh, ALC, CCIM

Senior Advisor/President

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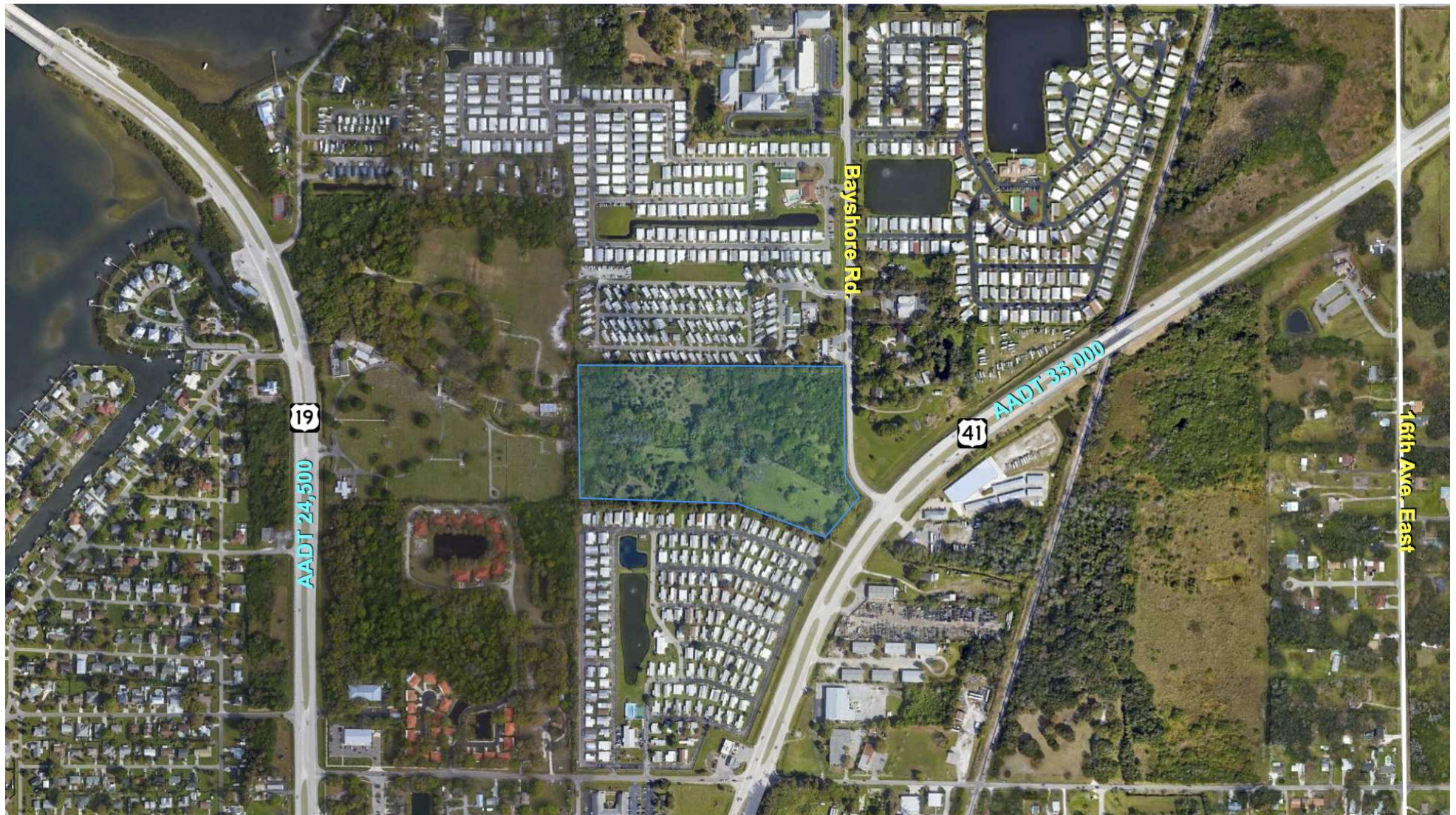
Ryan Sampson, CCIM, ALC

Senior Advisor/Managing Partner

813.287.8787 x104

Ryan@TheDirtDog.com

Aerial



Additional Photos



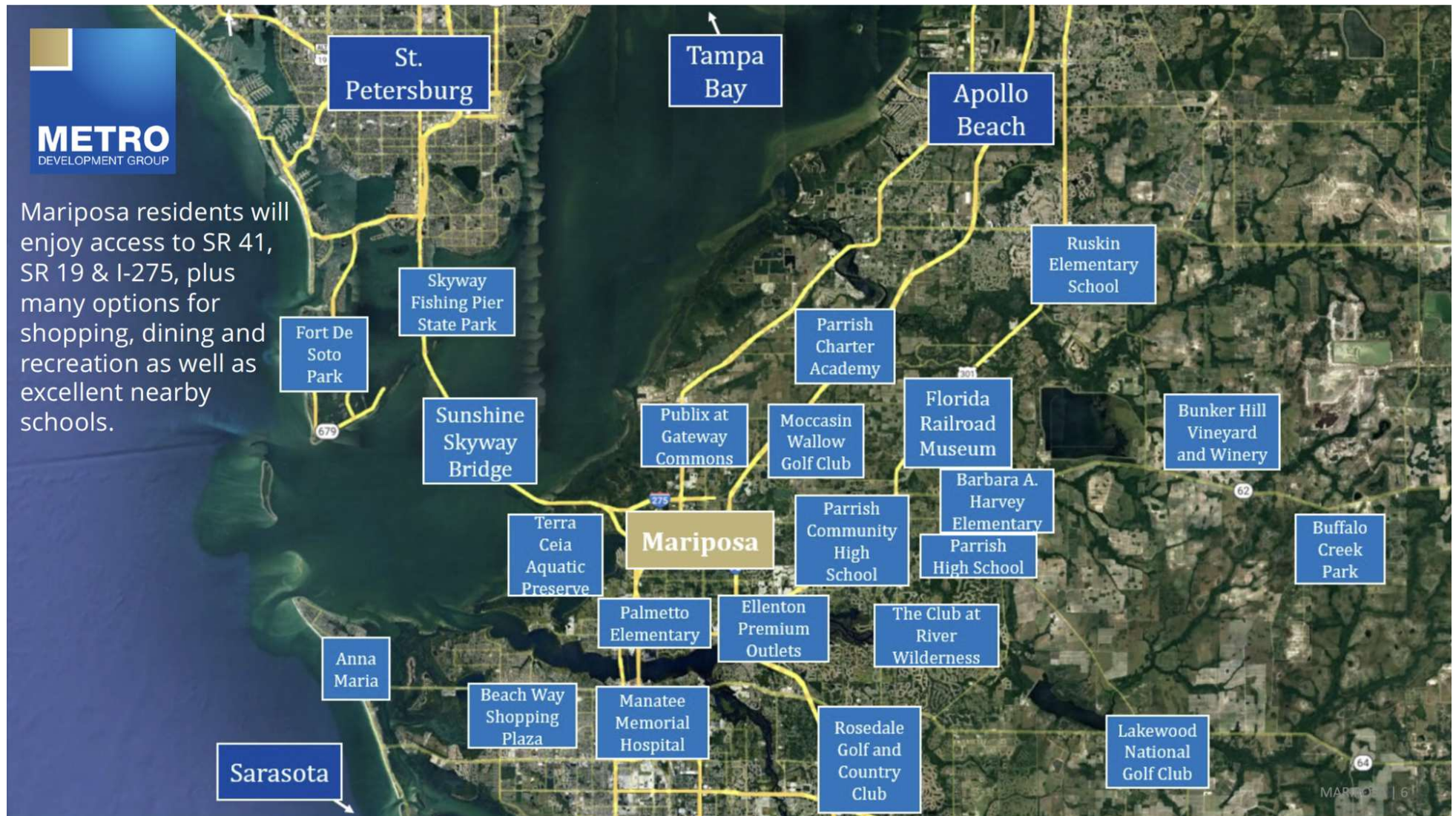
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Amenities



Schools



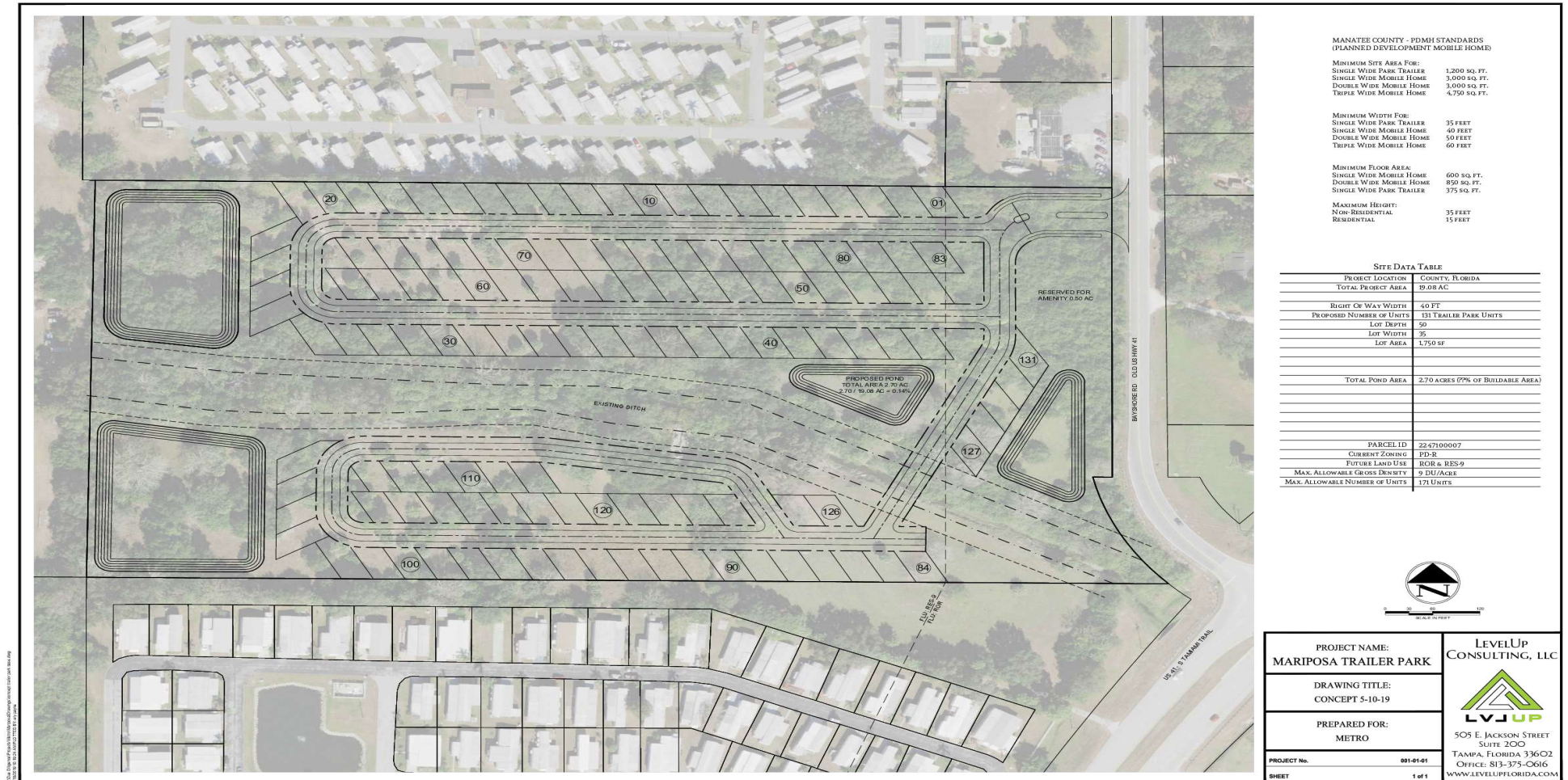
Excellent Access to Great Schools

An innovative lifestyle community, Mariposa will weave health, technology and education together with access to top-rated schools:

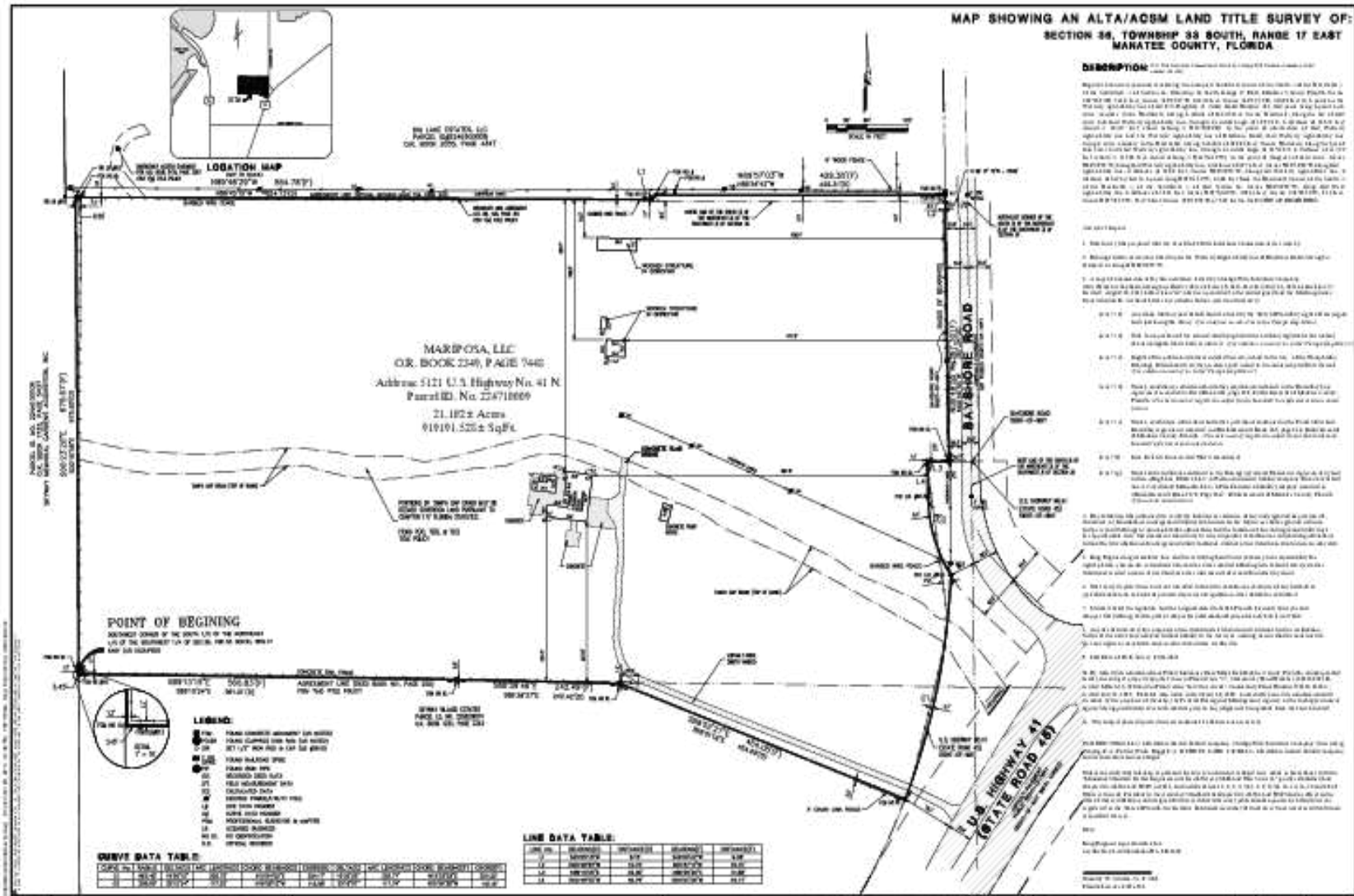
- Palmetto Charter School
- Virgil Mills Elementary School
- Buffalo Creek Middle School
- Palmetto High School
- Imagine Charter School at North Manatee
- State College of Florida Parrish Campus



RV Park Concept



Survey



Demographics Map & Report

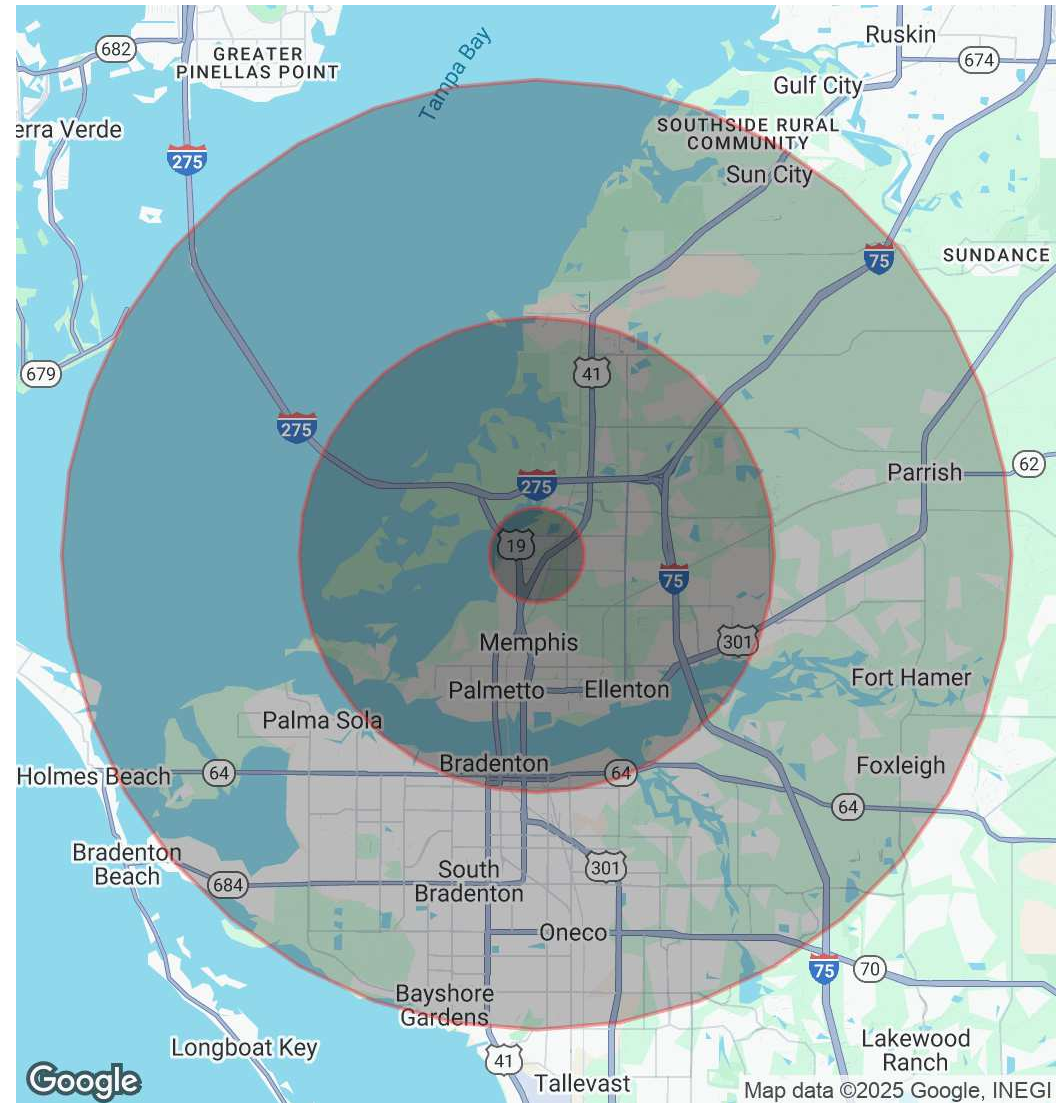
POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	605	36,508	195,981
Average age	55.8	46.8	44.2
Average age (Male)	52.7	46.1	43.4
Average age (Female)	59.7	47.4	45.4

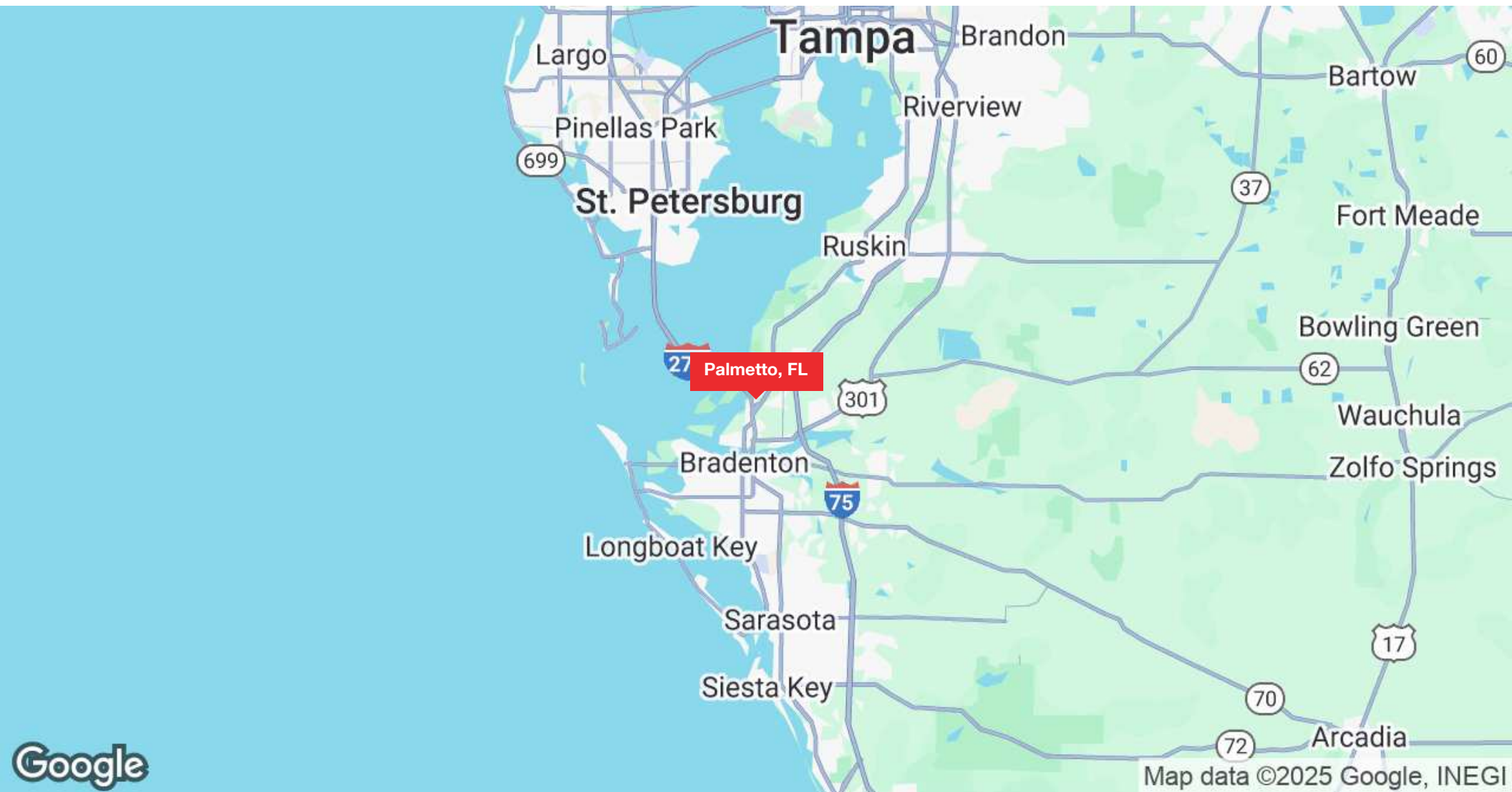
HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	238	14,618	78,834
# of persons per HH	2.5	2.5	2.5
Average HH income	\$47,364	\$52,890	\$57,794
Average house value	\$130,353	\$173,674	\$233,584

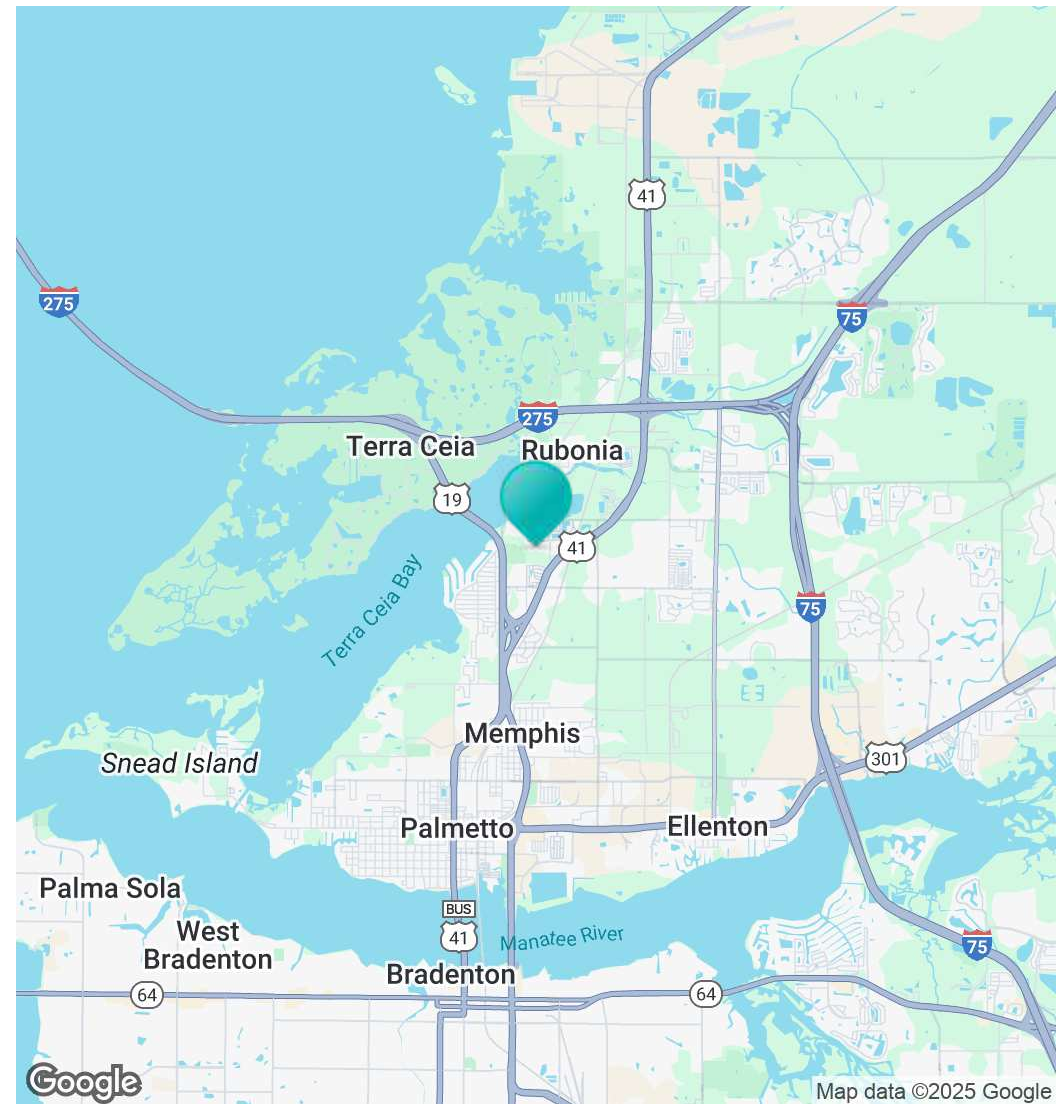
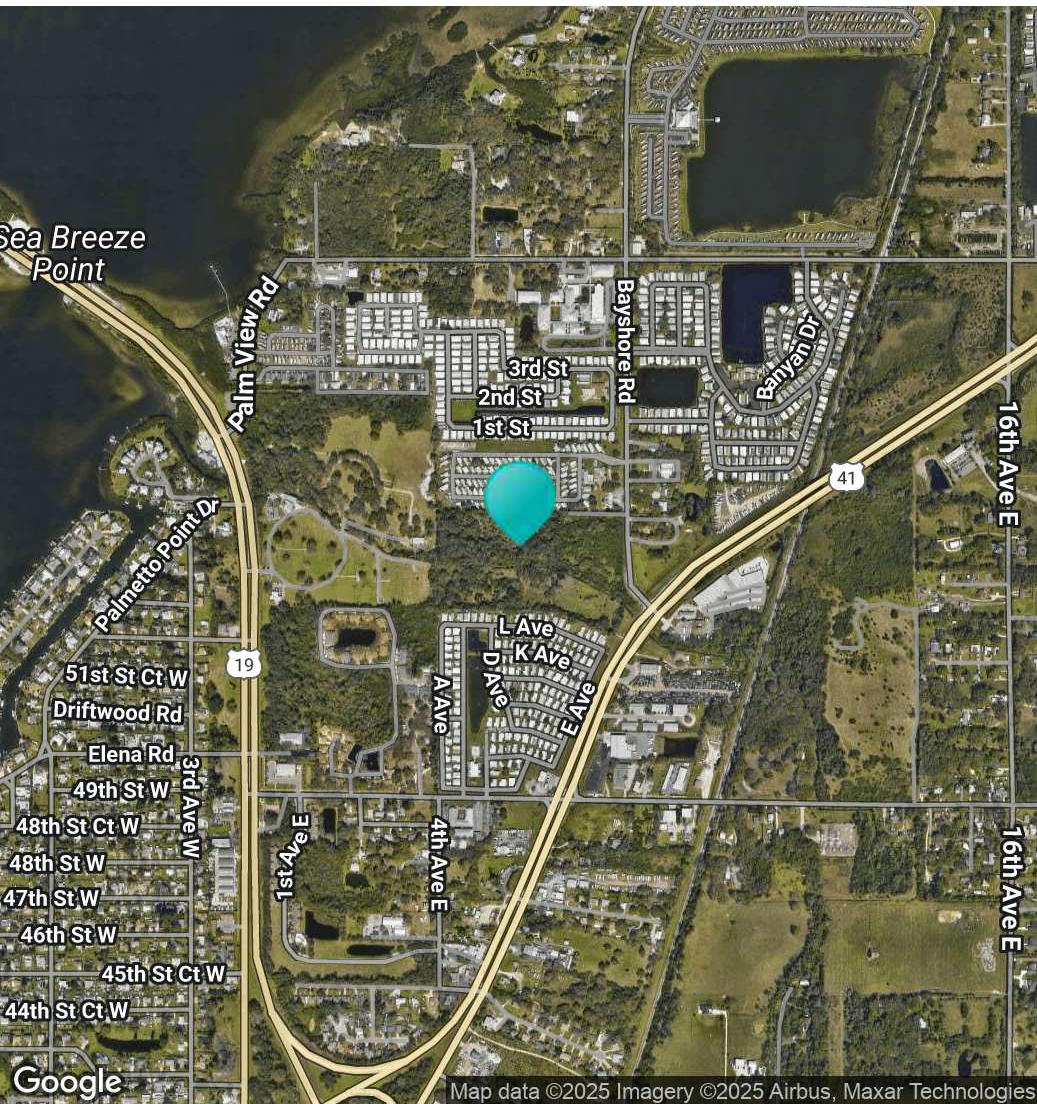
* Demographic data derived from 2020 ACS - US Census



Regional Map



Location Maps



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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Eshenbaugh Land Company, LLC in compliance with all applicable fair housing and equal opportunity laws.

Eshenbaugh Land Company is a licensed real estate brokerage firm in Florida and William A. Eshenbaugh is the broker of record.