

We know this land.



Eshenbaugh
LAND COMPANY

The Dirt Dog



304 S. WILLOW AVENUE

TAMPA, FL 33606

813.287.8787

www.thedirtdog.com

Property Description

PROPERTY DESCRIPTION

This 9-acre site offers a highly versatile development opportunity with a wide range of allowable uses, including retail, office, medical, hospitality, automotive, and storage. The size of the property allows for larger projects or subdivision for multiple users, providing flexibility for investors and developers to meet diverse market demand in a strong commercial corridor. The seller is providing owner financing, creating an attractive opportunity for buyers and investors seeking flexible purchase terms.

LOCATION DESCRIPTION

3945 US 41 N is positioned in Palmetto right between the intersection of US 41 and US 19, two of the area's most heavily traveled north-south corridors. This location offers exceptional visibility and connectivity, with easy access to Bradenton across the Manatee River, quick links to I-275 and the Sunshine Skyway Bridge toward St. Petersburg and Tampa, and proximity south to Port Manatee and regional commerce centers.

PROPERTY SIZE

9.0 Acres

ZONING

GC, RSMH-6, NC-M

360 VIRTUAL TOUR

<https://kuula.co/share/collection/7DgRK?logo=0&info=1&fs=1&vr=1&sd=1&thumbs=1>

PARCEL ID

2296300003, 2295400002

PRICE

\$3,600,000

BROKER CONTACT INFO

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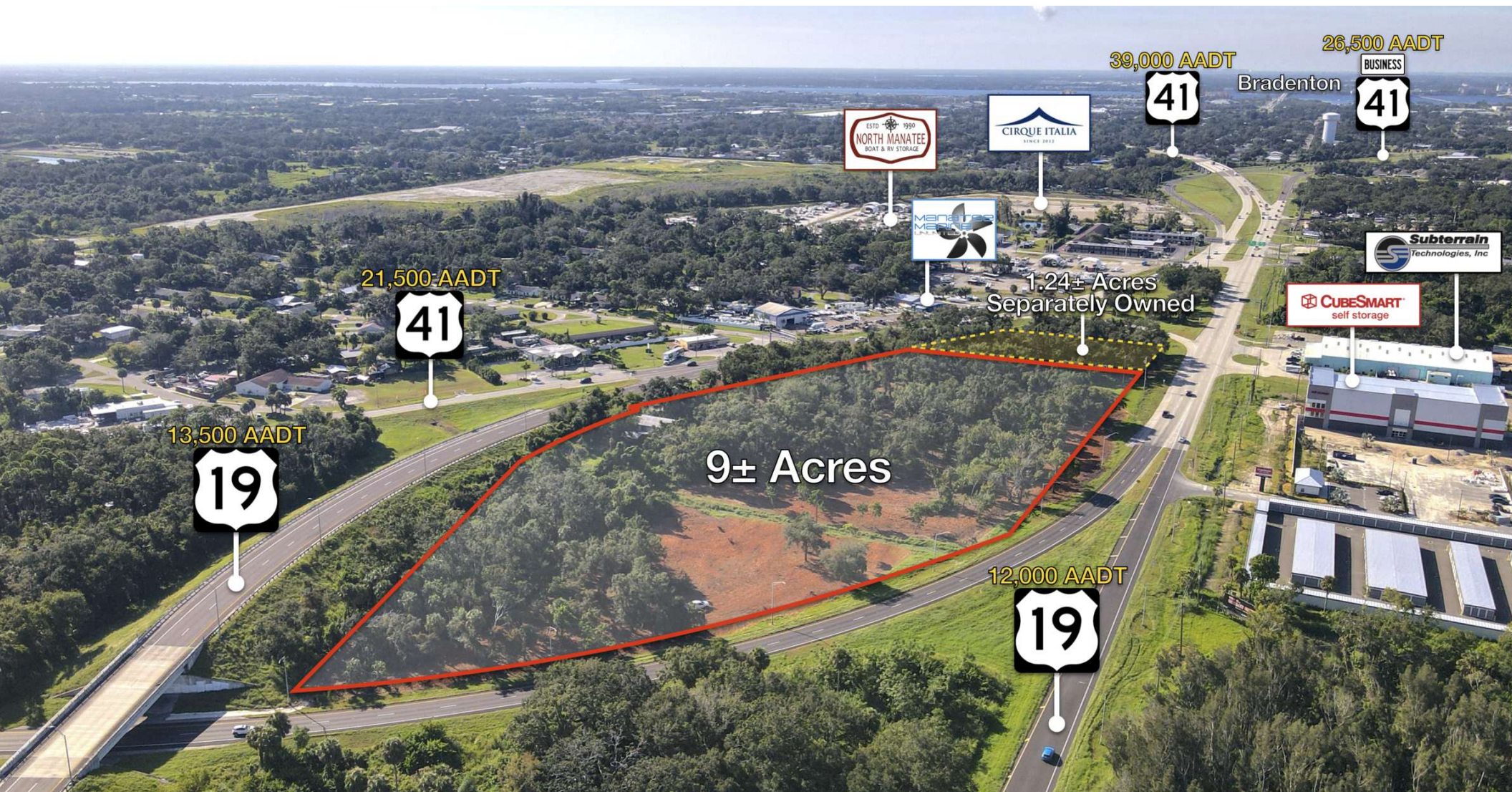
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Aerial



Aerial

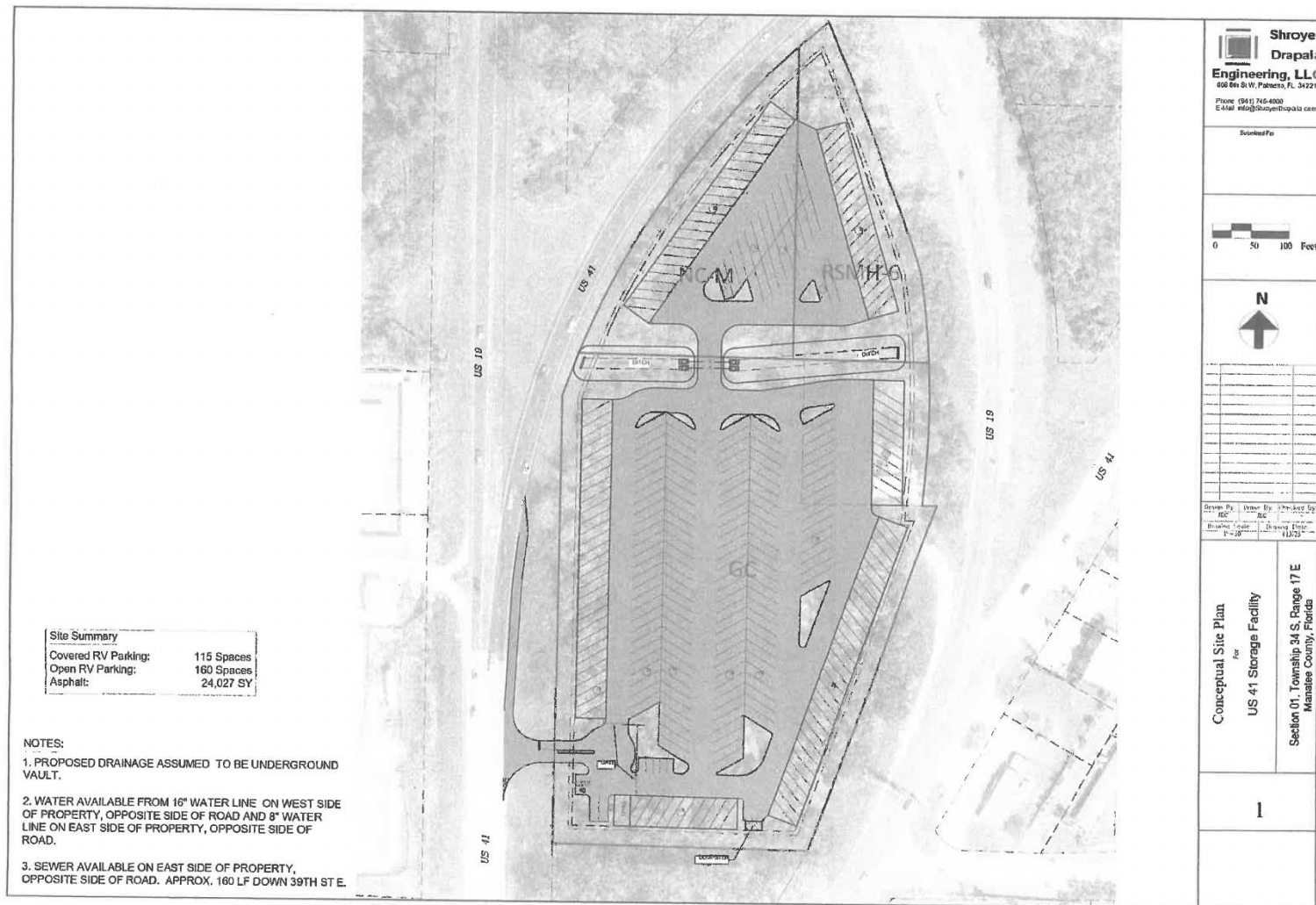


Aerial

Terra Ceia Bay



Conceptual Site Plan



Demographics Map & Report

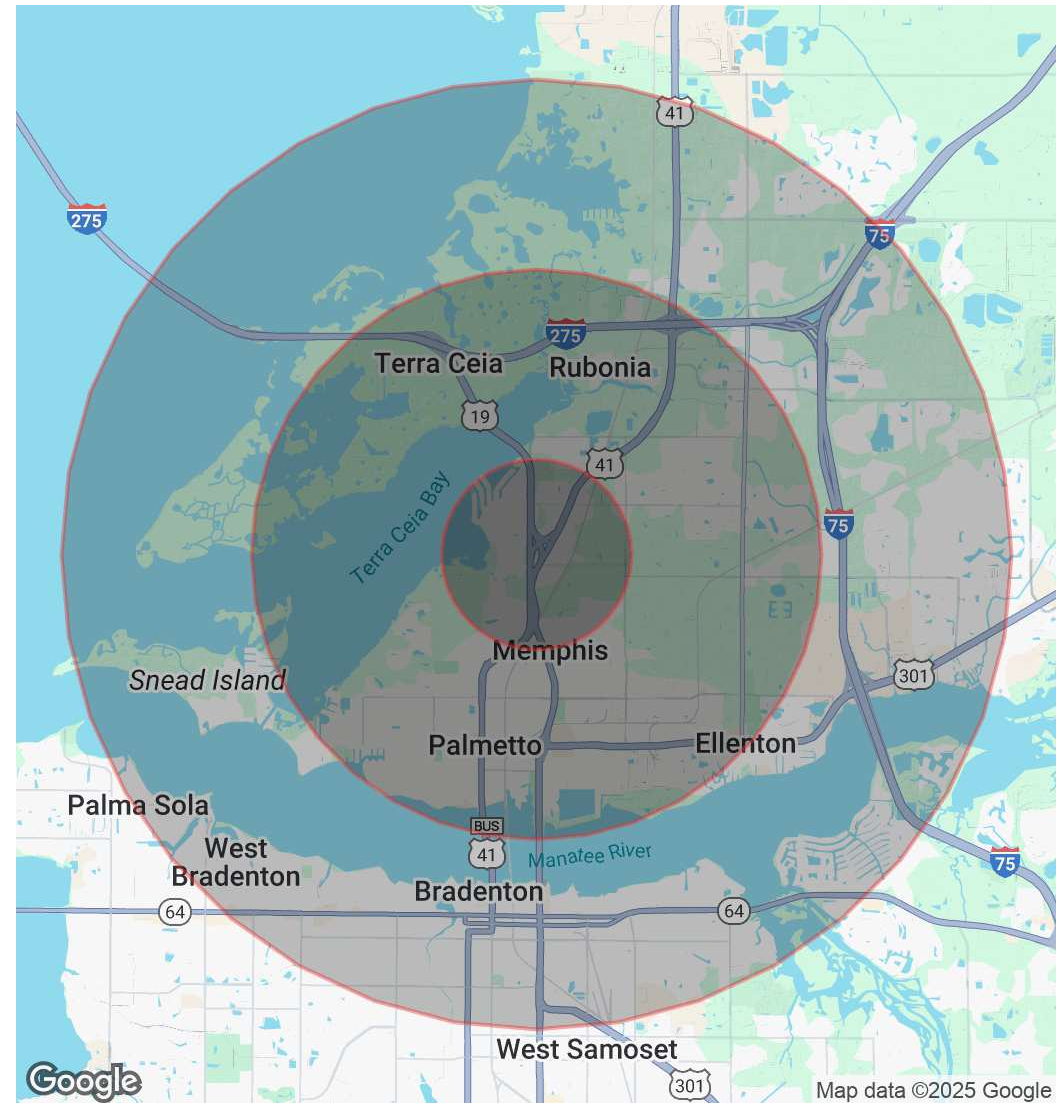
POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	5,768	36,271	96,704
Average Age	45	44	44
Average Age (Male)	44	44	43
Average Age (Female)	46	45	45

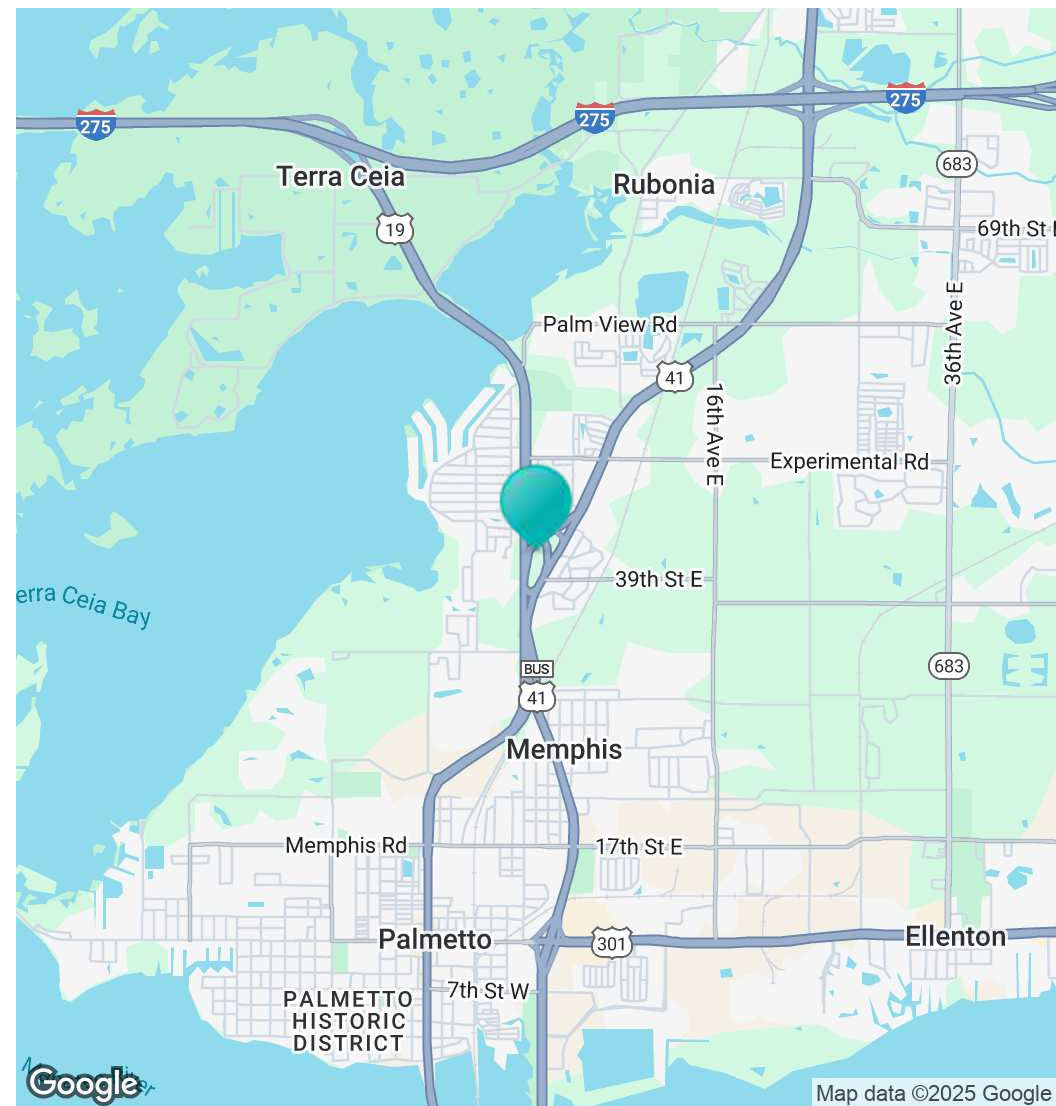
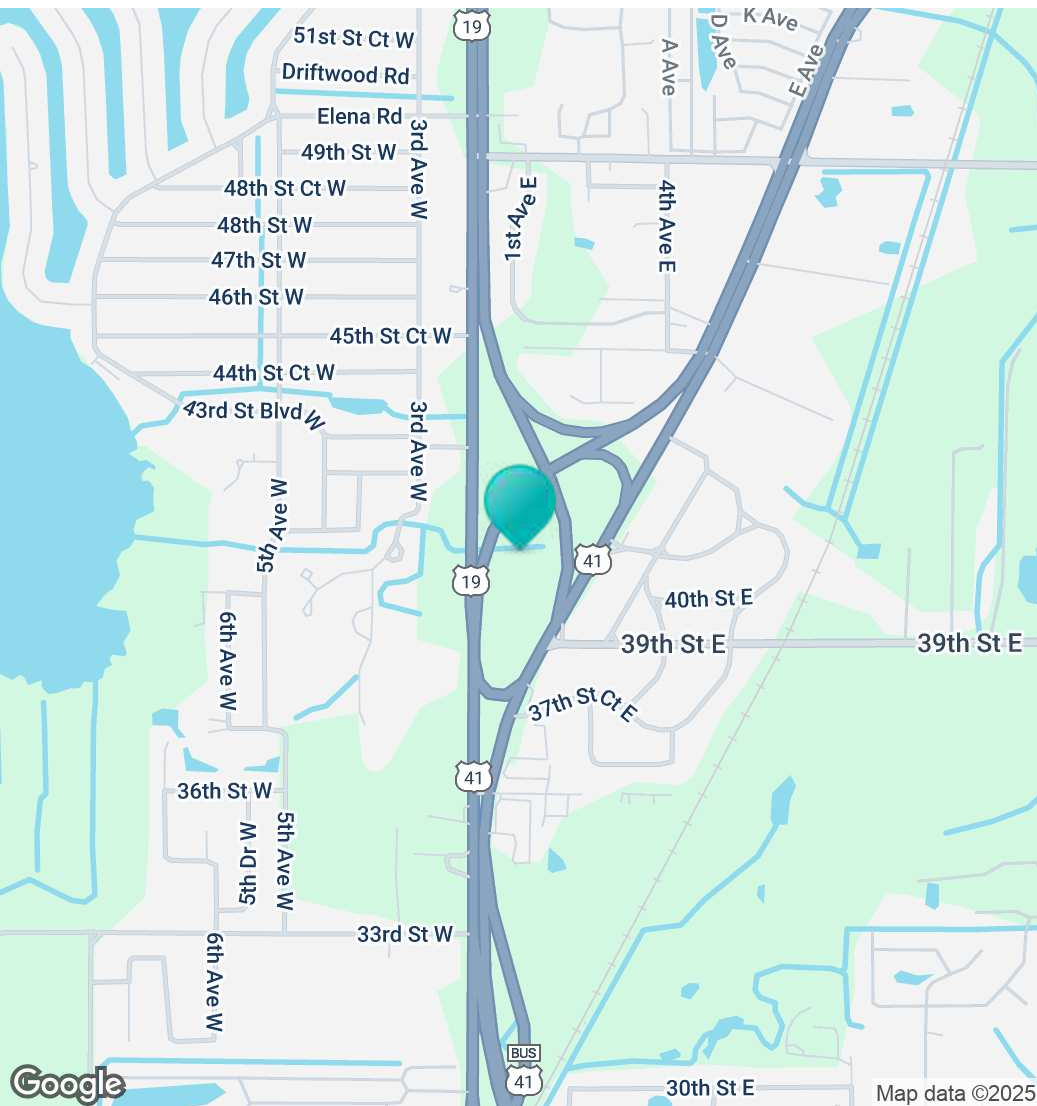
HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	2,384	14,366	38,429
# of Persons per HH	2.4	2.5	2.5
Average HH Income	\$82,984	\$82,814	\$84,979
Average House Value	\$345,589	\$357,063	\$345,813

Demographics data derived from AlphaMap



Location Overview



Confidentiality & Disclaimer

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Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Eshenbaugh Land Company, LLC makes no warranties and/or representations

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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.