



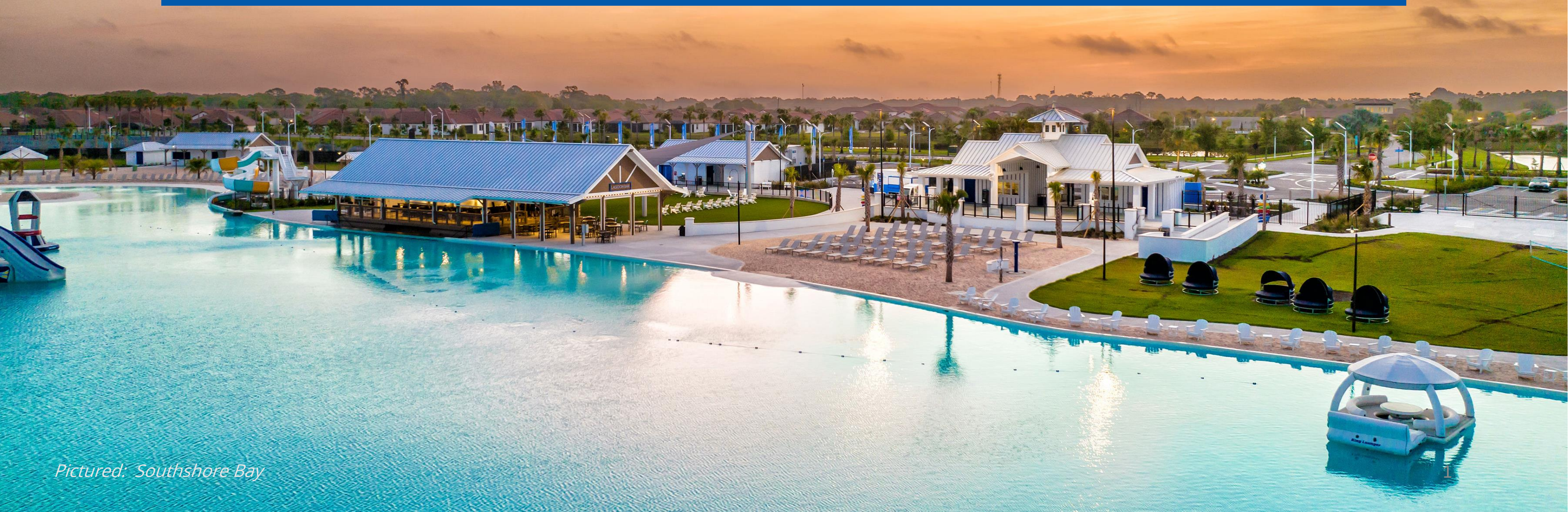
Eshenbaugh Land Company
Ryan Sampson and Bill Eshenbaugh



Parrish Lakes

2570 MOCCASIN WALLOW RD.
PALMETTO, FL 34221

400-UNIT MULTIFAMILY DEVELOPMENT



Pictured: Southshore Bay



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Executive Summary

Metro Development Group is pleased to offer a 400-unit Multifamily Site in one of the Tampa Bay area’s newest MetroPlaces communities, currently referred to as “Parrish Lakes.” Located adjacent to a planned 4.5-acre MetroLagoon, the opportunity is unparalleled.



Key Investment Highlights

MANATEE COUNTY'S FIRST METROLAGOON

Parrish Lakes is a future development of a 4.5-acre crystal lagoon, the first in Manatee County. It will feature a unique and sizable obstacle course and a swim up bar, this future MetroLagoon will provide hours of fun in clear blue waters made for swimming and sliding, playing and paddling, sipping and sunning perfection.

EASY ACCESS

As the first community east of I-75, Seaire offers unmatched accessibility to local conveniences and the Sarasota, St. Petersburg, and Tampa metro areas.

FAST GROWING SUBMARKET

2021 and 2026 projections show residents 55+ continue to be the largest age group in Parrish, followed by ages 35-54. 43% of Parrish households are 2 person households, and as families continue to move to the area, an increase in 4-person household is expected by 2026. More than half of prospects are searching from out of state. Within Florida, significant interest from Tampa/St. Petersburg and Miami metro areas.

CLOSE TO SHOPPING—AND NATURE

Convenient dining and shopping—including the Gateway Commons and new big box retail center at U.S. 301 and Erie Rd—will serve the residents of Parrish Lakes.

A RECORD OF SUCCESS

Parrish Lakes is the newest MetroPlaces community by Metro Development Group, one of Florida's largest residential developers. Established in 2003, Metro Development Group has a record of success throughout the Tampa Bay area. Communities such as Epperson, Mirada, and Southshore Bay are regional best-sellers. That history of success will soon extend to Parrish Lakes.



“There’s always something going on here. The residents are always getting together, meeting up at the Lagoon, and enjoying the great lifestyle we have here.”

– Epperson resident



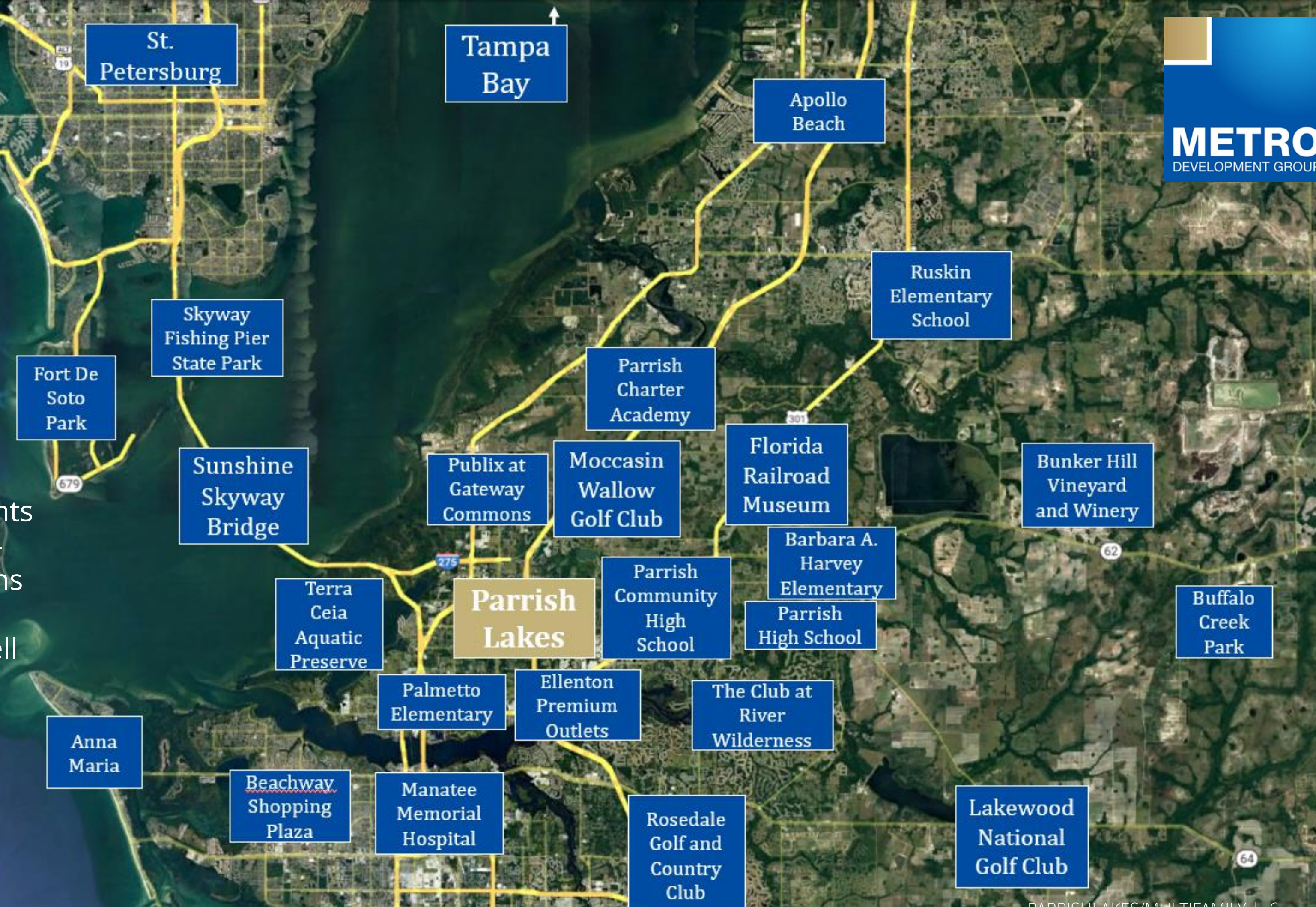
Lifestyle at the Lagoon

Wake up everyday and experience paradise

Anticipated amenities include the following:

4.5-Acre MetroLagoon with hotel - Streetleaf solar streetlights - ULTRAFi

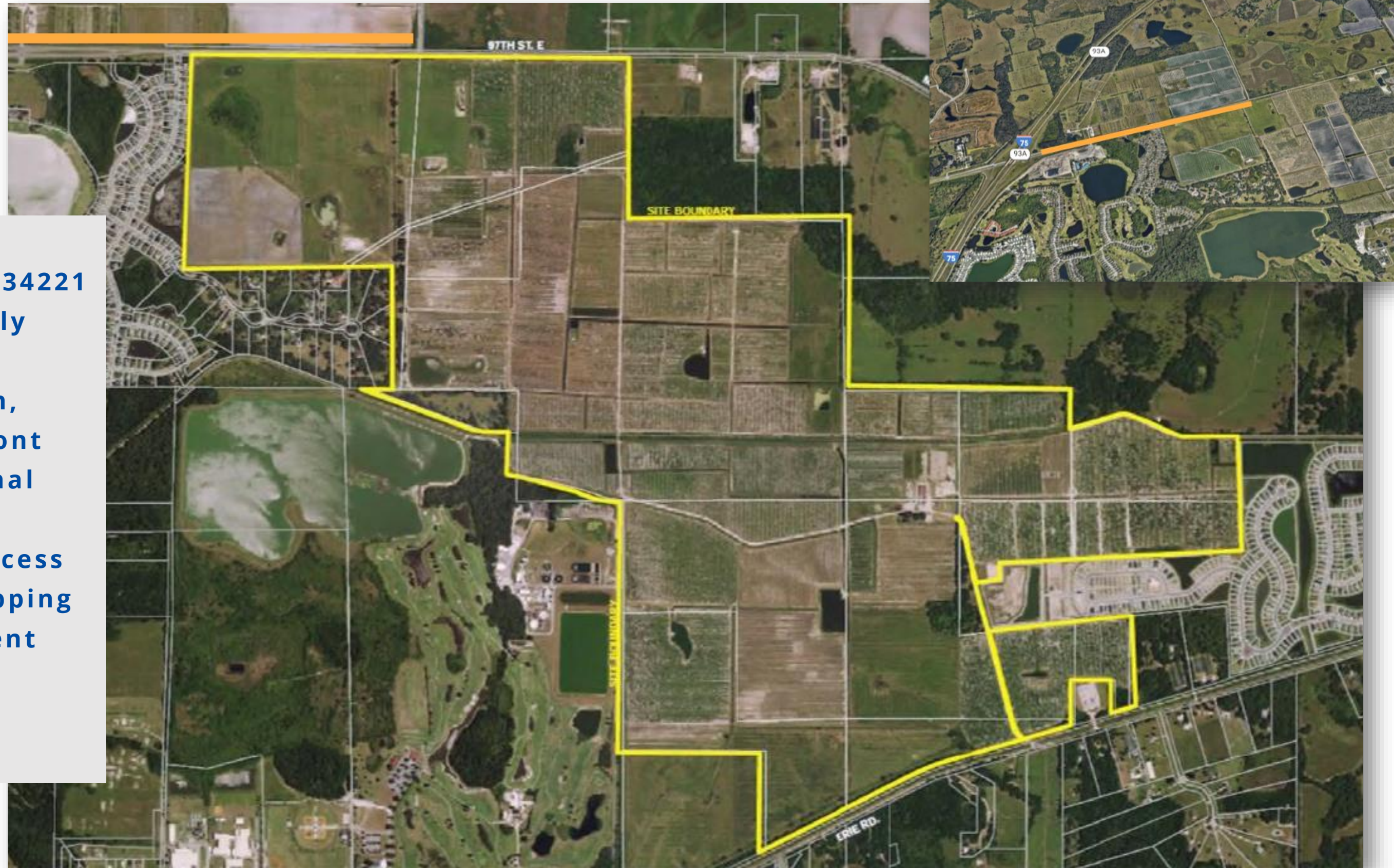
Parrish Lakes residents will enjoy access to I-275 and many options for shopping, dining and recreation as well as excellent nearby schools.

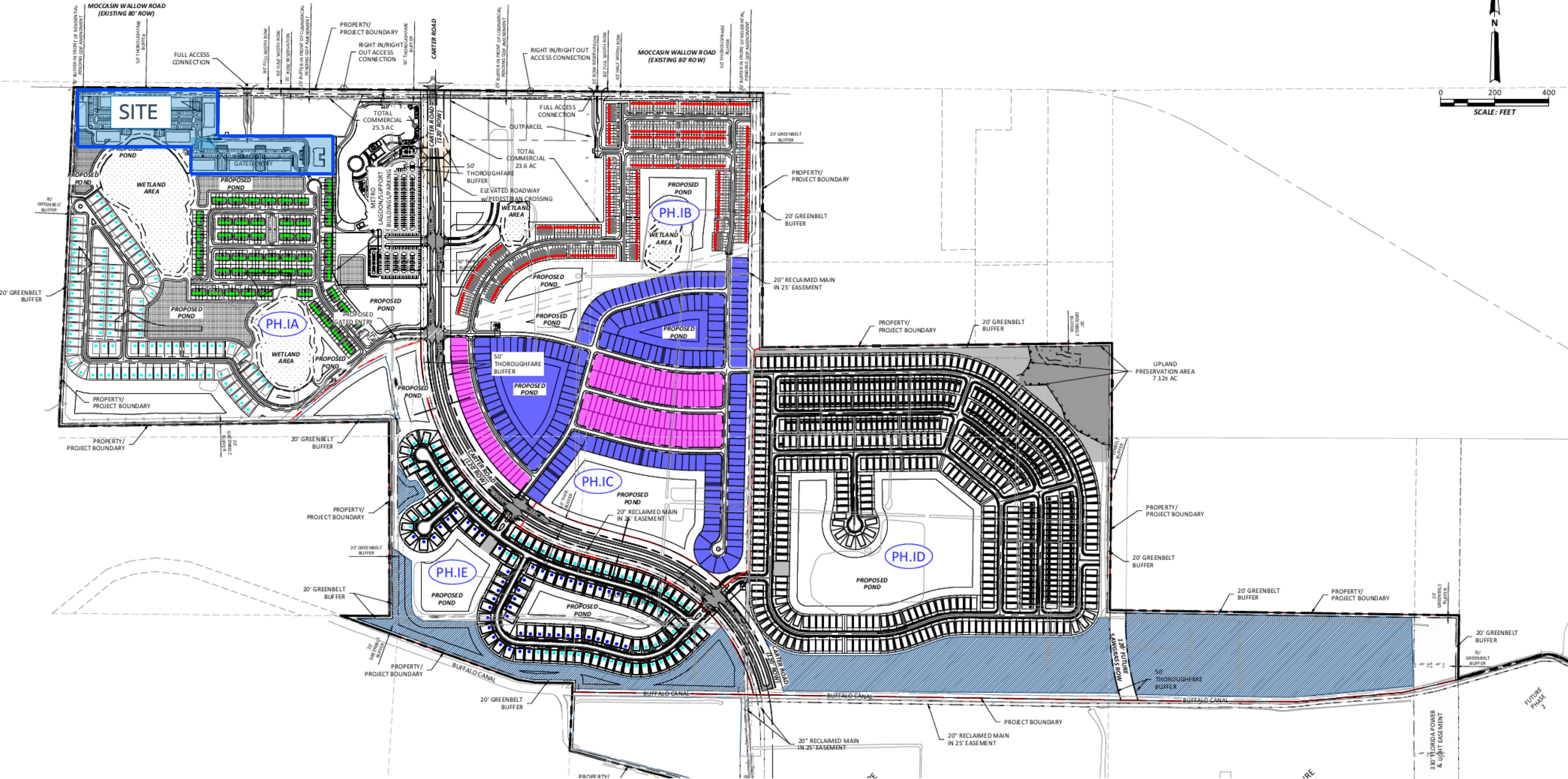
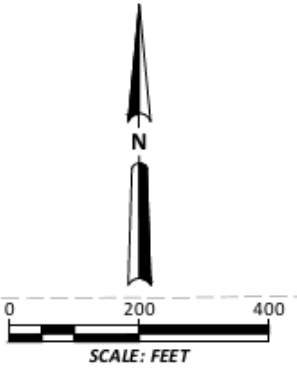




Opportunity

- **Location: 2570 Moccasin Wallow Rd. Palmetto, FL 34221**
- **Space for 400 multi-family units**
- **The 4.5-acre Metro Lagoon, hotel and commercial front door will create a Regional draw**
- **Quick and convenient access to local businesses, shopping centers and entertainment**
- **Easy access to Tampa, St. Petersburg and Sarasota**







Excellent Access to Great Schools






An innovative lifestyle community, Parrish Lakes weaves health, technology and education together with access to top-rated schools:

- Barbara A. Harvey Elementary
- Buffalo Creek Middle School
- Parrish Community High School
- Parrish Charter Academy
- State College of Florida Parrish Campus





Affluent Demographic Profile

METRIC	MANATEE COUNTY NORTH PUMA*		TAMPA-ST. PETERSBURG-CLEARWATER MSA		FLORIDA	
	2019	YOY CHANGE	2019	YOY CHANGE	2019	YOY CHANGE
 Median Household Income	\$66,211	5.1%	\$57,906	5.5%	\$59,227	6.8%
 Population	132,648	5.6%	3.19 Million	1.7%	21.5 Million	0.8%
 Employed Population	52,262	4.4%	1.51 Million	3.3%	9.5 Million	2.6%
 Median Age	46	-1.7%	42.4	-0.2%	42.4	0.5%
 Median Property Value	\$241,200	10.3%	\$224,300	6.8%	\$245,100	6.3%

*PUMA = Public Use Microdata Area; Source: DATAUSA

Why Tampa Bay?

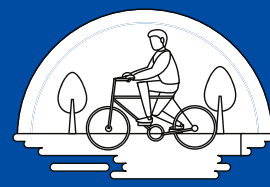
- Total nonfarm employment in the Tampa Bay area grew by 5% in the past year.
- The MSA now includes over 1.4 million jobs and features an unemployment rate below 4%.
- High paying Professional and Business Services jobs make up 19% of the economy, and job growth in that category grew 8% in the past year. Tampa continues to attract young professionals as well as active adults.
- In 2021, Forbes ranked Tampa as the Number 1 tech city in the country.
- The Urban Land Institute ranked the Tampa Bay area as Number 5 on the Markets to Watch.
- Tampa Bay area ranks Number 3 for places to relocate in the U.S. per Redfin.



Best city to raise a family in America
#45 of 228



Best city to retire in America
#35 of 228



Most diverse city in America)
#17 of 228



Best city to live in America
#39 of 228



Best city for young professionals in America
#58 of 228



Best city for outdoor activities in America
#57 of 228

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EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

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 regarding the veracity, completeness, or relevance of any financial data or assumptions. Eshenbaugh Land Company, LLC does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

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.



Offers are due May 20, 2022, by 5 P.M.

Contact Information



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