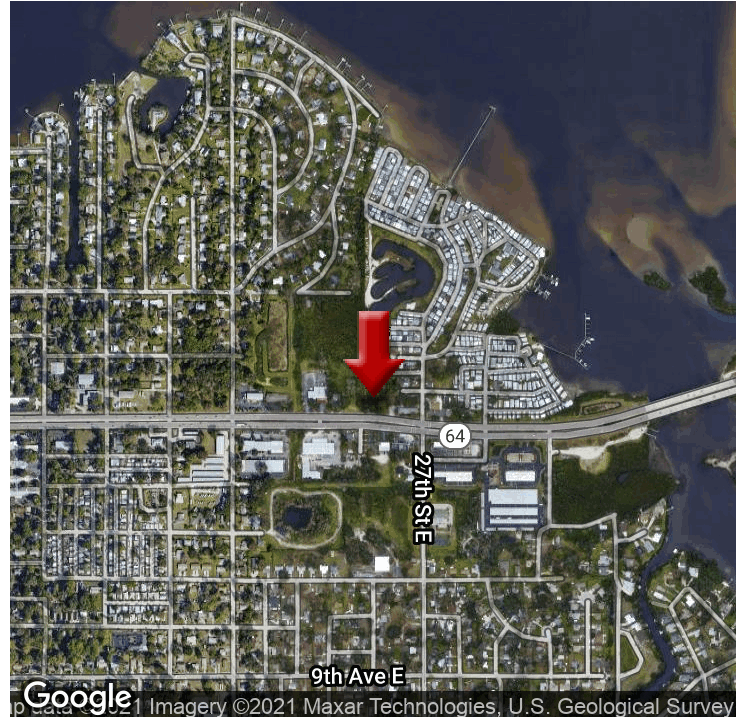


## LAND FOR SALE

# 2.5± ACRES FOR DEVELOPMENT

2601 Manatee Ave E, Bradenton, FL 34208



### OFFERING SUMMARY

<b>SALE PRICE:</b>	\$750,000
<b>LOT SIZE:</b>	2.5 Acres
<b>ZONING:</b>	BR_UCC
<b>MARKET:</b>	North Port-Sarasota-Bradenton
<b>SUBMARKET:</b>	Manatee
<b>PRICE / SF:</b>	\$6.89

### PROPERTY OVERVIEW

2.5 Acres with frontage on E Manatee Avenue in Bradenton. Consisting of 11 parcels. Frontage on East Manatee Avenue in Bradenton. Great opportunity for development with multiple commercial uses. Close to several businesses, local hospitals, medical care facilities, schools and worship centers. Survey available.

### PROPERTY HIGHLIGHTS

- 2.5 Acres for Development
- 35000 + cars per day
- Off of Main Road
- Zoned Vacant Commercial
- Frontage on E. Manatee Ave
- Great for Development
- Close to Everything

**KW COMMERCIAL**  
3355 Clark Road  
Sarasota, FL 34231

**MARC H. PEARL CCIM**  
Broker/Associate  
O: 941.260.1200  
C: 305.968.5816  
MPearl@PearlCommercial.net  
FL #BK485275

**GAVIN OBERLIN**  
Associate  
O: 941.720.0403  
goberlin@pearlcommercial.net

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated [kwcommercial.com/commercial/McCommercial.action?orgId=6327](https://kwcommercial.com/commercial/McCommercial.action?orgId=6327)





LINE TABLE OR 1140 P 3346

Line	Bearing	Distance
12	N 00° 23' 31" E	79.70
13	N 00° 23' 31" E	59.00
14	N 00° 22' 1" E	53.76
15	N 00° 30' 4" E	119.60
16	N 00° 17' 27" E	89.35
17	N 00° 18' 20" E	80.17
18	N 00° 17' 27" E	65.08
19	N 00° 40' 2" E	60.15
20	N 00° 47' 2" E	64.82
21	N 00° 33' 2" E	30.02
22	N 00° 17' 27" E	80.00
23	N 00° 23' 31" E	79.70
24	N 00° 23' 31" E	60.71
25	N 00° 23' 31" E	191.84
26	N 00° 18' 20" E	60.17
27	N 00° 30' 47" E	191.84

DOI 1140 P 3345

Curve number 1  
Radius= 2354.83'  
Delta= 68°55'17"  
Arc= 119.91'  
Tangent= 58.87'  
Chord= 119.90'  
Chord Bx = 8.86°43'54"

NOT INCLUDED

13256  
LOT 7  
NOT INCLUDED  
2013  
106 FILMS (P)

NOT INCLUDED

NOT A CERTIFICATION OF TITLE, ZONING, EASEMENTS OR FREEDOM OF ENCUMBRANCES.  
NOT VALID WITHOUT SURVEYOR'S SIGNATURE AND ORIGINAL EMBOSSED SEAL  
SURVEY IS VALID FOR 365 DAYS. PLEASE REFER TO REVERSE SIDE OF SHEET 1 OF 2 FOR GENERAL NOTES & ABBREVIATIONS.

## MAP OF SURVEY

### BOUNDARY SURVEY & VISIBLE IMPROVEMENTS

SITE ADDRESS  
XXX MANATEE AVE  
LOCATED IN  
MANATEE COUNTY, FLORIDA

**CERTIFICATION :**  
SEE PAGE 1 OF 4 FOR SIGNATURE AND SEAL  
THIS PAGE NOT VALID WITHOUT PAGE 1 OF 2  
LELAND E BEDWELL, PSM #5884

LELAND E. BEDWELL SURVEYING INC.

PROFESSIONAL LAND SURVEYORS & MAPPERS-PSM#5584  
3425 15TH AVE. EAST, BRADENTON, FLORIDA 34903  
LICENSE BUSINESS & LISTING  
335-6811 335-1881

OFFICE 941-753-8991  
FAX 941-750-8510

CONFIDENTIAL BY MEDWELL SURVEILLING INC YEAR 20

(NOTE)  
IN COMPLIANCE WITH FLORIDA STATUTES 53-1705.12 (G) (4) (IF LOCATION OF EASEMENTS  
OR RIGHT-OF-WAY OF RECORD, OTHER THAN THOSE ON RECORD PLAT IS REQUIRED, THIS  
INFORMATION MUST BE FURNISHED TO THE SURVEYOR AND MAPPER.

NOTE:  
THIS SURVEY MEETS THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF  
FLORIDA AS SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS, RULE NO. 54-17  
FLORIDA ADMINISTRATIVE CODE, PERTAINING TO SECTION 472.027 OF THE FLORIDA STATUTE.

DATE	PR	SEE SHEET 1 OF 2 FOR SYMBOLS USED
------	----	-----------------------------------

7 8 9 10

AND REPORT OF SURVEY

1 - 7 2 - 10

ORIGINAL DUE DATE		1-27-18	
FORW. TO	DATE	SCALE	POST. NO.

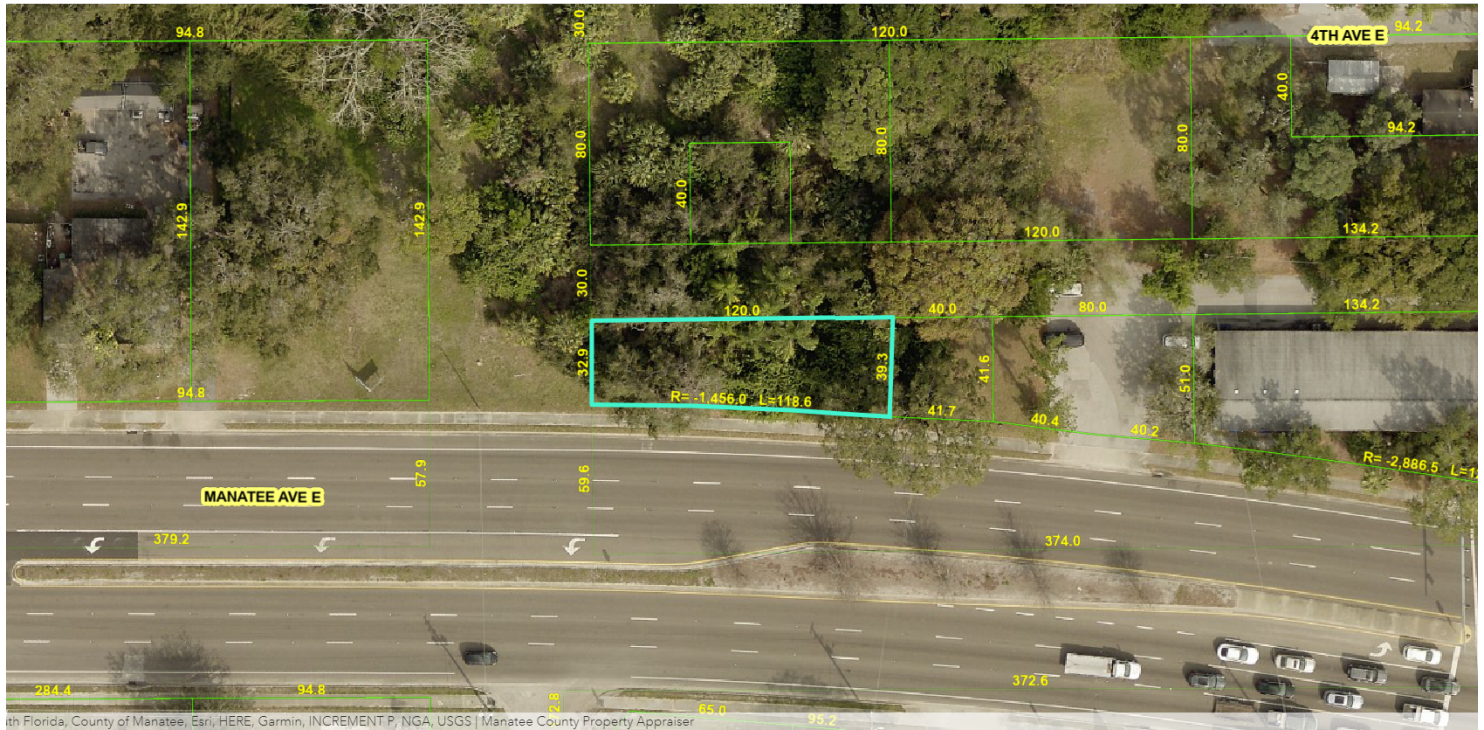
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
---	---	---	---	---	---	---	---	---	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	-----



## LAND FOR SALE

# 2.5 ACRES FOR DEVELOPMENT (E MANATEE AVE)

2601 Manatee Ave E, Bradenton, FL 34208



**KW COMMERCIAL**  
3355 Clark Road  
Sarasota, FL 34231

**MARC H. PEARL CCIM**  
Broker/Associate  
O: 941.260.1200  
C: 305.968.5816  
MPearl@PearlCommercial.net  
FL #BK485275

**GAVIN OBERLIN**  
Associate  
O: 941.720.0403  
goberlin@pearlcommercial.net

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated [kwcommercial.com/commercial/McCommercial.action?orgId=6327](http://kwcommercial.com/commercial/McCommercial.action?orgId=6327)



## LAND FOR SALE

# 2.5 ACRES FOR DEVELOPMENT (E MANATEE AVE)

2601 Manatee Ave E, Bradenton, FL 34208



**KW COMMERCIAL**  
3355 Clark Road  
Sarasota, FL 34231

**MARC H. PEARL CCIM**  
Broker/Associate  
O: 941.260.1200  
C: 305.968.5816  
MPearl@PearlCommercial.net  
FL #BK485275

**GAVIN OBERLIN**  
Associate  
O: 941.720.0403  
goberlin@pearlcommercial.net

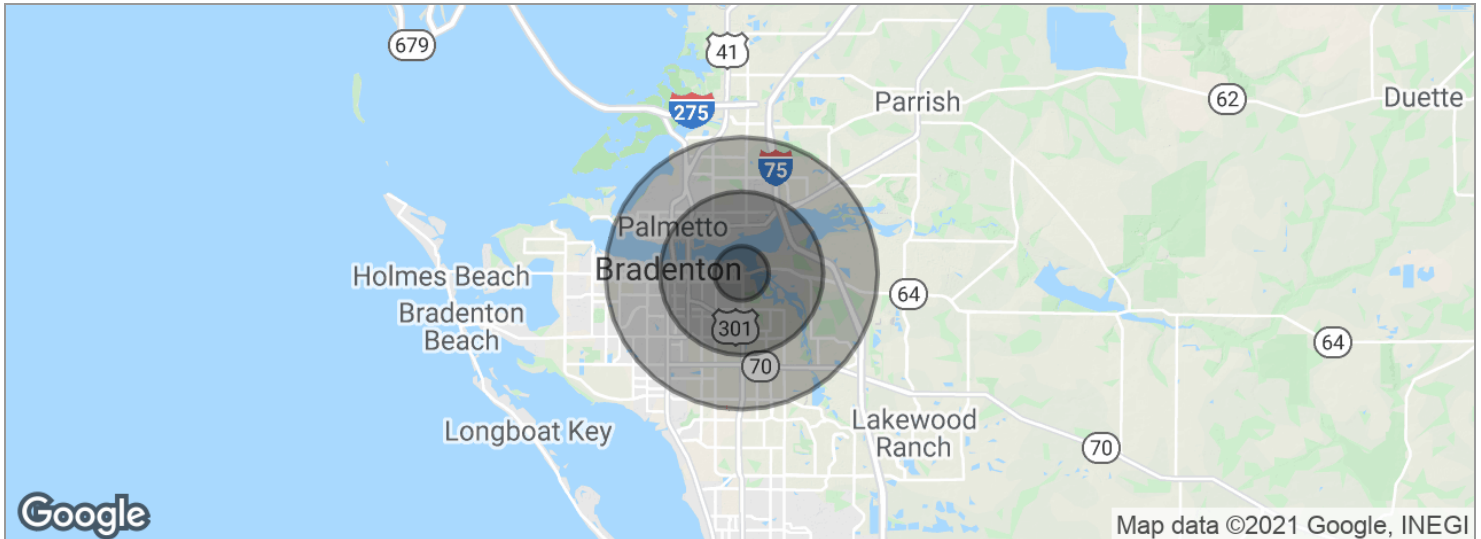
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated [kwcommercial.com/commercial/McCommercial.action?orgId=6327](http://kwcommercial.com/commercial/McCommercial.action?orgId=6327)

## LAND FOR SALE

# 2.5 ACRES FOR DEVELOPMENT (E MANATEE AVE)

2601 Manatee Ave E, Bradenton, FL 34208



POPULATION	1 MILE	3 MILES	5 MILES
Total population	6,995	53,048	155,482
Median age	32.4	36.4	40.4
Median age (male)	32.3	34.8	39.3
Median age (Female)	35.5	39.4	42.1
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,679	18,826	60,191
# of persons per HH	2.6	2.8	2.6
Average HH income	\$41,512	\$47,484	\$51,313
Average house value	\$412,167	\$345,151	\$234,366

\* Demographic data derived from 2010 US Census

**KW COMMERCIAL**  
3355 Clark Road  
Sarasota, FL 34231

**MARC H. PEARL CCIM**  
Broker/Associate  
O: 941.260.1200  
C: 305.968.5816  
MPearl@PearlCommercial.net  
FL #BK485275

**GAVIN OBERLIN**  
Associate  
O: 941.720.0403  
goberlin@pearlcommercial.net

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated [kwcommercial.com/commercial/McCommercial.action?orgId=6327](http://kwcommercial.com/commercial/McCommercial.action?orgId=6327)