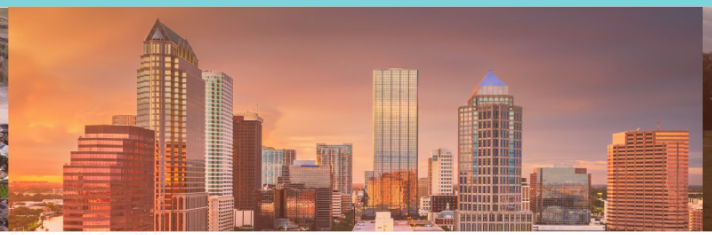
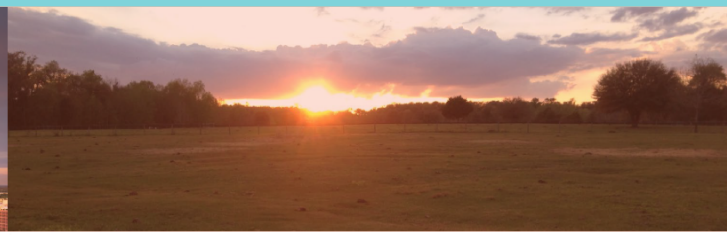
We know this land.

Eshenbaugh
LAND COMPANY
The Dirt Dog

304 S. WILLOW AVENUE TAMPA, FL 33606 813.287.8787 www.thedirtdog.com

Property Description

PROPERTY DESCRIPTION

The opportunity is to purchase a 40-acre grove on Albritton Road in Parrish in northern Manatee County. The property has 1-10" well and an active SWFWMD WUP (6945.6). The WUP allows for the following the withdrawal quantities: 38,700 Avg. GPD, 243,800 Peak GPD, and 420,000 Max GPD.

The property has over 1,300 feet of frontage on Albritton Road.

LOCATION DESCRIPTION

The property is located at 40150 Albritton Road in Parrish in unincorporated Manatee County. It's less than a mile south of the Hillsborough/Manatee County line, 2.5 miles north of State Road 62, and 4 miles south of State Road 674.

The property is 15+ minutes from Parrish, 20 minutes from Sun City, and 25 minutes from FishHawk Ranch. It's also 45 minutes from downtown Tampa, downtown St. Petersburg, Bradenton, and Lakewood Ranch.

Access to Albritton Road is provided from Carlton Road. Carlton Road can be accessed via County Road 39 or State Road 62 (Wauchula Road).

PROPERTY SIZE

40.0 Acres

ZONING

A - Agriculture

FUTURE LAND USE

AG/R (Agricultural/Rural)

PRICE

$499,000

Aerial

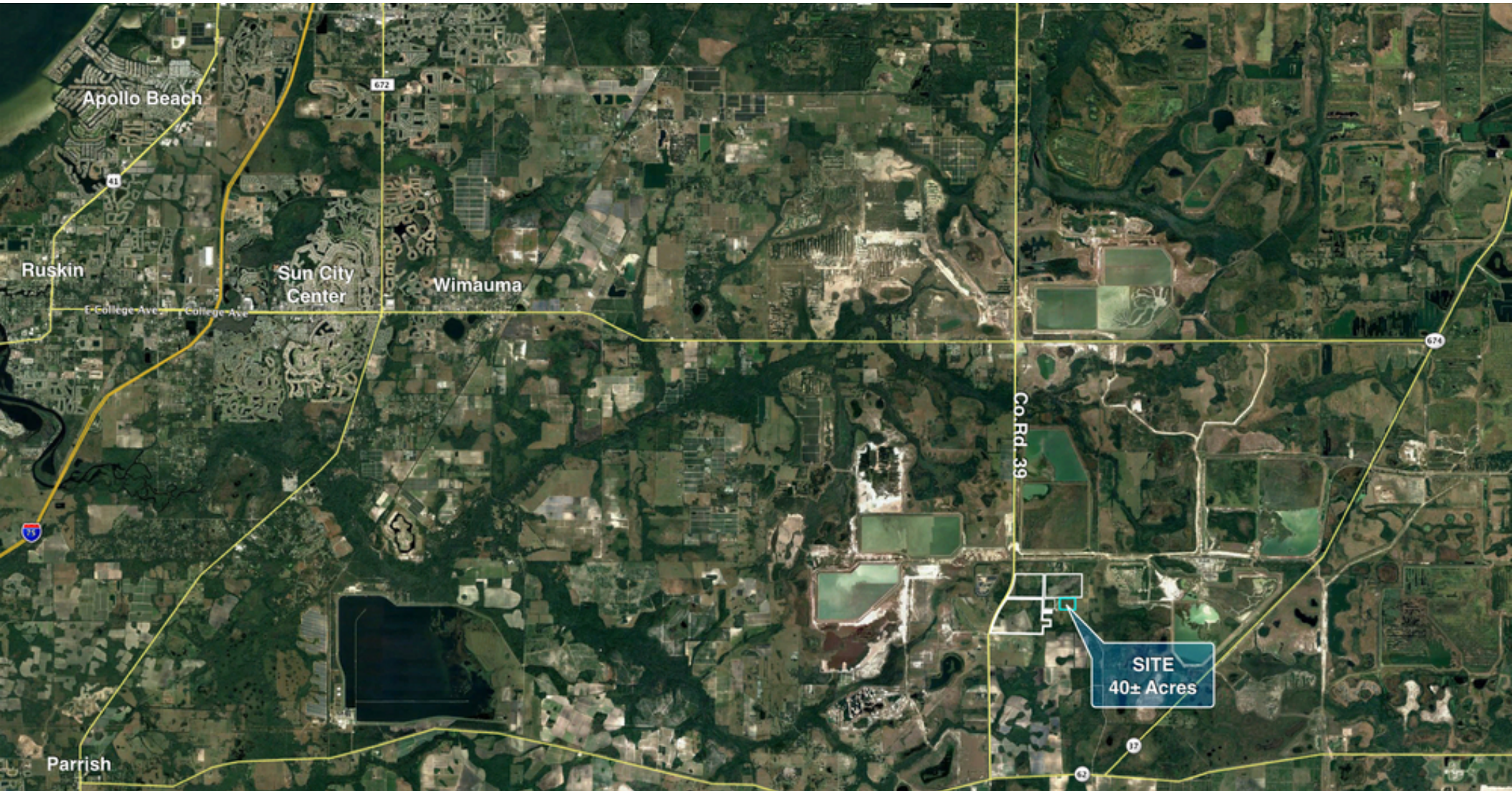


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Aerial



Aerial Map



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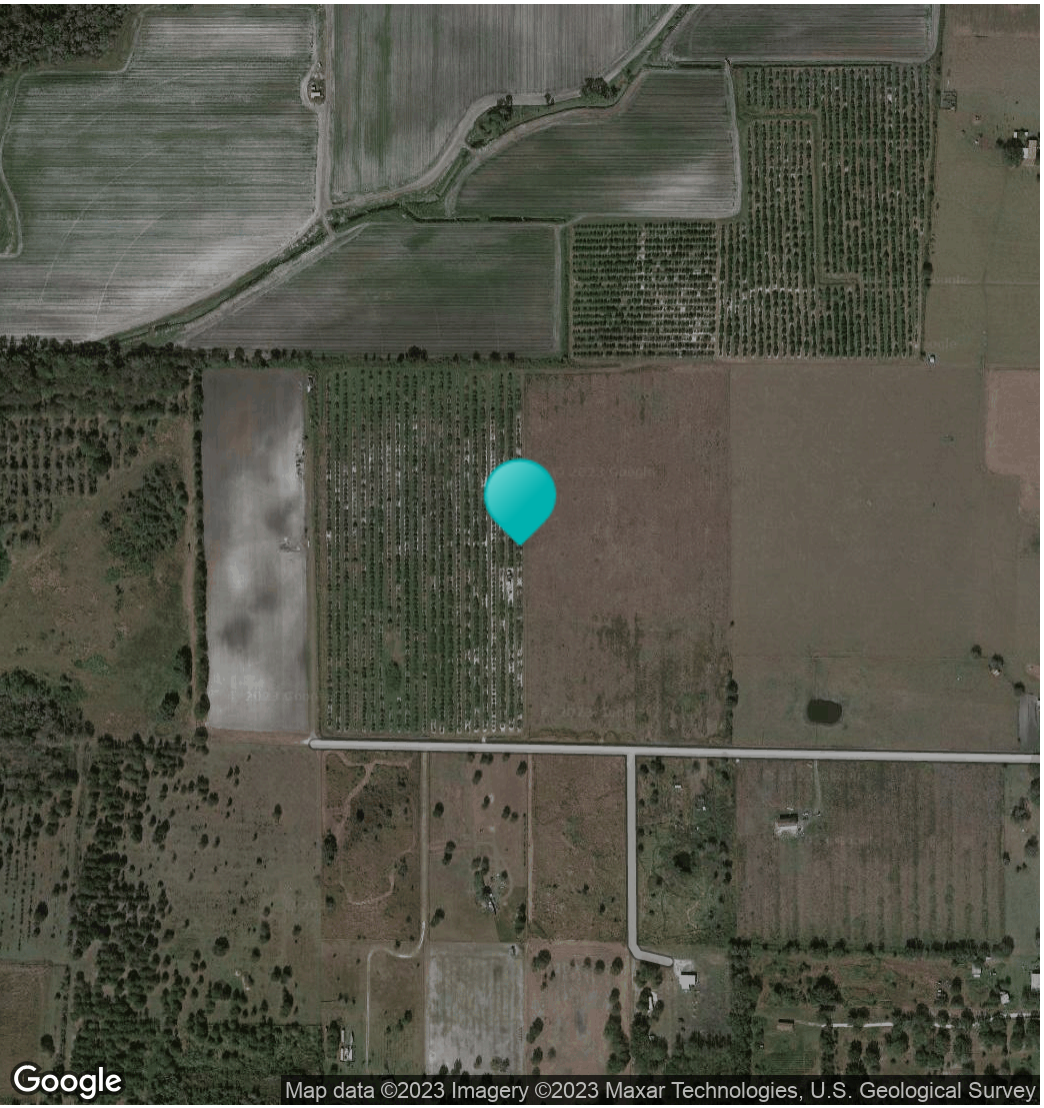
Property Photos

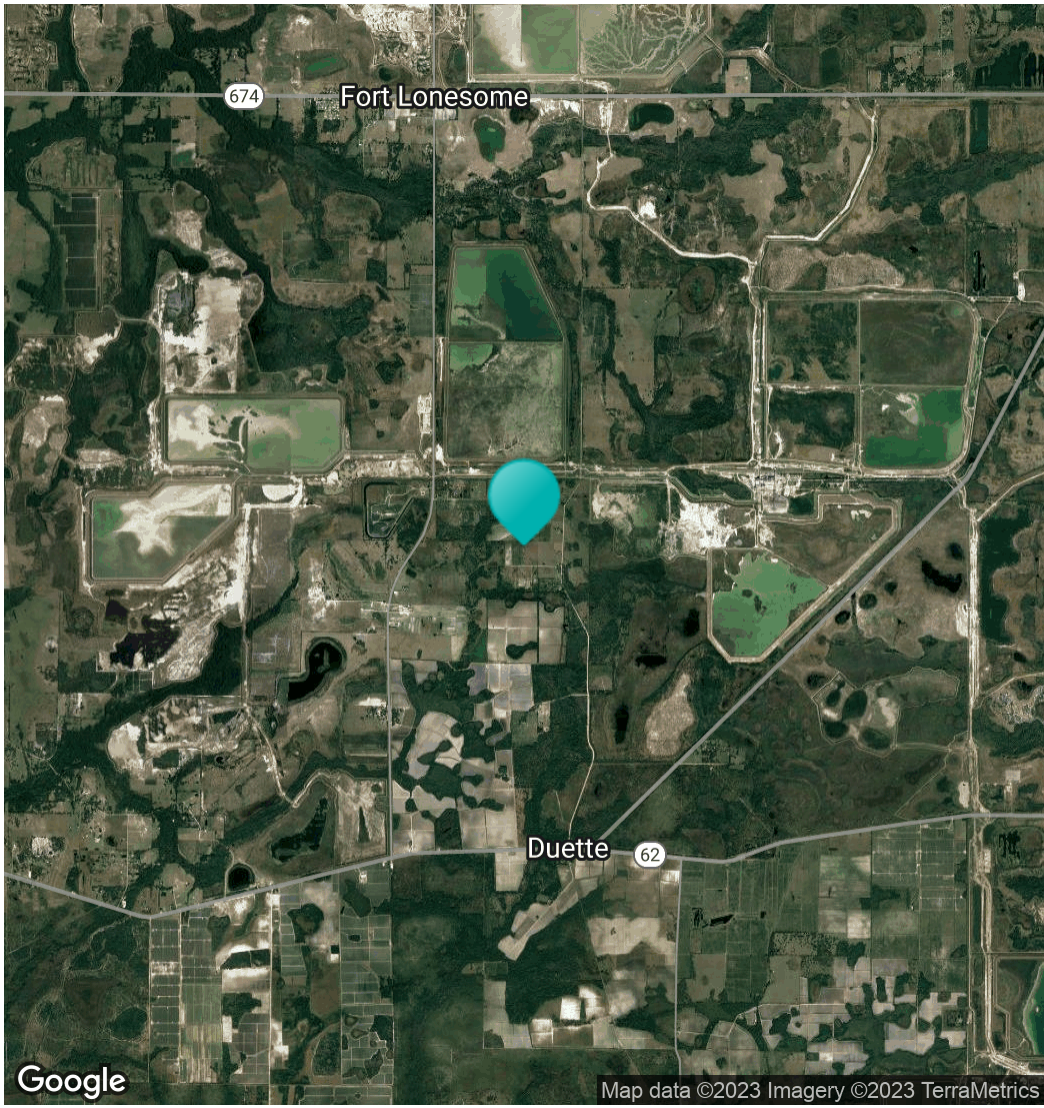






Location Maps





Regional Map



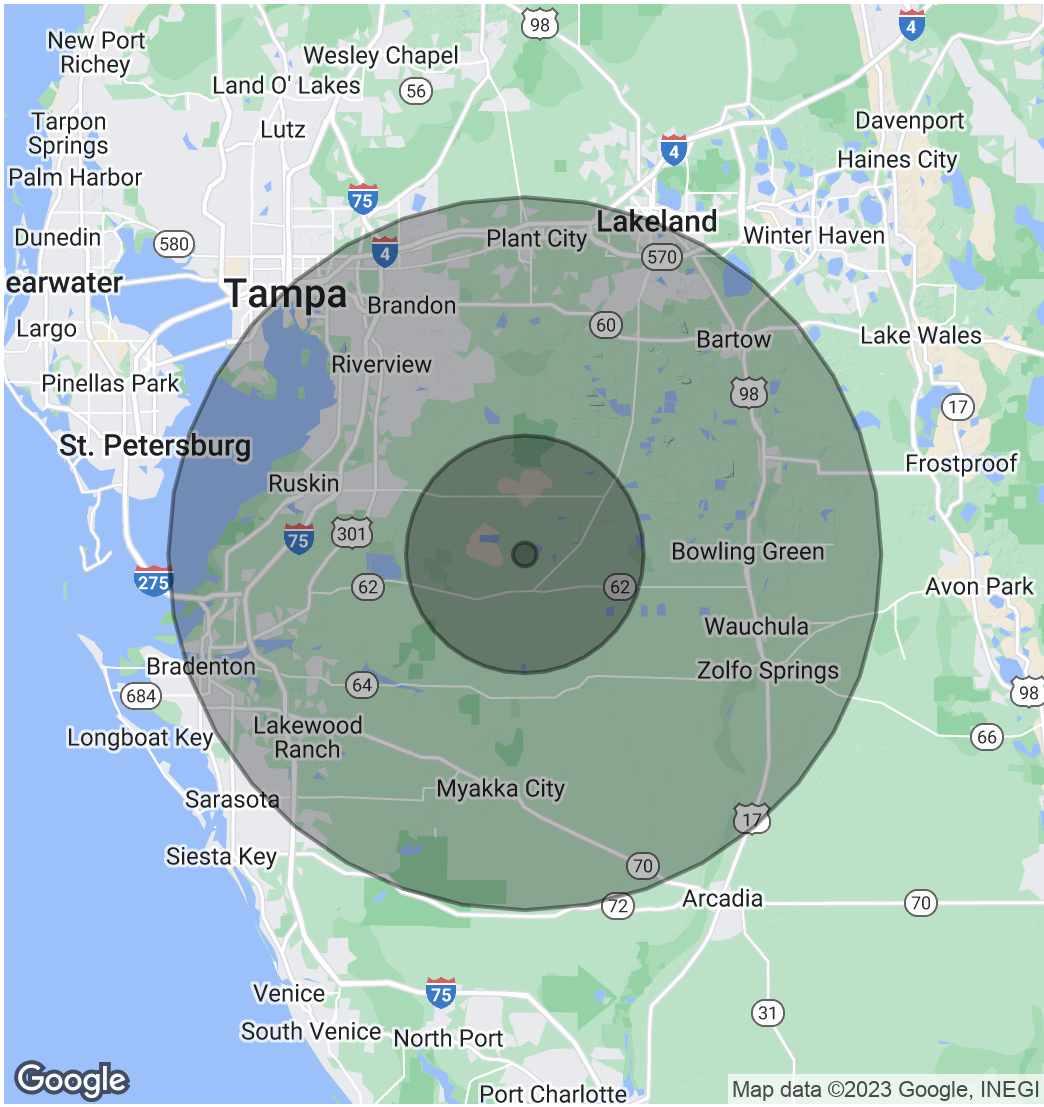
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Demographics Map & Report

POPULATION	1 MILE	10 MILES	30 MILES
Total Population	35	7,490	883,011
Average age	43.4	37.8	38.8
Average age (Male)	44.4	37.5	37.9
Average age (Female)	39.3	37.1	39.7

HOUSEHOLDS & INCOME	1 MILE	10 MILES	30 MILES
Total households	11	2,317	326,827
# of persons per HH	3.2	3.2	2.7
Average HH income	$76,559	$60,882	$70,515
Average house value	$242,806	$229,685	$254,609

** Demographic data derived from 2020 ACS - US Census*



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The Dirt Dog

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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.