



18.3± AC Vacant Land Site

FRED KOLB, MBA, CCIM
239 985 8081
fred.kolb@colliers.com

JIM GARINGER, CCIM, SIOR
239 985 8072
jim.garinger@colliers.com



COLLIERS INTERNATIONAL
13241 University Drive, Suite101
Fort Myers, FL 33907
239 418 0300
www.colliers.com

12000 N. US-41,
Palmetto, FL 34221

LOCATION

18.3± AC of vacant land with frontage along US-41 in Manatee County. Excellent development opportunity near Port Manatee. The site is located within the Port Manatee improvement district, which offers incentives for certain port related businesses.

ASKING PRICE

\$360,000

12000 N. US-41, Palmetto, FL 34221

DEMOGRAPHICS

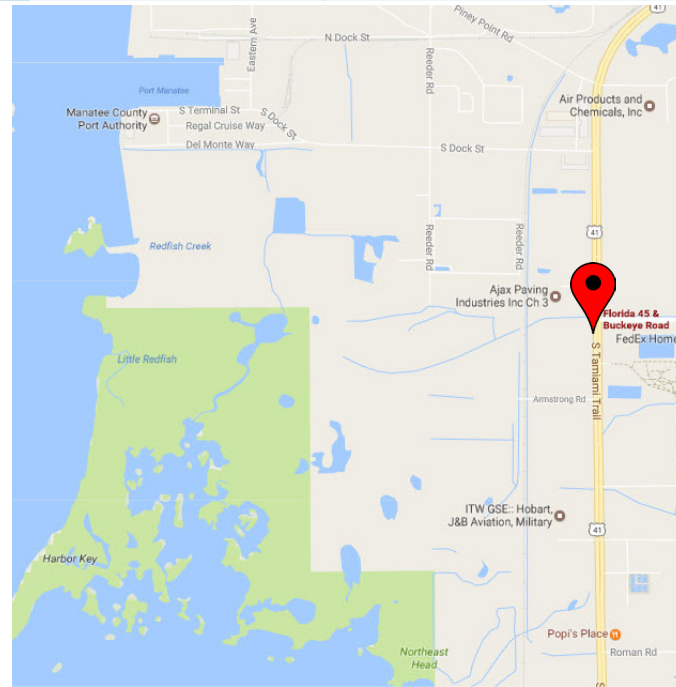
	1-Mile Radius	3-Mile Radius	5-Mile Radius
TOTAL AVERAGE POPULATION			
2016 Estimate	187	5,150	19,766
HOUSING UNITS			
2016 Estimate	67	1,820	7,955
AVERAGE HOUSEHOLD INCOME			
2016 Average	\$66,169	\$56,470	\$59,307

FDOT DAILY TRAFFIC

Buckeye | 900 cars daily
Tamiami Trail (US-41) | 11,300 cars daily

FEATURES

- Total Acreage: 18.3± AC (796,664 SF)
- STRAP/APN #: S07 T33 R18 / 5981/0005.5
- Zoning: Neighborhood Commercial-Small (NC-S)
Suburban Agriculture (A-1)
- Future Land Use: Industrial Light (IL)
- Utilities: electricity, telephone, county sewer & natural gas are available / 8" water line along Buckeye Road
- Current Use: 7.00± AC uplands, 535' X 570'
5.25± AC retention pond, 380' X 600'
6.05± AC subject to powerline easement
- Road Frontage: 630'± along US Highway 41
1,215'± along Buckeye Road (paved)

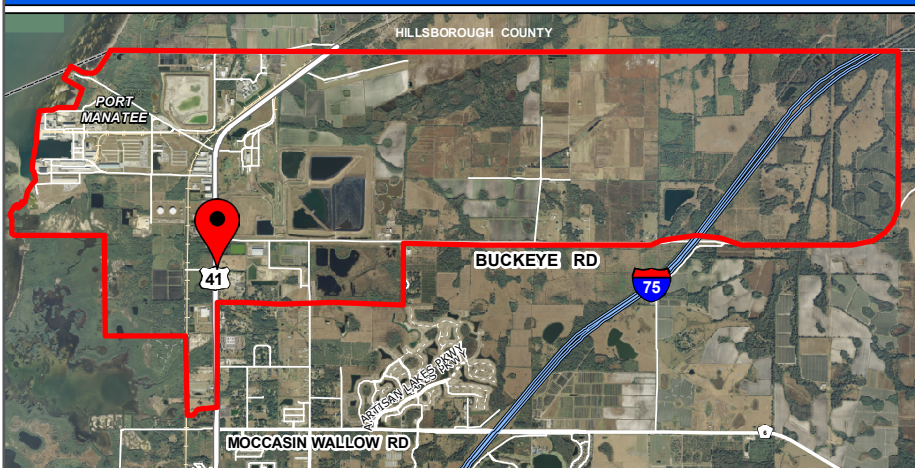


CONTACT US

FRED KOLB, MBA, CCIM
239 985 8081
fred.kolb@colliers.com

JIM GARINGER, CCIM, SIOR
239 985 8072
jim.garinger@colliers.com

PORT MANATEE IMPROVEMENT DISTRICT



COLLIERS INTERNATIONAL
13241 University Drive, Suite101
Fort Myers, FL 33907
239 418 0300
www.colliers.com

This document/email has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and /or its licensor(s). © 2016. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement.