

For Sale

MULTI-FAMILY LAND FOR SALE ON I-75

6300 Moccasin Wallow, Parrish, FL 34219



OFFERING SUMMARY

Sale Price:	\$8,000,000
Lot Size:	11.27 Acres
Price / Acre:	\$709,849
Zoning:	PD-MU

PROPERTY OVERVIEW

11.27 acres of prime residential and multi-family development land at major I-75 intersection. This North Manatee area is fast expanding and home to many commercial and residential projects including the Publix-anchored Shoppes at Moccasin Wallow, Moccasin Wallow Golf Club (formerly Imperial Lakes), new schools, gas stations and other essential businesses.

Tampa, St. Petersburg, Bradenton, Sarasota, Venice an easy commute away!

PROPERTY HIGHLIGHTS

- NE corner of I-75 and Moccasin Wallow
- Direct access off Exit 229
- Across from The Shoppes at Moccasin Wallow
- Prime residential development
- Desirable and fast-growing area
- Size: 11.27 acres
- Price: \$8 Million

JOE C. HEMBREE, CCIM

941.951.1776

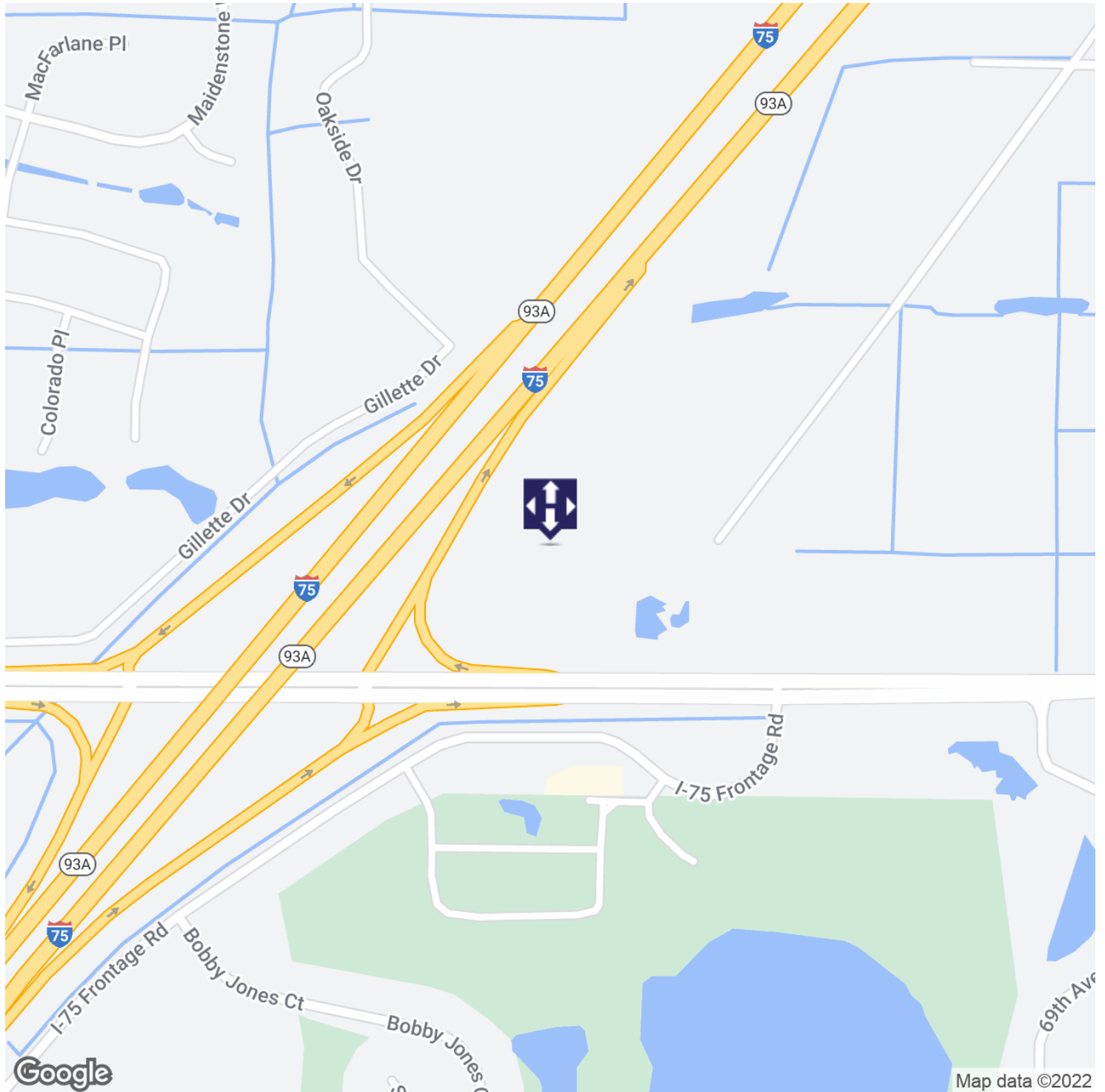
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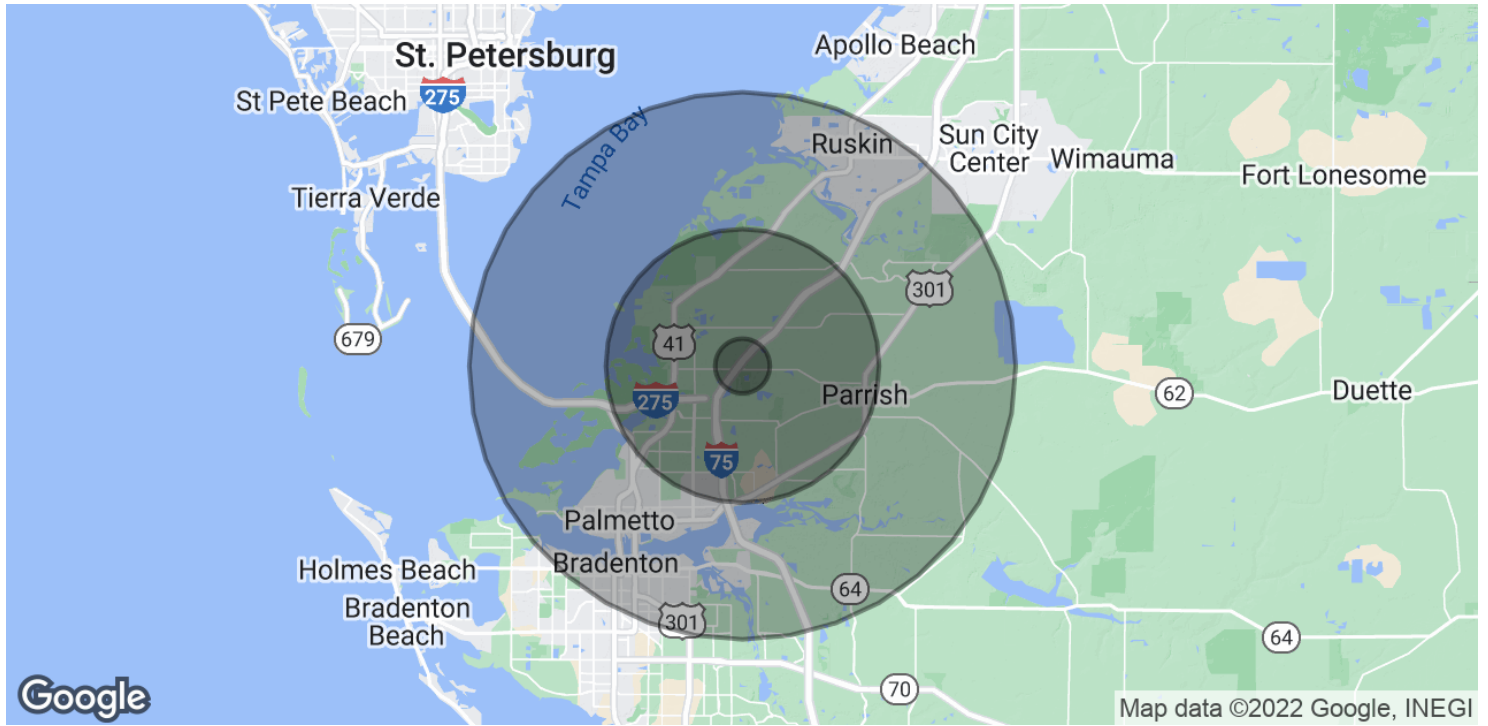
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	361	29,603	148,351
Average Age	36.1	48.7	42.7
Average Age (Male)	37.8	48.3	42.1
Average Age (Female)	33.9	48.9	43.8

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	132	12,290	57,780
# of Persons per HH	2.7	2.4	2.6
Average HH Income	\$71,819	\$57,221	\$60,172
Average House Value		\$152,066	\$226,635

* Demographic data derived from 2020 ACS - US Census

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