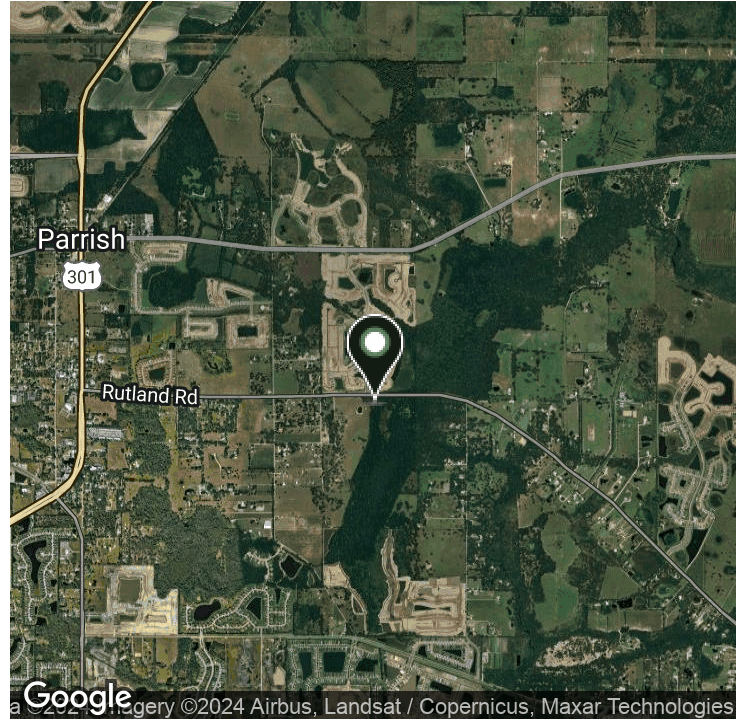


CR 675 PARRISH 83.35+/- ACRES
COUNTY ROAD 675, PARRISH, FL 34219



OFFERING SUMMARY

Sale Price:	\$4,300,000
Lot Size:	83.35 Acres
Zoning:	A; A-1
Future Land Use:	Urban Fringe 3
Market:	North Manatee County; Parrish
Price / SF:	\$1.18

PROPERTY OVERVIEW

Prime investment opportunity in the burgeoning Parrish, FL market. Expansive property boasts a UF3 Future Land Use providing the perfect canvas for development projects; ideally suited for residential development.

PROPERTY HIGHLIGHTS

- Within rapidly expanding North Manatee County Market
- Frontage along CR 675
- Well suited for residential development

FOR MORE INFORMATION
WILLIAM BLALOCK, ALC

941.748.9776
wmb@blalockrealestate.com

While the information contained herein is believed to be accurate, it is not warranted by Wyman, Green & Blalock Real Estate, Inc.

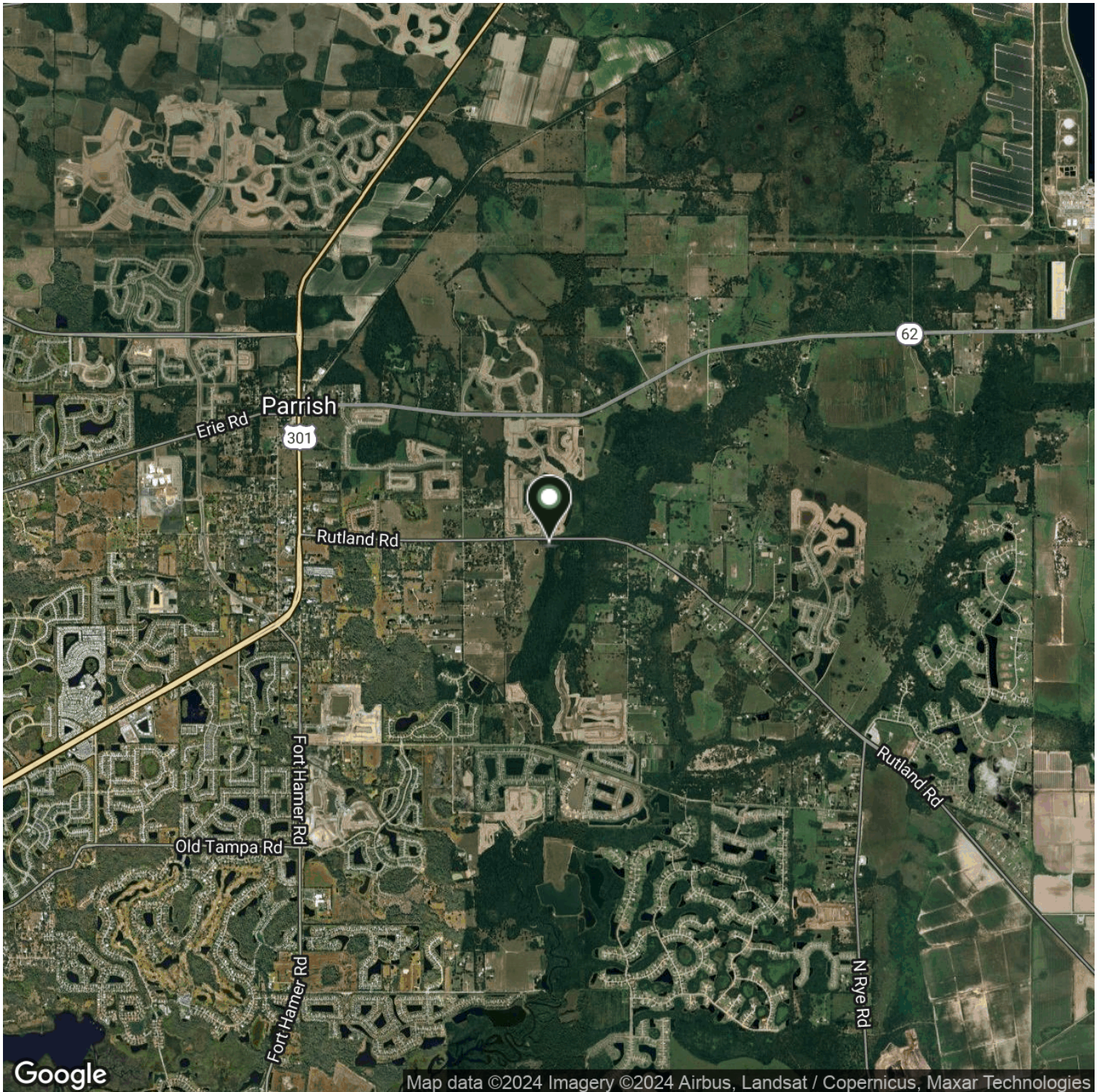
WYMAN, GREEN & BLALOCK
REAL ESTATE INC.

Since 1908

FOR SALE

LAND

CR 675 PARRISH 83.35+/- ACRES
COUNTY ROAD 675, PARRISH, FL 34219



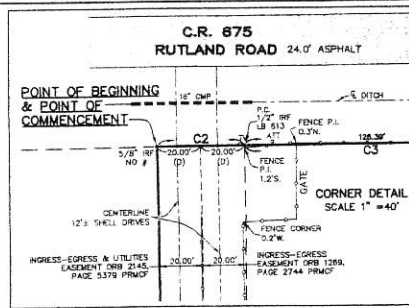
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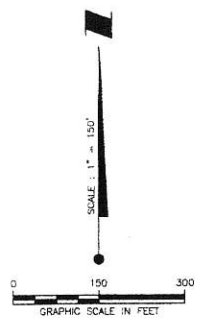
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ACREAGE TABULATION

JURISDICTIONAL WETLANDS AREA: 2,343,022± SQUARE FEET OR 53.79± ACRES
 UPLANDS AREA: 1,287,827± SQUARE FEET OR 29.56± ACRES
 TOTAL AREA: 3,630,829± SQUARE FEET OR 83.35± ACRES

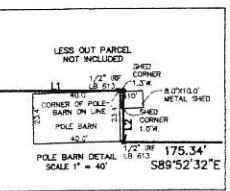


CURVE 1
 RADIUS=28,597.89'
 ARC=340.90'
 DELTA=00°40'58"
 CHORD=340.90'
 CHORD BEARING=N89°31'2"E

CURVE 2
 RADIUS=28,597.89'
 ARC=183.18'
 DELTA=00°22'01"
 CHORD=183.18'
 CHORD BEARING=N89°34'42"E

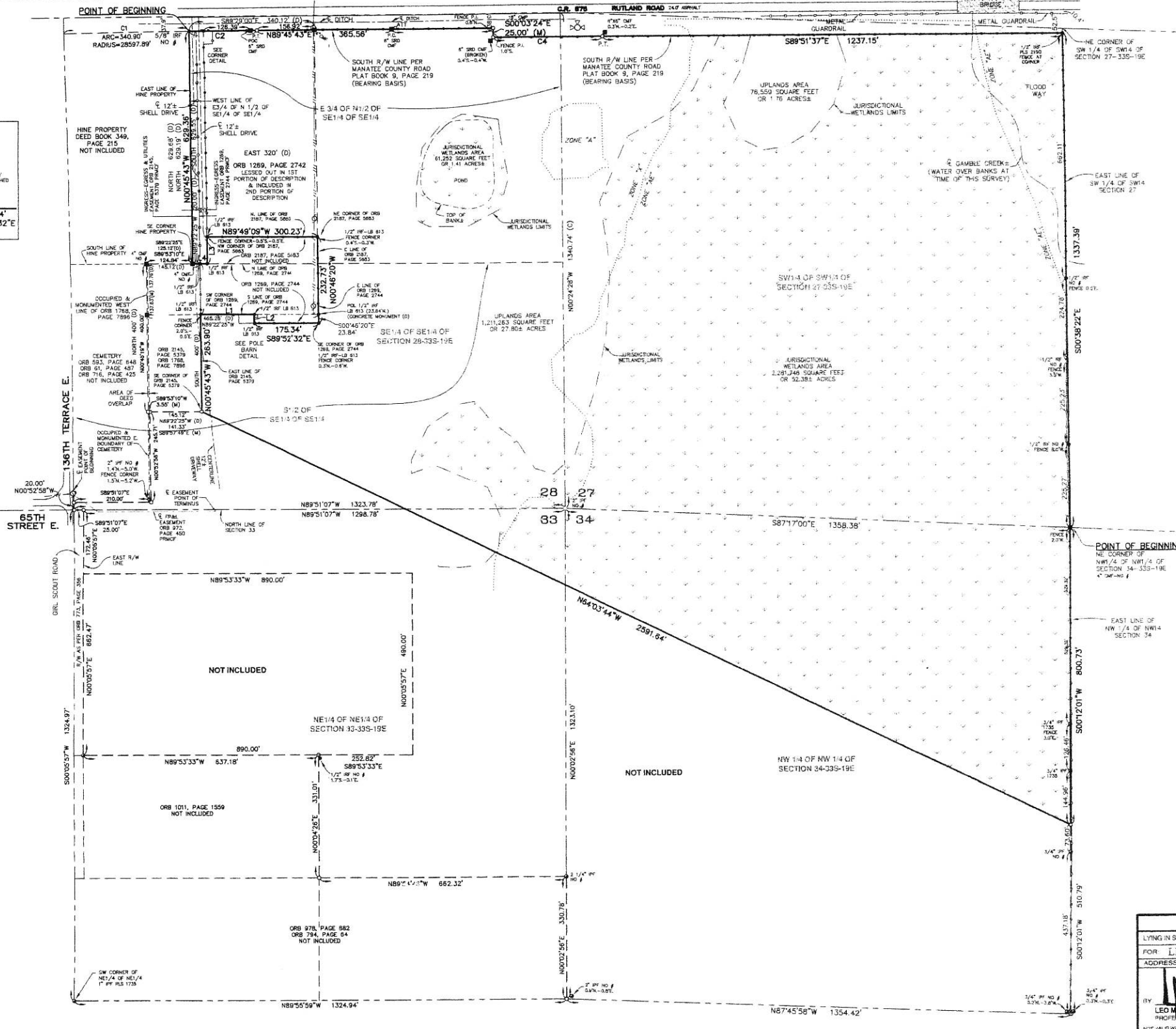
CURVE 3
 RADIUS=85,889.17'
 ARC=271.93'
 DELTA=00°10'53"
 CHORD=271.93'
 CHORD BEARING=N89°51'09"E

CURVE 4
 RADIUS=85,889.17'
 ARC=294.33'
 DELTA=00°11'47"
 CHORD=294.33'
 CHORD BEARING=S89°57'30"E



LINE TABLE

L1	S89°49'27"E	145.00'
L2	S00°35'52"E	24.00'
L3	S00°45'43"E	72.60'
L4	S89°34'06"W	40.00'



LEGEND

○ = 1/2" IRON ROD SET - LB 613	POL = POINT ON-LINE	ORB = OFFICIAL RECORDS BOOK
● = IRON ROD FOUND (RF) AS NOTED	POC = POINT ON CURVATURE	— = FENCE
○ = IRON PIPE FOUND (PF) AS NOTED	P.T. = POINT OF TANGENCY	CTV = CABLE TELEVISION PEDESTAL
■ = CONCRETE MONUMENT FOUND (CMF) AS NOTED	P.C. = POINT OF CURVATURE	DMT = TELEPHONE CABLE MARKER
SRD = STATE ROAD DEPARTMENT	Cd = SEE CURVE DATA	CMP = CORRUGATED METAL PIPE
LB = LICENSED BUSINESS	L# = SEE LINE NUMBER	DOH = FIRE HYDRANT
PLS = PROFESSIONAL LAND SURVEYOR	(D) = DEED	— = ASPHALT
R/W = RIGHT-OF-WAY	(M) = MEASURED	— = CONC. = CONCRETE
PRMFL = PUBLIC RECORDS OF MANATEE COUNTY FLORIDA	ε = CENTERLINE	— = SHELL
FPL = FLORIDA POWER & LIGHT	⊕ = UTILITY POLE	— = JURISDICTIONAL AREA
PL = POINT OF INTERSECTION	— = DOWN GUY	
	— = OVERHEAD UTILITY LINES	

DESCRIPTION:

A PARCEL OF LAND LYING AND BEING IN SECTIONS 27, 28, 33 AND 34, TOWNSHIP 33 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA BEING DESCRIBED AS FOLLOWS:

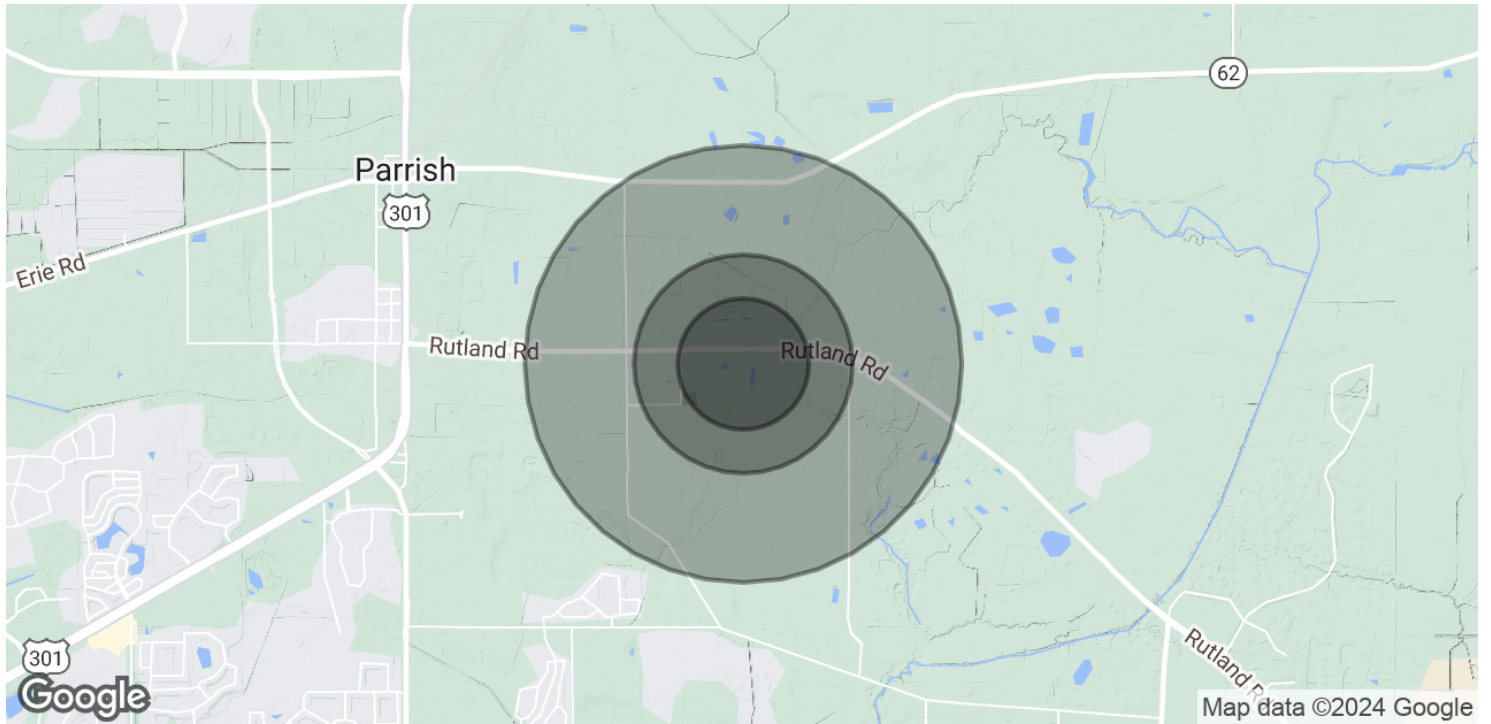
BEGIN AT THE NORTHEAST CORNER OF NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 34; THENCE S00°12'01"W, ALONG THE EAST LINE OF SAID NORTHWEST 1/4 OF SECTION 34, A DISTANCE OF 800.73 FEET; THENCE N64°03'44"W, THROUGH SAID SECTIONS 34, 33 AND 28, A DISTANCE OF 2591.84 FEET TO THE SOUTHEAST CORNER OF THAT CERTAIN PARCEL AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 2145, PAGE 5379; OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE N00°45'43"W, ALONG THE EAST LINE OF SAID PARCEL, A DISTANCE OF 263.90 FEET TO THE SOUTHWEST CORNER OF THE CERTAIN PARCEL OF LAND AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1289, PAGE 2744, OF SAID PUBLIC RECORDS; THENCE ALONG THE SOUTH BOUNDARY OF SAID PARCEL, THE FOLLOWING 3 COURSES AND DISTANCES: (1) S89°49'27"E, 145.00 FEET, (2) S00°35'52"E, 24.00 FEET, (3) S89°52'32"E, 175.34 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL; THENCE N00°46'20"W, ALONG THE EAST LINE OF SAID PARCEL AND THE EAST LINE OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 2187, PAGE 5683 OF SAID PUBLIC RECORDS, A DISTANCE OF 232.73 FEET TO THE NORTHEAST CORNER OF SAID PARCEL IN OFFICIAL RECORDS BOOK 2187, PAGE 5683; THENCE ALONG THE NORTH AND WEST LINES OF SAID PARCEL, THE FOLLOWING 2 COURSES AND DISTANCES: (1) N89°49'09"W, 300.23 FEET (2) S00°45'43"E, 72.60 FEET TO A POINT ON THE NORTH LINE OF AFOREMENTIONED PARCEL IN OFFICIAL RECORDS BOOK 1289, PAGE 2744; THENCE S89°34'06"W, ALONG SAID NORTH LINE AND ITS WESTERLY EXTENSION, A DISTANCE OF 40.00 FEET TO A POINT ON THE WEST LINE OF THE EAST 3/4 OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE AFOREMENTIONED SECTION 28; THENCE N00°45'43"W, ALONG SAID WEST LINE, A DISTANCE OF 829.36 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF COUNTY ROAD 675 (RUTLAND ROAD) AS PER MANATEE COUNTY ROAD PLAT BOOK 9, PAGE 219, OF AFOREMENTIONED PUBLIC RECORDS, SAID POINT BEING A POINT ON A CURVE, CONCAVE TO THE SOUTH, HAVING A RADIUS OF 28,597.89 FEET; THENCE EASTERLY, ALONG THE ARC OF SAID CURVE AND SAID RIGHT-OF-WAY LINE, THROUGH A CENTRAL ANGLE OF 00°22'01", A DISTANCE OF 183.18 FEET (CHORD = 183.18 FEET); CHORD BEARING = N89°34'42"E TO THE POINT OF TANGENCY OF SAID CURVE; THENCE N89°45'43"E, ALONG SAID SOUTH LINE RIGHT-OF-WAY LINE, A DISTANCE OF 365.56 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE TO THE SOUTH, HAVING A RADIUS OF 85,889.17 FEET; THENCE EASTERLY, ALONG THE ARC OF SAID CURVE AND SAID SOUTH RIGHT-OF-WAY LINE, THROUGH A CENTRAL ANGLE OF 00°10'53", A DISTANCE OF 271.93 FEET (CHORD = 271.93 FEET, CHORD BEARING = N89°51'09"E); THENCE S00°35'52"E, ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 25.00 FEET TO A POINT ON A CURVE, CONCAVE TO THE SOUTH, HAVING A RADIUS OF 85,889.17 FEET; THENCE EASTERLY, ALONG THE ARC OF SAID CURVE AND SAID SOUTH RIGHT-OF-WAY LINE, THROUGH A CENTRAL ANGLE OF 00°11'47", A DISTANCE OF 294.33 FEET (CHORD = 294.33 FEET; CHORD BEARING = S89°57'30"E) TO THE POINT OF TANGENCY OF SAID CURVE; THENCE S89°51'37"E, ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 1237.15 FEET TO A POINT ON THE EAST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF AFOREMENTIONED SECTION 27; THENCE S00°38'22"E, ALONG SAID EAST LINE, A DISTANCE OF 1337.39 FEET TO THE POINT OF BEGINNING.

CONTAINING 3,630,829 SQUARE FEET OR 83.35 ACRES, MORE OR LESS.

- NOTES:**
- BEARINGS SHOWN HEREON REFER TO THE SOUTH R/W LINE OF RUTLAND ROAD BEING S89°51'37"E AS DERIVED USING REAL TIME KINEMATICS (RTK) METHODS AND THE FLORIDA DEPARTMENT OF TRANSPORTATION'S PERMANENT REFERENCE NETWORK, NORTH AMERICAN DATUM 1983 (1999 ADJUSTMENT), FLORIDA WEST ZONE.
 - UNDERGROUND ENCROACHMENTS OR IMPROVEMENTS OTHER THAN THOSE SHOWN, IF ANY, NOT LOCATED FOR PURPOSES OF THIS SURVEY.
 - THE SUBJECT LAND LIES IN ZONES "X", "A" & "AE" OF THE FLOOD INSURANCE RATE MAP (FIRM) NUMBER 12061C0184F (EFFECTIVE DATE 8/10/2021). SUBJECT TO VERIFICATION.
 - THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND THEREFORE MAY NOT NECESSARILY INDICATE ALL ENCUMBRANCES ON THE PROPERTY.
 - THE DESCRIPTION SHOWN HEREON CREATED BY THIS FIRM, BASED ON A PREVIOUS SURVEY PREPARED FOR LENORE STEWART ESTATE, JOB NO. C1517; DATE: 05-06-21, AND INFORMATION PROVIDED BY CLIENT.
 - THIS SURVEY IS INTENDED FOR THE EXCLUSIVE USE OF THOSE CERTIFIED PARTIES APPEARING HEREON AND IS WARRANTED FOR A PERIOD OF ONE (1) YEAR BEYOND THE DATE SHOWN.
 - SUBJECT TO EASEMENTS, DEDICATIONS AND RESTRICTIONS OF RECORD.
 - THE SUBJECT LAND AS SURVEYED CONTAINS 3,630,829 SQUARE FEET OR 83.35 ACRES, MORE OR LESS.
 - MANATEE COUNTY PROPERTY APPRAISER'S PARCEL IDENTIFICATION NUMBERS FOR THIS PARCEL IS NOW OR FORMERLY 425310059 AND A PORTION OF 490900109.
 - LOCATION OF FENCES SHOWN HEREON ARE LIMITED TO ONLY THOSE POINTS NOTED AND MAY NOT BE DRAWN TO SCALE FOR PURPOSE OF CLARITY.
 - THIS PLAT DENOTES JURISDICTIONAL LIMITS AS ESTABLISHED BY AGENTS OF HORNER ENVIRONMENTAL PROFESSIONALS ON OR ABOUT 10/01/21 (PROVIDED ON AN AERIAL PHOTOGRAPH) AND DOES NOT WARRANT THE LOCATION OF THESE LINES BEYOND THE DATE OF THIS SURVEY.

BOUNDARY SURVEY		Leo Mills & Associates, Inc.	
LYING IN SECTION 27, 28, 33, 34, TOWNSHIP 33 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA		LICENSED BUSINESS NO. 613 • SURVEYING • LAND PLANNING	
FOR LENORE STEWART ESTATE		220 8th AVENUE WEST, PALMETTO, FL 34201 PHONE (841) 722-2460 FAX (341) 722-0640	
ADDRESS: 13828 COUNTY ROAD 675, RAFFISH, FLORIDA		CERTIFIED TO:	
BY: <i>[Signature]</i>		LENORE STEWART ESTATE	
DATE OF SURVEY: 05-18-23		JOB NO: E1517	
SCALE: 1" = 150' (SEE GRAPHIC SCALE)		DRAWN BY: GJM	
		CHECKED BY: LJM	
		FILE: E1517-NORTH 83 ADJG	
		COGO FILE: E1517.CGO	
		SCALE: 1" = 150' (SEE GRAPHIC SCALE)	
		DATE: 08-01-24	
		BY: GJM	

CR 675 PARRISH 83.35+/- ACRES
COUNTY ROAD 675, PARRISH, FL 34219



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	29	71	327
Average Age	43	43	43
Average Age (Male)	42	42	42
Average Age (Female)	44	44	44
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	11	26	118
# of Persons per HH	2.6	2.7	2.8
Average HH Income	\$138,538	\$139,193	\$139,423
Average House Value	\$577,901	\$578,312	\$578,456

Demographics data derived from AlphaMap

FOR MORE INFORMATION
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