

We know this land.



# Eshenbaugh

LAND COMPANY



The Dirt Dog

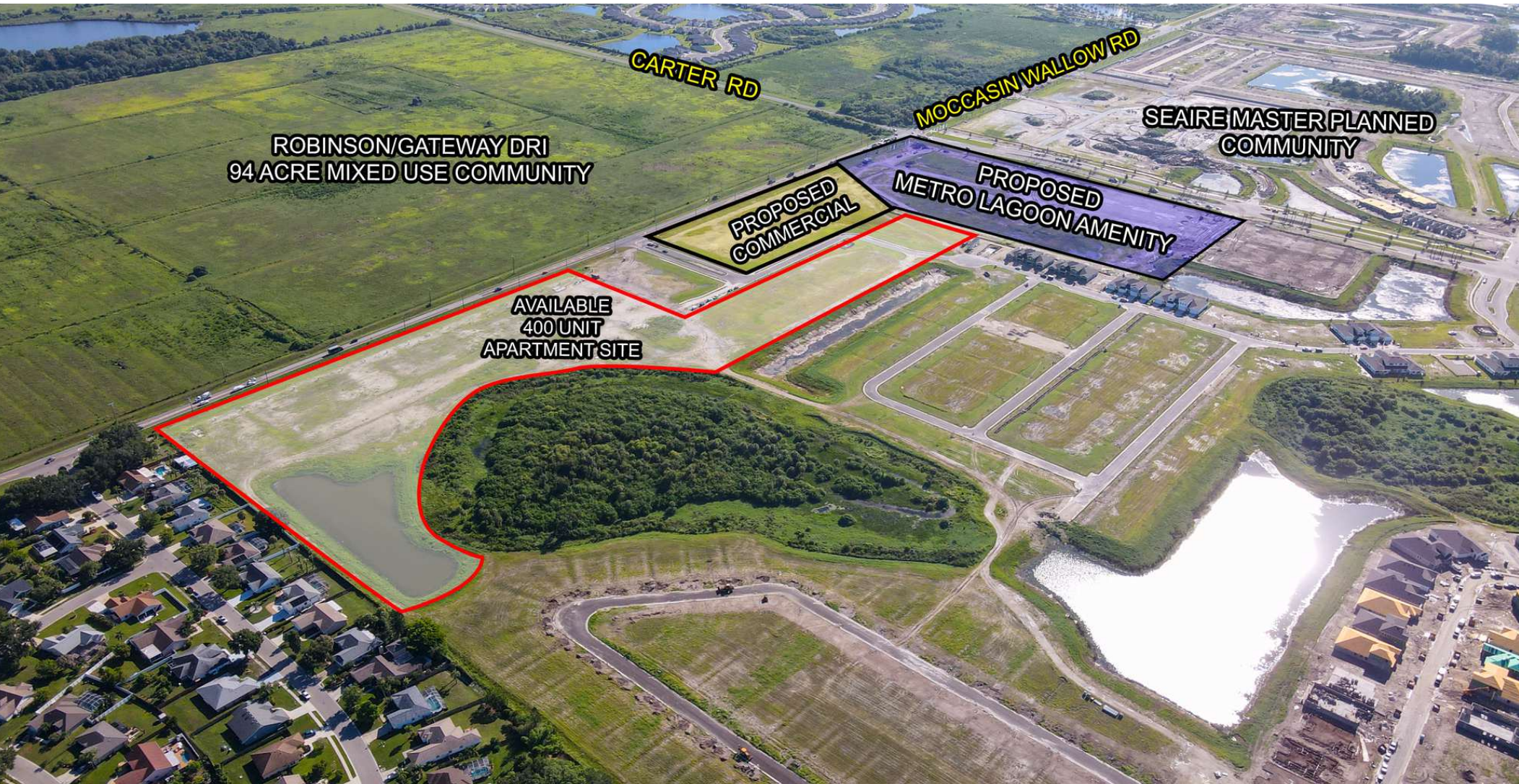
304 S. WILLOW AVENUE

TAMPA, FL 33606

813.287.8787

[www.thedirtdog.com](http://www.thedirtdog.com)

# Aerial



# Property Description

## PROPERTY DESCRIPTION

This 15 acre site within the newly announced Seaire Master Planned Community is mass graded and ideally located on the Metro Lagoon amenity that is slated to open late 2023. The site is zoned for 400 multifamily units with utilities to the parcel and offsite retention in place. There is no Co-broke offered on this listing to a Buyer's Broker.

## LOCATION DESCRIPTION

The property is located on the south side of Moccasin Wallow Rd in Manatee County, FL, less than 1 mile east of I-75. It is adjacent to a Publix anchored shopping center and located across the street from a proposed 94 acre medical facility. This site has over 1,000 feet of frontage on Moccasin Wallow and is less than 30 minutes to downtown St Petersburg, Downtown Sarasota, and the Tampa I-75 job corridor.

## MUNICIPALITY

Manatee County Parrish area

## PROPERTY SIZE

15.0 developable acres with approximately 21 gross acres

## ZONING

PD- up to 400 units of apartments

## METRO LAGOON AMENITY & FEES

The property is not within the CDD boundary, nor any Home Owners Association, therefore it has no HOA or CDD obligation. The property will be required to pay their proportionate share of operation and maintenance for the shared access road and off-site retention pond. The monthly fee to use the Metro Lagoon is 100% optional at the sole discretion of each individual tenant.

## MAXIMUM HEIGHT

The maximum height of the buildings is 45 feet per zoning

## PRICE

## BROKER CONTACT INFO

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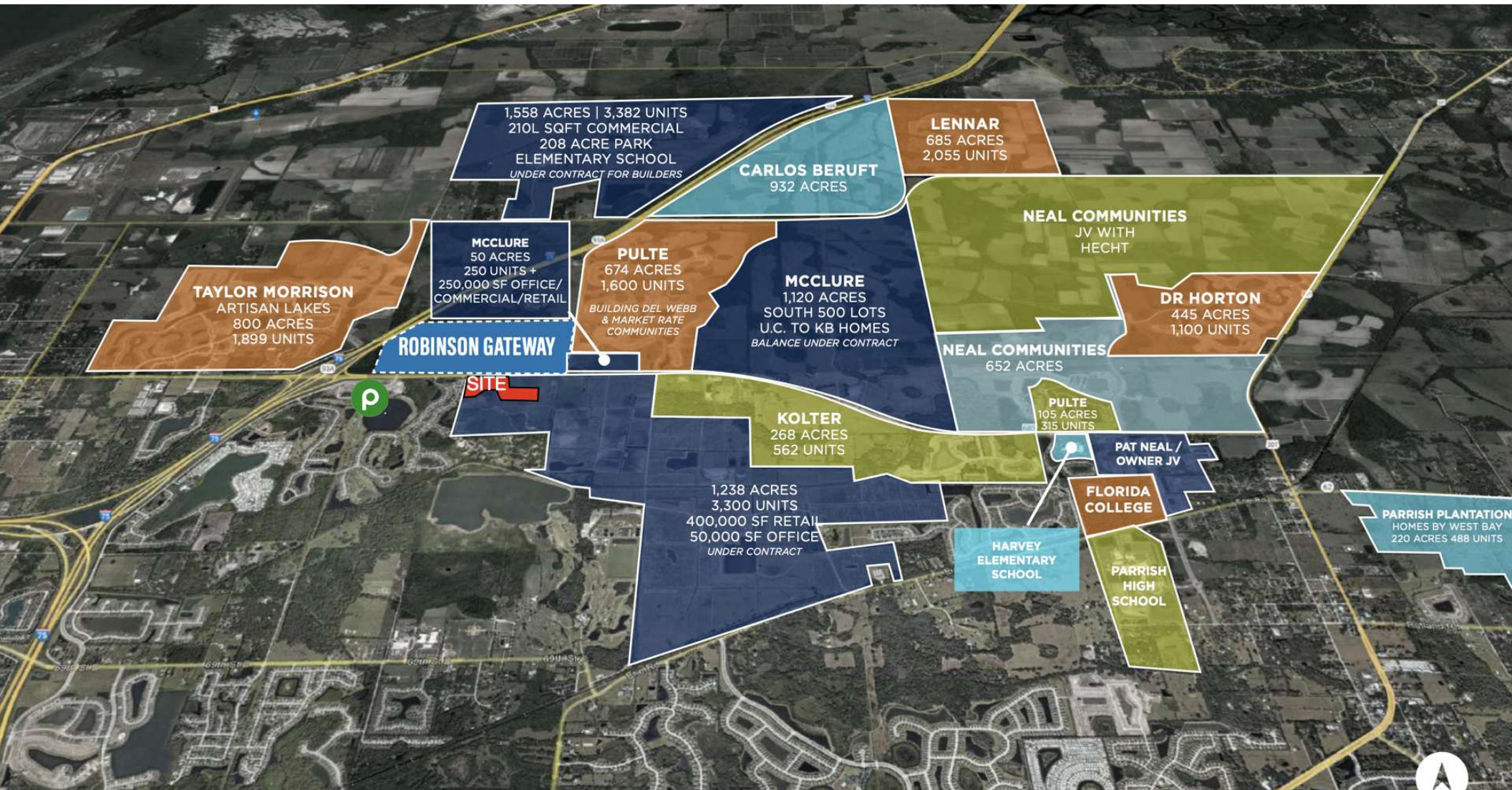
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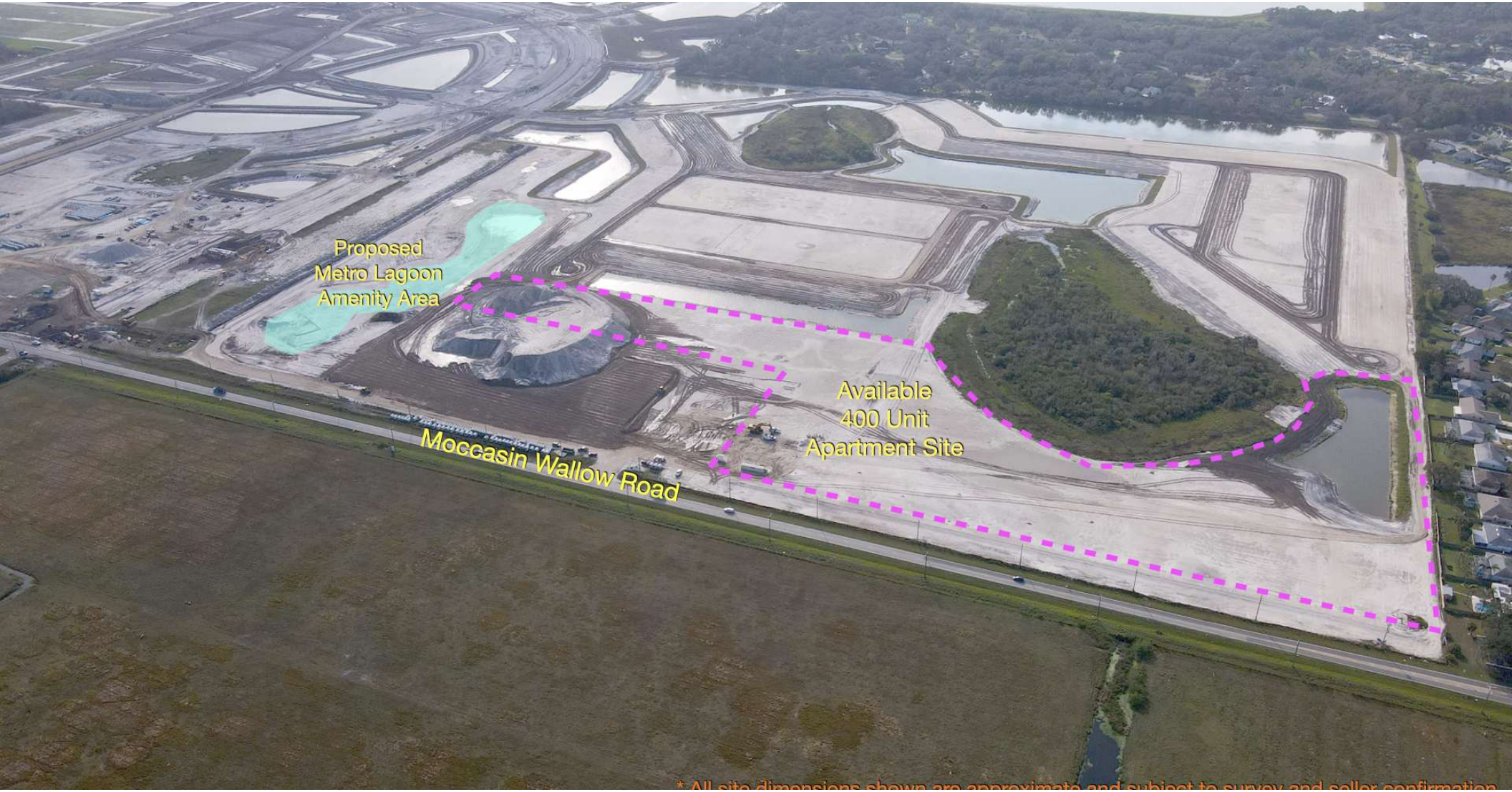
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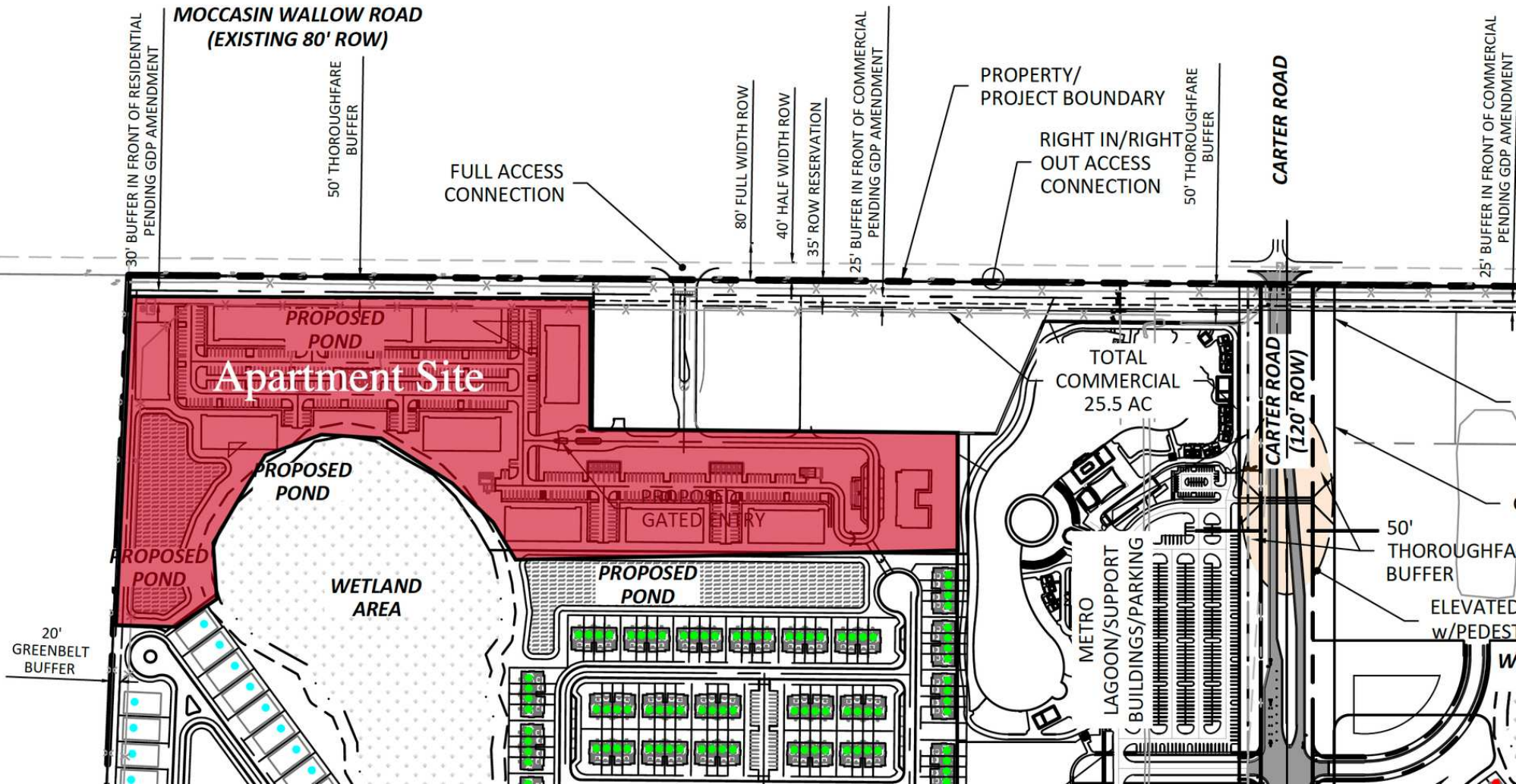
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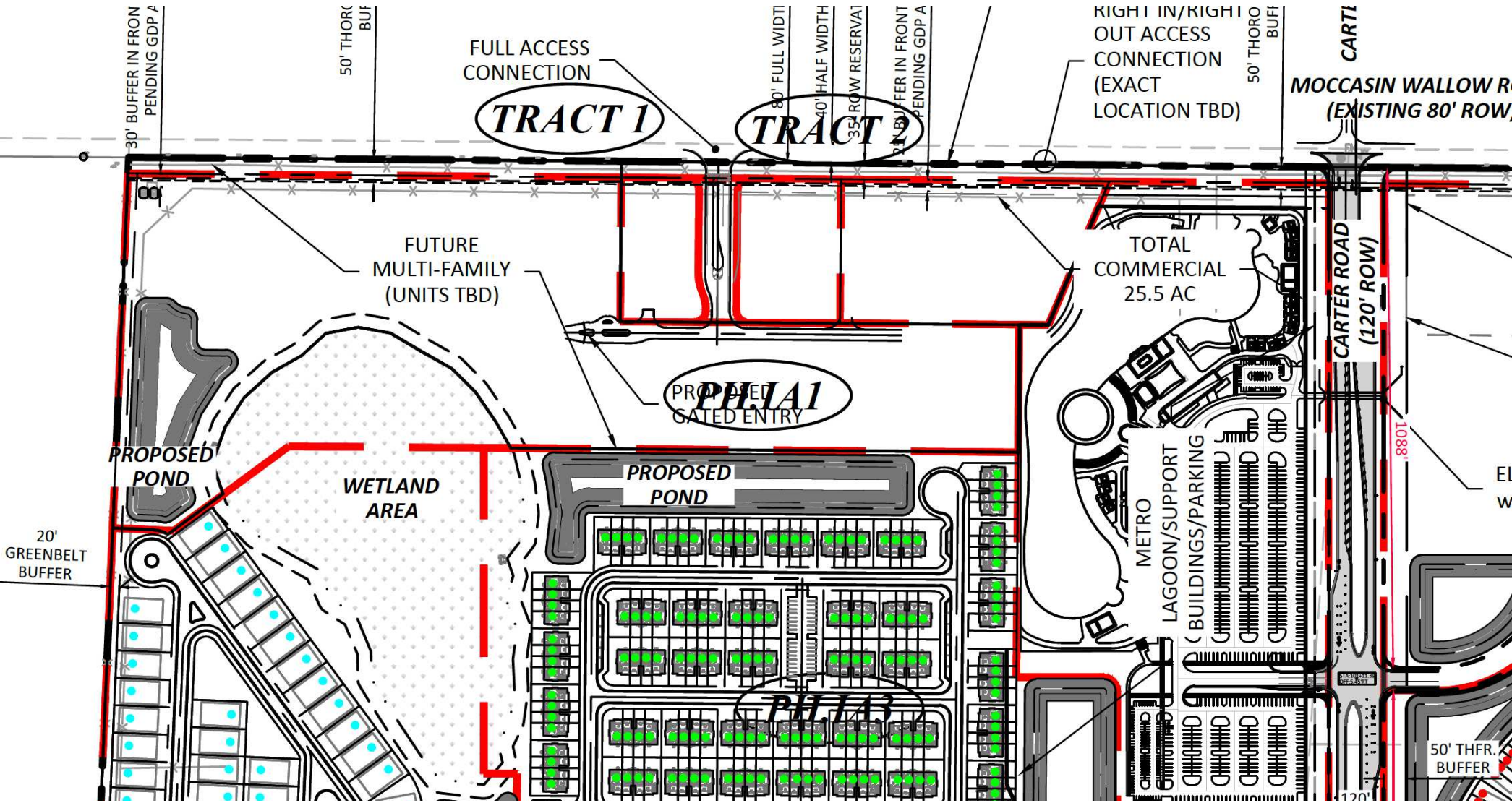
\* All site dimensions shown are approximate and subject to survey and seller confirmation



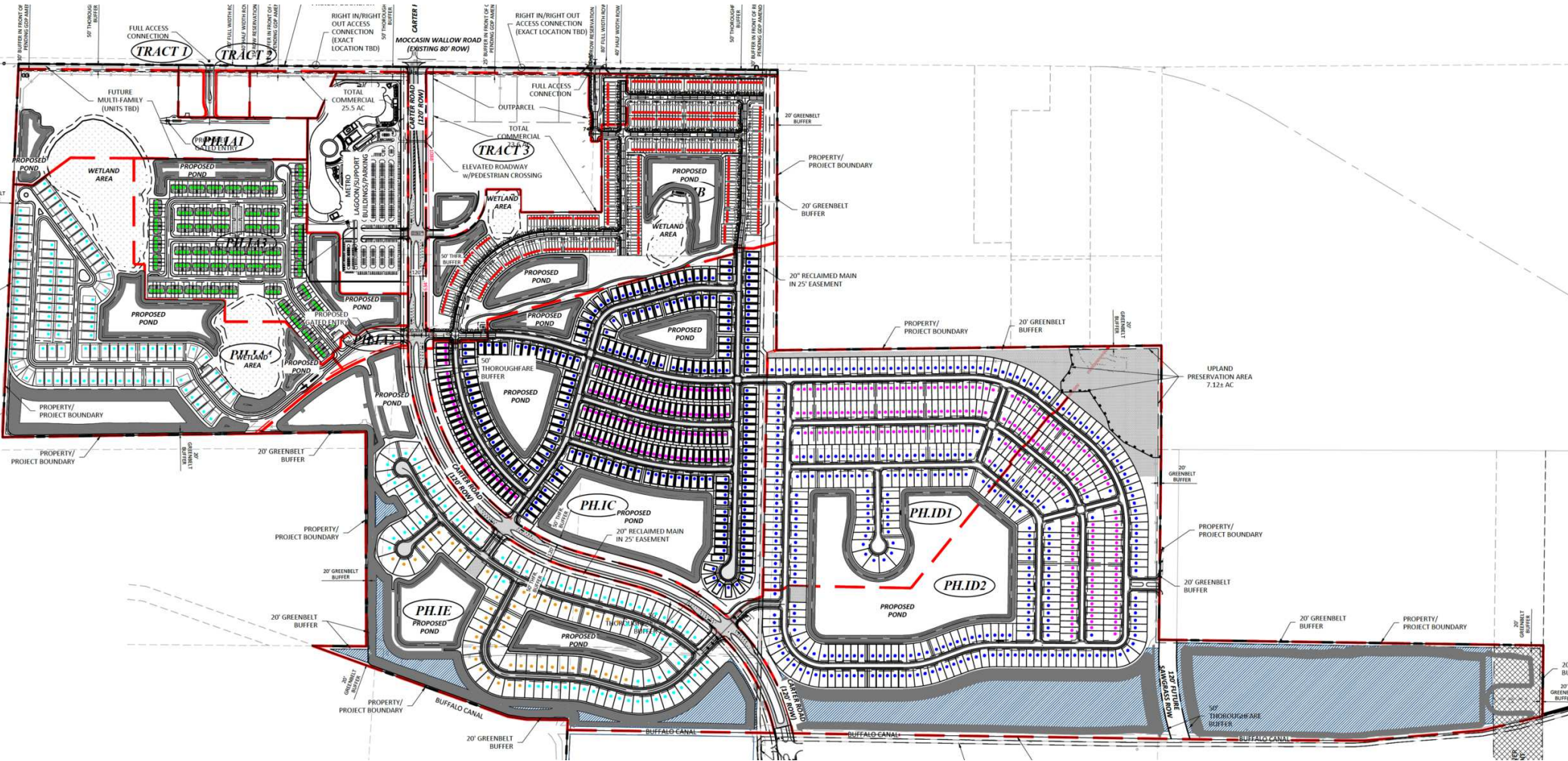
# Proposed Site Plan



# Proposed Apt Site



# Seaire Phase 1 Master Plan



# Impact of Crystal Lagoons

## The Wall Street Journal highlights the impact of Crystal Lagoons



With a cover call and three pages of content, **The Wall Street Journal** focused on how **Crystal Lagoons® technology** is revolutionizing the idea of living by the water thanks to the **World's Top Amenity and Public Access Lagoons™** developments.

**Crystal Lagoons** was featured in **The Wall Street Journal**, showcasing our patented technology and global amenities at the forefront of the real estate scene. This acknowledgment reinforces our dedication to delivering outstanding, state-of-the-art experiences in waterfront living.

# Impact of Crystal Lagoons

## Why do residents choose communities with Crystal Lagoons® amenities:

- 1. Transform their lifestyle:** By bringing water to a place that didn't have much water before, you're creating a whole lifestyle around it.
- 2. Active social life:** The lagoon is the perfect place to make friends they might not have met without the lagoon.
- 3. Family-friendly:** Safe environment, perfect for kids splashing around or playing on the sandy beach.



The article also highlights **Mirada's** commercial success. In June 2023, the Tampa-based **Metro Development Group** opened a 15-acre lagoon with 35 million gallons of water, **the largest in the U.S.**, at Mirada, a neighborhood that opened in 2020 in Pasco County.

In July, sales at **Mirada** were **121% higher** than in March, when the lagoon hadn't yet opened, and 153% up from July 2022.



# Impact of Crystal Lagoons

## Benefits for developers:

- 1. Increase sales:** Crystal Lagoons® amenities increase the value of real estate and sale prices as no other amenity. Houses near lagoons sell faster than those in new neighborhoods without one. The lagoon can duplicate or triplicate the number of houses sold yearly.
- 2. Competitive Advantage:** Generate an advantage that reduces competition from nearby real estate projects.
- 3. Endless Ways to Monetize:** Public Access Lagoons™ developments can transform any location into a dynamic entertainment hub with perpetual year-round revenue generation through ticket sales and multiple commercial activities (hotels, events, concerts, retail, F&B, among others).



With **10 operational projects across the US**, and more to come in the following years, Crystal Lagoons has positioned itself as a successful business model, and as an innovative and sustainable solution for adding value to residential projects, while bringing beach life to previously unimagined places.

[Read the full article](#)

# Demographics Map & Report

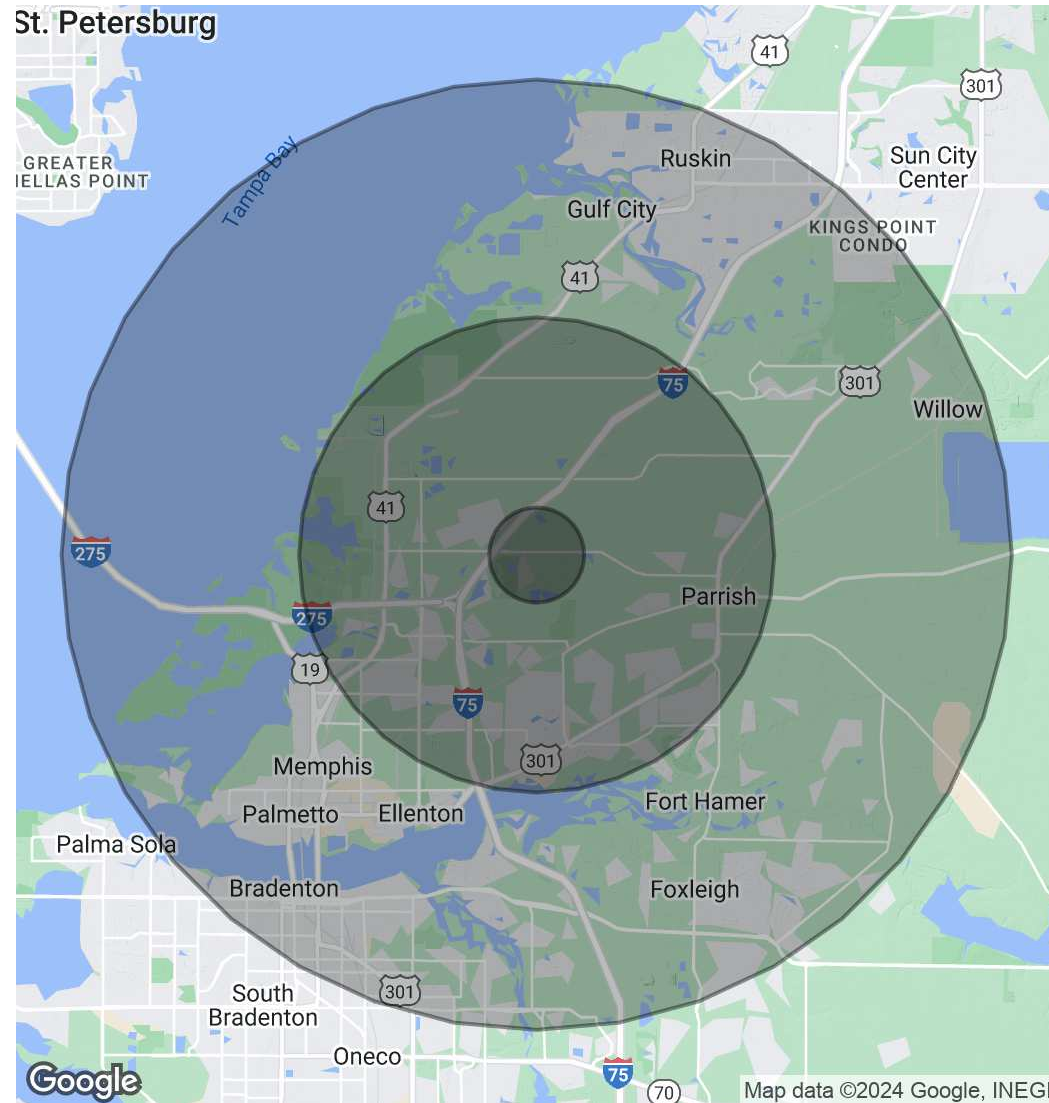
## POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	361	30,979	147,129
Average Age	36.1	48.4	42.9
Average Age (Male)	37.8	48.2	42.3
Average Age (Female)	33.9	48.5	44.0

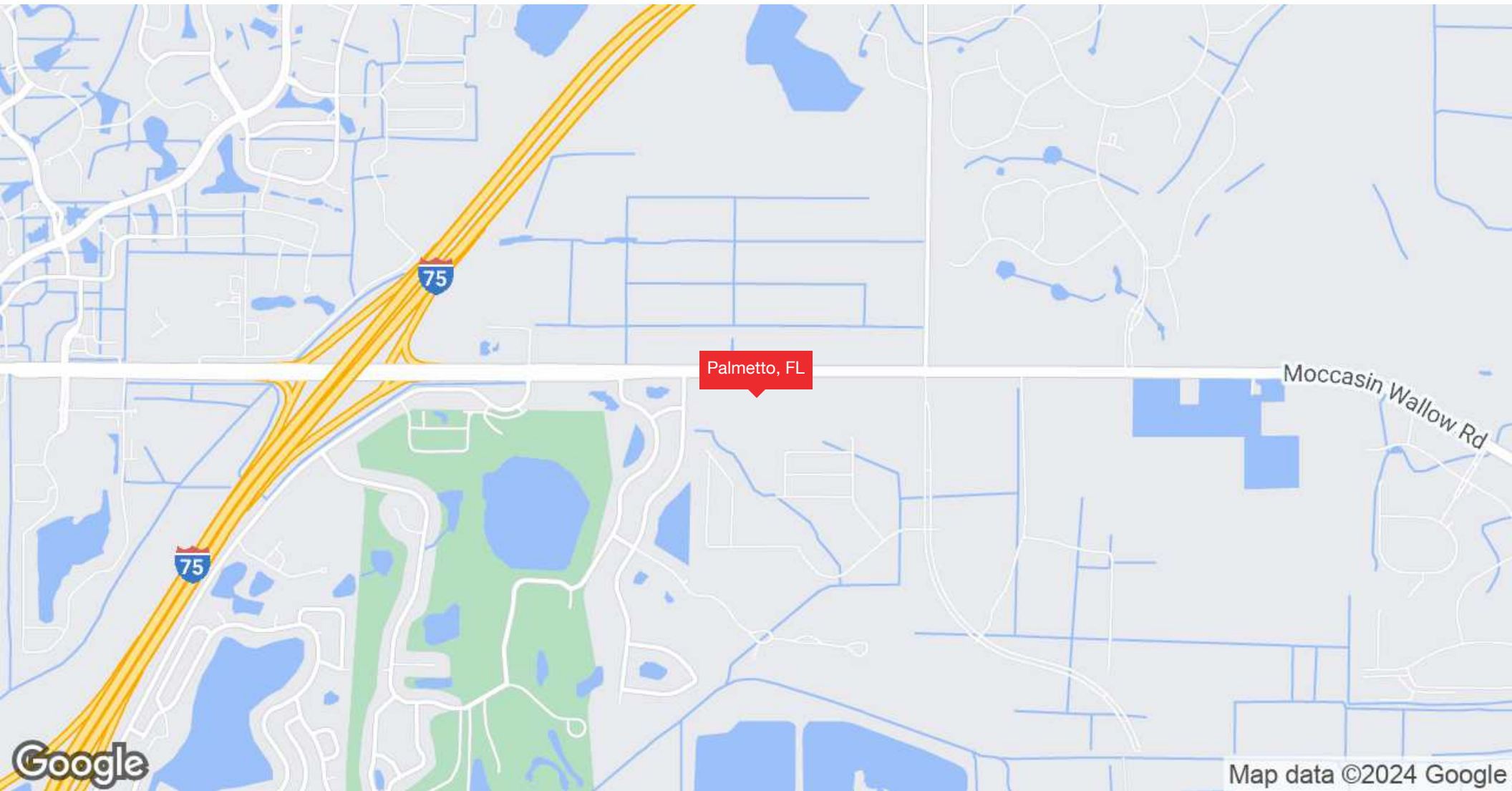
## HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	132	12,892	57,441
# of Persons per HH	2.7	2.4	2.6
Average HH Income	\$71,819	\$59,118	\$60,012
Average House Value		\$163,237	\$224,422

2020 American Community Survey (ACS)

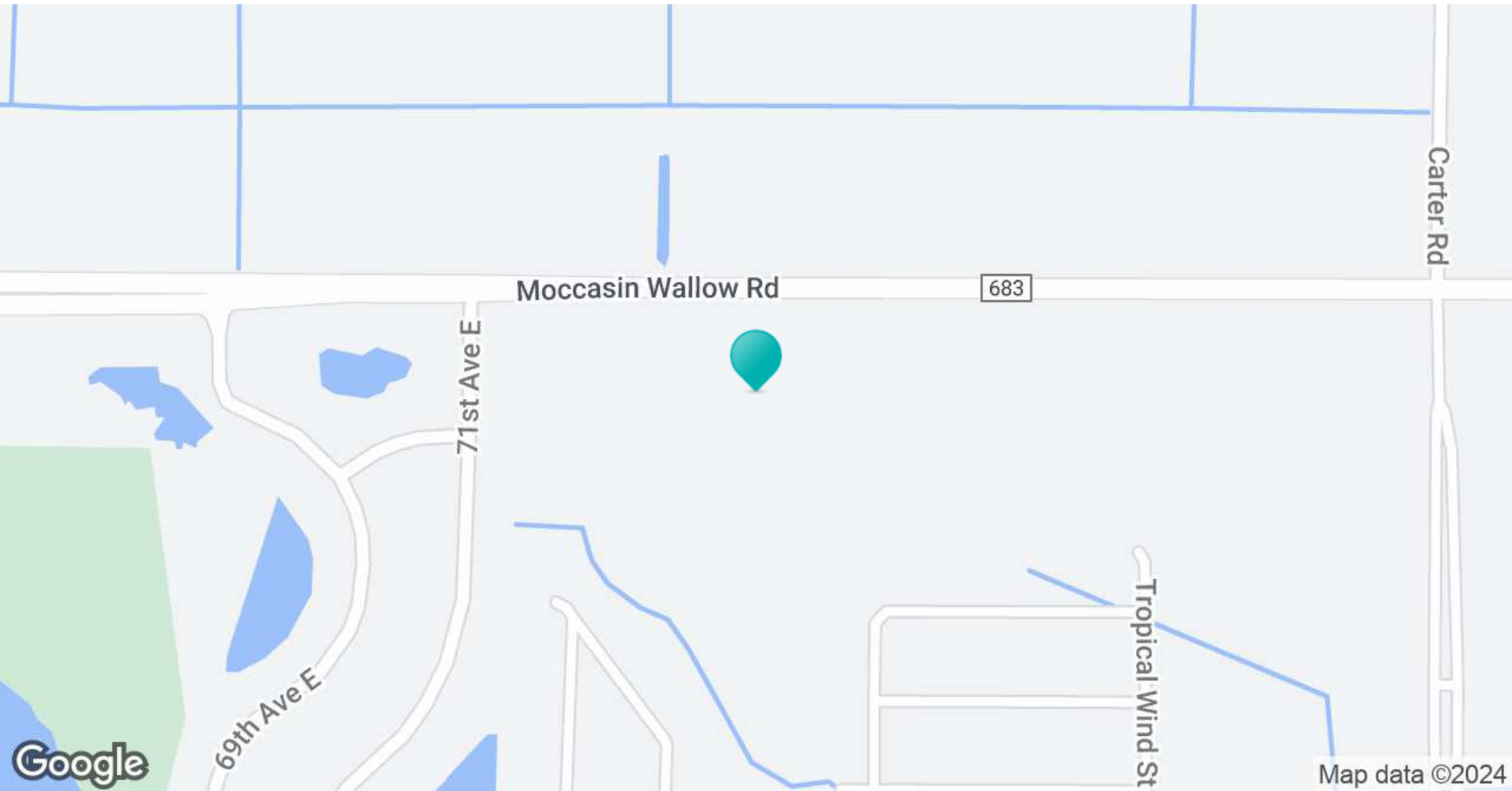


# Regional Map





# Location Map



# Confidentiality & Disclaimer

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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.