

WYMAN, GREEN & BLALOCK  
REAL ESTATE INC.

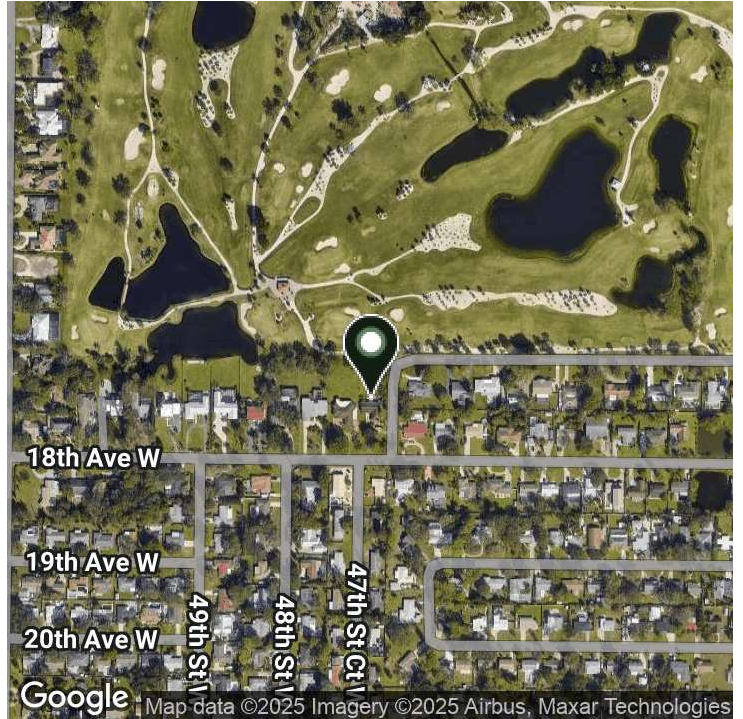
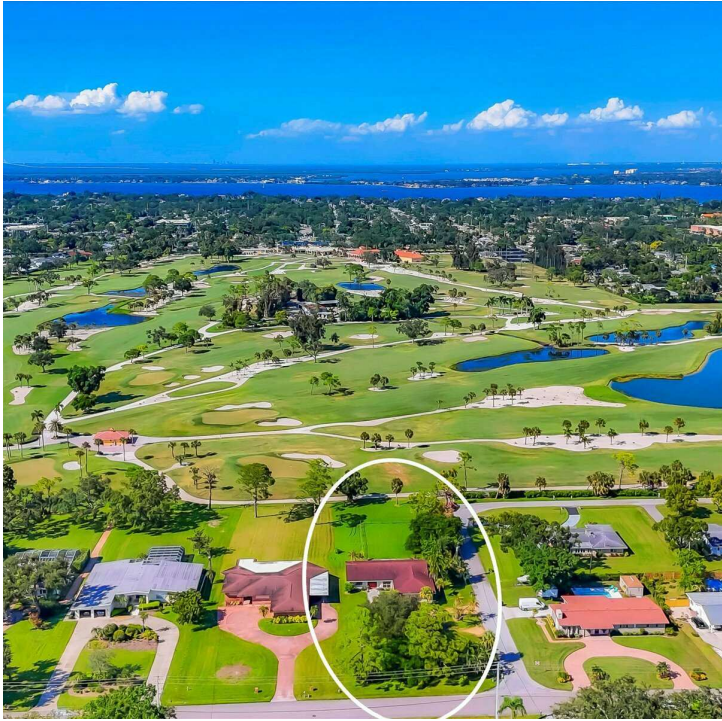
Since 1908

FOR SALE

LAND

## BRADENTON COUNTRY CLUB LOTS

4704 18TH AVE W, BRADENTON, FL 34209



### OFFERING SUMMARY

Sale Price: \$1,125,000

Available SF: 33,976.8

Lot Size: 0.78 Acres

Zoning: RSF-2

Price / SF: \$33.27

### PROPERTY OVERVIEW

Colossal sized lot with expansive Bradenton Country Club Golf Course views! At 331.7' deep with 100' on the golf course it is suitable to subdivide into two lots on this quiet West Bradenton intersection. Existing home could also be renovated into a dream home overlooking the 4th hole by the green. Beautiful Mexican tile floors throughout with beamed ceilings create a cool and spacious living area. An excellent investment project from any angle.

### PROPERTY HIGHLIGHTS

- 100' of Golf Course Frontage
- 331.7' of Frontage on 47th St. W.
- 100' of Frontage on 18th Ave. W.
- No HOA

FOR MORE INFORMATION

**WILLIAM BLALOCK, ALC**

941.748.9776

[wmb@blalockrealestate.com](mailto: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

## BRADENTON COUNTRY CLUB LOTS

4704 18TH AVE W, BRADENTON, FL 34209



FOR MORE INFORMATION

**WILLIAM BLALOCK, ALC**

941.748.9776

[wmb@blalockrealestate.com](mailto:wmb@blalockrealestate.com)

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





# Leo Mills & Associates, Inc.

LICENSED BUSINESS NO. 613 • SURVEYING • LAND PLANNING

620 8th AVENUE WEST, PALMETTO, FL 34221 22 NORTH POLK AVENUE, ARCADIA, FL 34266  
PHONE: (941)722-2460 FAX: (941)722-9640 PHONE: (863)993-4141 FAX: (863)993-2646

LEO MILLS - PSM 1735  
LEO MILLS, JR. - PSM 3513  
MEMBER - FLORIDA SURVEYING  
AND MAPPING SOCIETY &  
MINNESOTA CHAPTER SURVEYING  
AND MAPPING SOCIETY

LOTS ..... BLOCK .....  
SUBDIVISION .....  
ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK NO. --- PAGE ---  
SECTION .33, TOWNSHIP .34, SOUTH, RANGE .17, EAST  
PUBLIC RECORDS OF MANATEE, COUNTY, FLORIDA  
FOR THE EXCLUSIVE USE OF: RUSSELL A. McINERNEY  
ADDRESS: 4704 .18th .AVENUE .WEST, BRADENTON, FLORIDA

## SURVEYOR'S CERTIFICATE:

BY: *Leo Mills*  
LEO MILLS  
REGISTERED STATE OF FLORIDA - PROFESSIONAL  
SURVEYOR & MAPPER NO. 1735  
DATE OF SURVEY: 10/04/07  
NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL  
RAISED SEAL OF A FLORIDA LICENSED SURVEYOR  
AND MAPPER.

THIS SURVEY REPORT IS PROVIDED IN HARD COPY  
FORMAT ONLY. ALL GRAPHIC AND TEXT DATA IS  
COPYRIGHTED.

## BOUNDARY SURVEY

CERTIFIED TO:  
RUSSELL A. McINERNEY

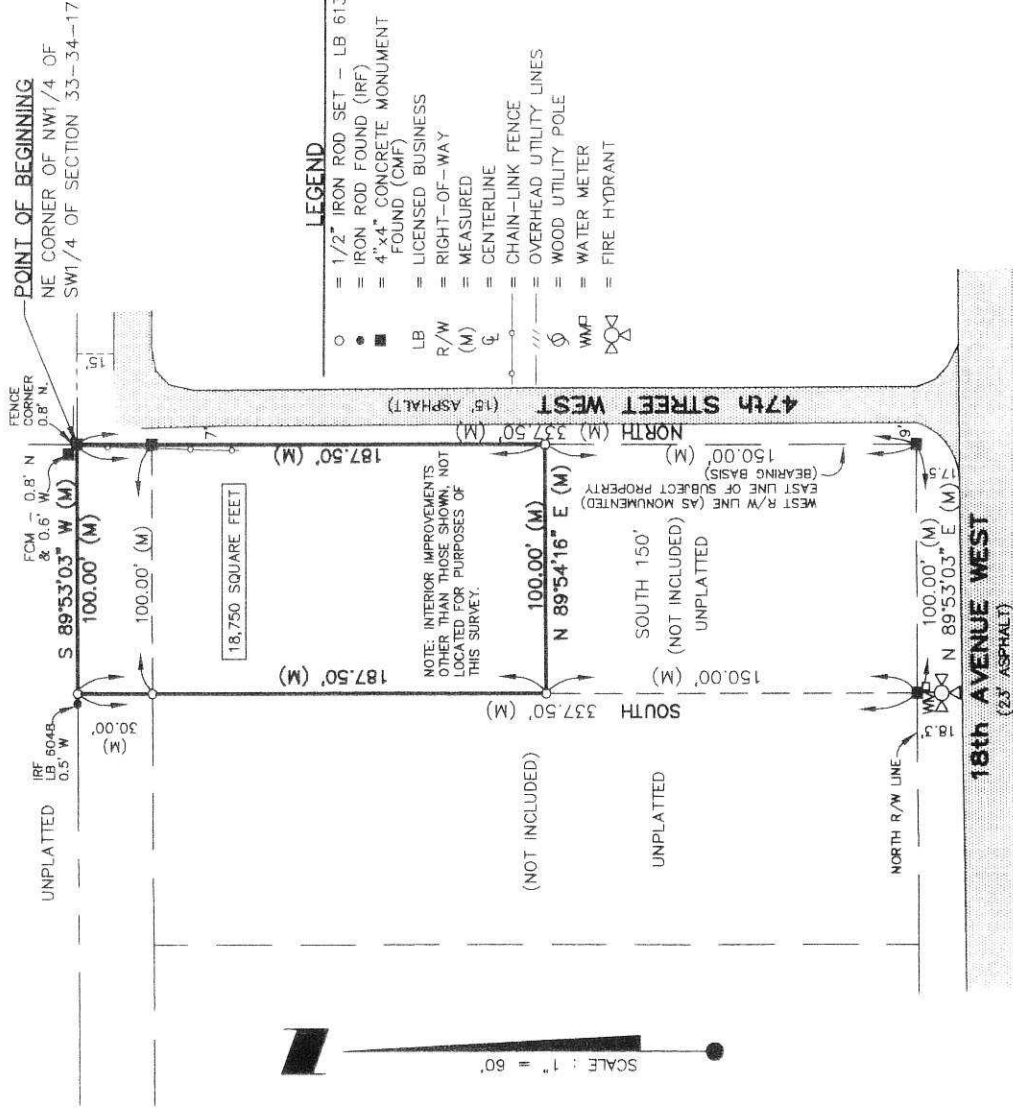
## DESCRIPTION:

BEGIN AT THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 34 SOUTH, RANGE 17 EAST, MANATEE COUNTY, FLORIDA; THENCE S89°53'03"W, 100.00 FEET; THENCE SOUTH 337.50 FEET TO THE NORTH RIGHT-OF-WAY LINE OF 18th AVENUE WEST; THENCE N89°53'03"E, ALONG SAID RIGHT-OF-WAY LINE, 100.00 FEET TO THE WEST RIGHT-OF-WAY LINE OF 47th STREET WEST; THENCE NORTH, ALONG SAID RIGHT-OF-WAY LINE, 337.50 FEET TO THE POINT OF BEGINNING.

LESS THE SOUTH 150.00 FEET THEREOF.

## NOTES:

1. BEARINGS SHOWN HEREON REFER TO THE WEST RIGHT-OF-WAY LINE OF 47TH STREET WEST (EAST PROPERTY LINE) BEING "NORTH" AS PER DEED DESCRIPTION.
2. UNDERGROUND ENCROACHMENTS AND IMPROVEMENTS OTHER THAN THOSE SHOWN, IF ANY, NOT LOCATED FOR PURPOSE OF THIS SURVEY.
3. SUBJECT LAND LIES IN ZONE "C" OF THE FLOOD INSURANCE RATE MAPS, COMMUNITY PANEL NUMBER 120153-0326-C (FIRM INDEX DATED 6/30/99), SUBJECT TO VERIFICATION.
4. THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT, AND THEREFORE MAY NOT INDICATE ALL ENCUMBRANCES ON THE SUBJECT PROPERTY.
5. USE OF THIS SURVEY BY ANYONE OTHER THAN THOSE CERTIFIED TO WILL BE AT THEIR SOLE RISK, WITHOUT LIABILITY TO THE SURVEYOR.
6. SUBJECT TO EASEMENTS, DEDICATIONS, AND RESTRICTIONS OF RECORD.
7. DESCRIPTION SHOWN HEREON WAS CREATED BY THIS SURVEY BASED ON THE DEED DESCRIPTION OF THE PARENT PARCEL AS RECORDED IN OFFICIAL RECORD BOOK 1740, PAGE 1450 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.





WYMAN, GREEN & BLALOCK  
REAL ESTATE INC.

Since 1908

FOR SALE

LAND

## BRADENTON COUNTRY CLUB LOTS

4704 18TH AVE W, BRADENTON, FL 34209



FOR MORE INFORMATION

**WILLIAM BLALOCK, ALC**

941.748.9776

[wmb@blalockrealestate.com](mailto: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.

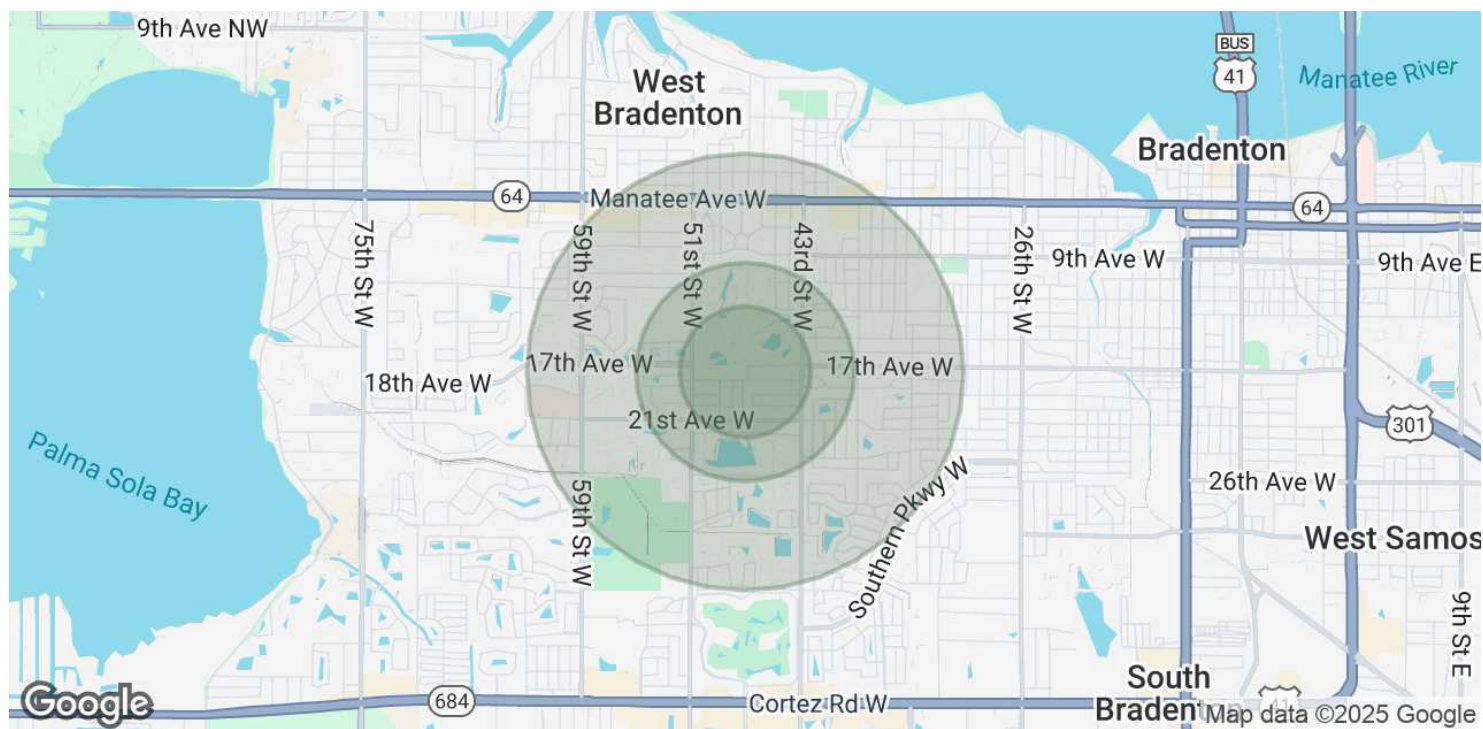
Since 1908

FOR SALE

LAND

## BRADENTON COUNTRY CLUB LOTS

4704 18TH AVE W, BRADENTON, FL 34209



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	663	2,234	10,329
Average Age	48	48	49
Average Age (Male)	47	47	48
Average Age (Female)	48	48	50

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	278	936	4,410
# of Persons per HH	2.4	2.4	2.3
Average HH Income	\$95,662	\$95,790	\$93,381
Average House Value	\$367,692	\$351,588	\$352,458

Demographics data derived from AlphaMap

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.