

# USE MIX! 6.5+/- ACRES!

5202 US 19, PALMETTO, FL



## FOR SALE

Sale Price: \$322,000

Commercial: 5 Acres

Residential: .63 Acre

3 Duplex Pads .72+/- Acre

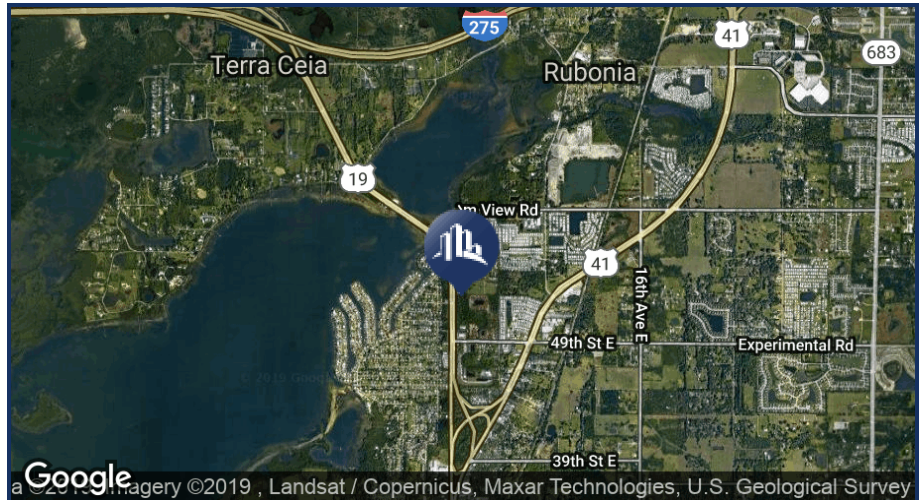
2 Triplex Pads .52+/- Acre

Billboard Income!

Additional Demographics Available Upon Request

## Features:

- 0.63 acres of vacant residential land to be developed w 6 pad sites and 2 villa pad sites proposed for 12 attached villa units.
- Also available are two finished pad sites.
- Pad site designated as D27, 28 and 29 is proposed for six attached villa units (3 duplexes).
- Pad site designated as D22 and 23 is proposed for six villa units (2 triplexes).
- Palms of Manasota is located at the northeast quadrant of U. S. Highway 19 and 49th Street.



## Contact:

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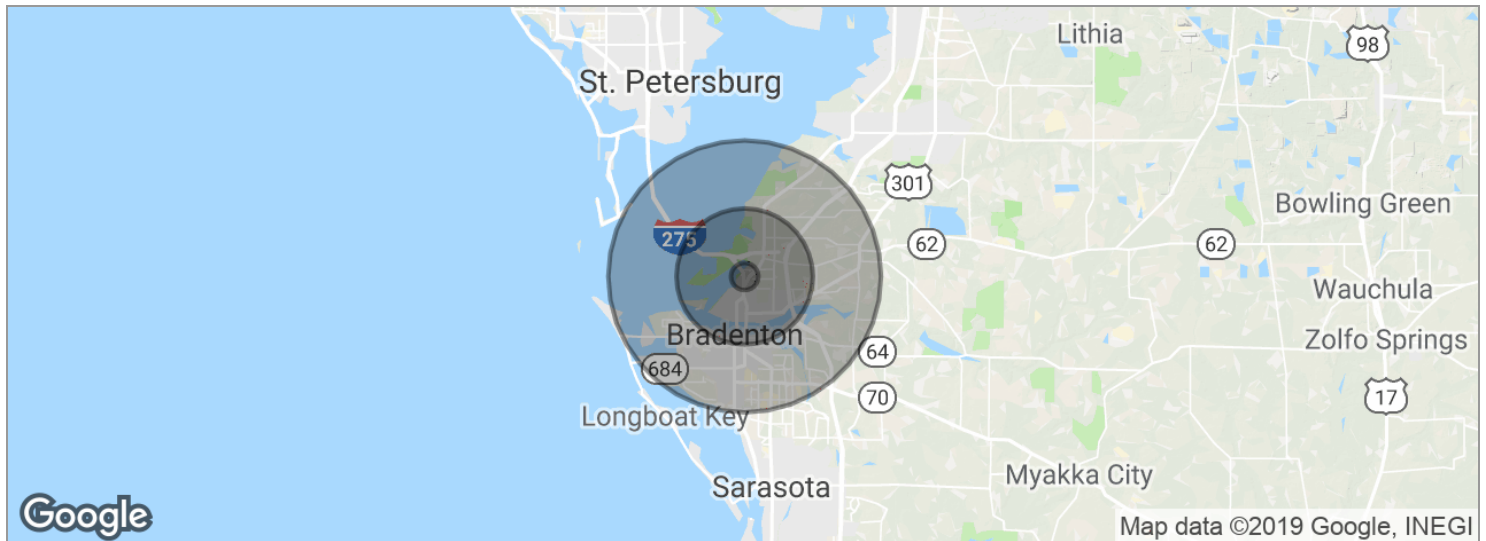
FL #BK 3202944

\*Each office Independently Owned and Operated

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# DEMOGRAPHICS MAP



<b>POPULATION</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total population	2,319	58,889	259,891
Median age	43.8	44.5	44.1
Median age (male)	45.1	43.6	43.1
Median age (Female)	40.6	45.5	45.3
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total households	933	23,552	106,607
# of persons per HH	2.5	2.5	2.4
Average HH income	\$58,563	\$53,977	\$56,459
Average house value	\$295,092	\$217,095	\$231,507

\* Demographic data derived from 2010 US Census