

# MANCHESTER ON THE RIVER

SOUTHWEST FLORIDA RESIDENTIAL LAND OPPORTUNITY

± 165 AC FOR SALE

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# THE OFFERING

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Introducing a prime land opportunity for residential development in DeSoto County, Florida. With a sprawling 165 acres, this property offers ample space for creating a vibrant and sustainable community, while being nestled in the picturesque landscapes of the county. Its strategic location presents an ideal canvas for builders and developers to craft a transformative residential project in this sought-after region.

## RIVERFRONT ZONING

OPPORTUNITY

ALLOWANCE RSF-3 106 UNITS, RMF-6 300 UNITS

ARCADIA / DESOTO COUNTY  
RESIDENTIAL LAND OPPORTUNITY

MANCHESTER ON  
THE RIVER

**165**

ACRES  
AVAILABLE  
FOR SALE



10 MILES TO  
PUNTA GORDA  
AIRPORT



15 MILES TO  
INSTERSTATE  
I-75

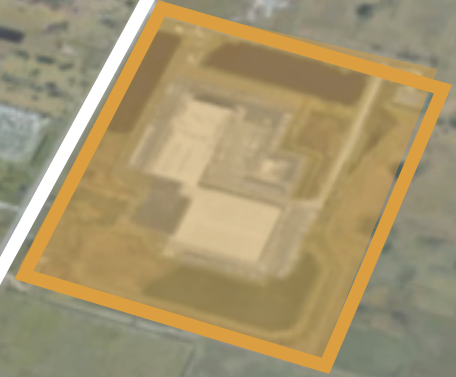
TRAVEL



PEACE RIVER

HWY: 761

SR-17



● WALMART DISTRIBUTION CENTER



SCAN TO VIEW  
MANCHESTER ON THE RIVER  
FROM A BIRDS EYE VIEW



# ABOUT THE CHARLOTTE HARBOR GULF ISLAND COAST

The Charlotte Harbor Gulf Island Coast, is a top-tier eco-tourism destination in Florida that offers year-round excellence. This region is renowned for its untouched, natural beauty, making it a premier choice for travelers.

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“10 Greatest Places to Sail in the United States”

- SAIL Magazine

“Third Best Place to Live and Play Golf in America”

- Golf Digest

“One of the Best Places to Live in the South”

- MONEY Magazine

## DEMOGRAPHICS

**35,483**

DESOTO COUNTY  
TOTAL POPULATION

**42**

MEDIAN AGE IN DESOTO  
COUNTY

**\$43,701**

MEDIAN HOUSEHOLD  
INCOME

**1,271**

TOTAL BUSINESSES

**4%**

UNEMPLOYMENT  
RATE

**14,295**

LABOR FORCE  
POPULATION

## About DeSoto County, FL

DeSoto County is located in Southwest Florida, covering 637 square miles and with a population of approximately 36,000. The City of Arcadia, near the center of the County, is the County Seat. Within a fifty-mile radius of Arcadia are several Florida beach communities, including Sarasota, Punta Gorda, Port Charlotte, and Fort Myers. DeSoto County is one of those places where a friendly small-town flavor still thrives. The architecture, businesses and recreation all reflect the County's history of agriculture.

Due to its geographic proximity to the coast, its quality of life and the availability of land, DeSoto County is being "discovered" by developers and businesses alike. A Walmart distribution center, which employs over 500 people, selected DeSoto County as its new home. In recent years hotels, restaurants, and retail stores have found DeSoto County to be fertile ground for business. The southern part of the County, in particular, is experiencing rapid residential development. Some new several-thousand housing developments are in the final stages of planning and approval.

*DeSoto County, Economic Development Office*

**In addition to the strategic location, DeSoto County is incredibly business-friendly. In a state with zero personal income tax, a corporate tax rate of only 4.458%, and a sales tax rate of only 7.5%, we're also generous with business tax credits, refunds, and exemptions.**

**NO impact fees:** We like to think this is even better than an incentive! DeSoto County does not have impact fees, which is an automatic savings for companies developing in our community. No application necessary.

**Rural Jobs Tax Credit:** For eligible businesses, a \$1,000 to \$1,500 tax credit for each qualified employee, taken against either the Florida Corporate Income Tax or the Florida Sales and Use Tax. [Click here for the application.](#)

**Business Incentive Grant:** The BIG program can be used to provide incentives to qualified applicants

for job creation, capital investment or to offset infrastructure improvement costs. [Click here for the application.](#)

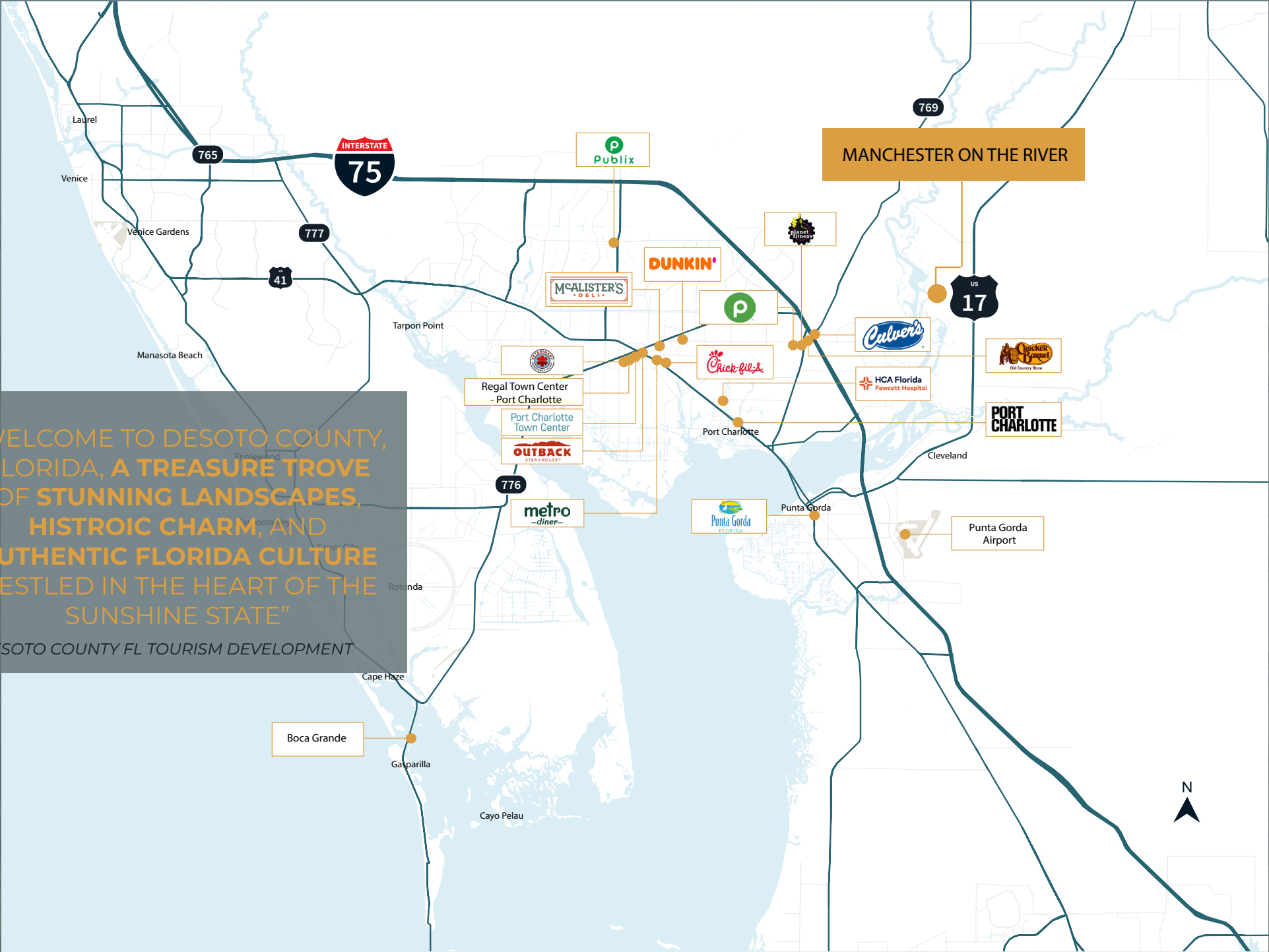
**Sales Tax Exemption on Electricity for Manufacturing:** Qualifying businesses will be granted either a 50% or a 100% exemption of the sales tax on the charges for electricity or steam used in manufacturing.

**Quick Response Training:** Administered by CareerSource Florida, is a program to provide funding to qualifying businesses to train their new full-time employees.

*DeSoto County, Economic Development Office*

“WELCOME TO DESOTO COUNTY,  
FLORIDA, A TREASURE TROVE  
OF STUNNING LANDSCAPES,  
HISTORIC CHARM, AND  
AUTHENTIC FLORIDA CULTURE  
NESTLED IN THE HEART OF THE  
SUNSHINE STATE”

DESOTO COUNTY FL TOURISM DEVELOPMENT





## FOR MORE INFO, CONTACT:

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