



Residents have another opportunity to give input on Parrish plan

By **CARL MARIO NUDI**

Residents of the Village of Parrish have another opportunity to express how they would like to see their neighborhood develop. The Manatee County Neighborhood Services Department has posted a survey on its Speak Up website. The survey asks three questions about the Parrish Village Neighborhood Action Plan:

Do you agree with the plan?

What do you like the most about the plan?

Is anything missing from the plan?

“The community is definitely changing, and it behooves the residents to do the survey,” said Debbie DeLeon, Neighborhood Services coordinator with the Neighborhood Connections division of the Manatee County Neighborhood Services Department. “They have an opportunity to have input on what happens in their community.”

Before taking the survey, residents can review a summary of the more than 130-page Parrish Village Neighborhood Action Plan that the Manatee County Board of Commissioners contracted Mellgren Planning Group to write. The summary and survey can be accessed on the Internet at www.speakupmanatee.com.

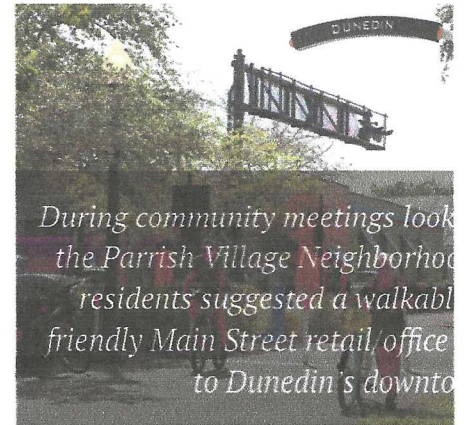
“The plan is a document to guide the county,” DeLeon said. “With development happening all around (the village) we don't want Parrish to be left behind.”

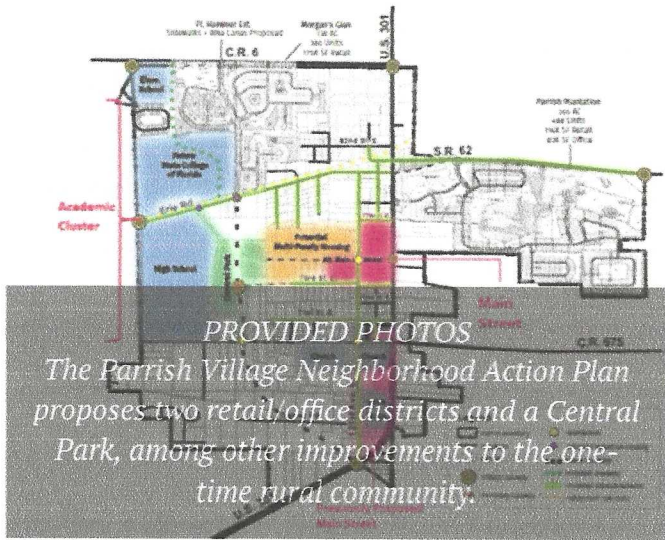
Gretchen Fowler, president of the Parrish Civic Association, said she was glad the survey was underway. “We're excited about the survey for what seems like a year,” Fowler said.

Althea Jefferson, city planner and senior associate with Mellgren, first met with the community at a Parrish Civic Association meeting in January 2019 to gather more input for the action plan she was contracted to write. The county council hired Mellgren, a Fort Lauderdale-based urban planning and consulting firm, in the fall of 2018, and at the community meeting, Jefferson presented facts and statistics she had put together from research about the village. Through community gathering exercises, those attending the meeting had the opportunity to prioritize what they thought the action plan should contain.

Jefferson presented a draft Neighborhood Action Plan, or NAP, to the county commission in October 2019, and the commission approved the Neighborhood Services Department moving forward with a survey before a final plan was presented to the commissioners for approval. DeLeon said she hopes to have the survey completed and the new community plan integrated into the final plan for the commission's approval in a few months.

For Fowler, the commission adoption of the NAP will be a





transform Parrish into A more vibrant community. “Once adopted and made formal, we’ll see some movement for concepts in the plan,” she said.

The plan covers an area of about 2,100 acres, roughly bounded by Moccasin Wallow Road on the north, U.S. 301 on the west, Road on the east, and Lexington Drive and U.S. 301 on the south. The area, referred to by residents as the Village, includes numerous residential homes, the main retail strip along U.S. 301, schools, two approved developments, Parrish Plantation

Glen, and a proposed county park.

The plan has three primary goals: economic/business development, placemaking, and infrastructure improvement. Two retail business clusters for economic/business development have been proposed, with input from the community.

One business district has been suggested for along 121st Avenue East at the south end of the study area near the Parrish Fire District station. The other shopping area, referred to as the Main Street anchor, has been proposed for mostly undeveloped land stretching from U.S. 301 to about 118th Avenue East, north of 73rd Street East and 121st Street East. Both areas are envisioned to be a walkable retail, office and restaurant business district, similar to Lakewood Ranch, downtown Dunedin or Mount Dora.

For the NAP to be successful, it stated, “the people of Parrish Village want their community to be a place that attracts people, businesses and activities. . . .” To achieve this goal, the plan suggests creating the village as a place or destination, or placemaking. The two shopping districts and the proposed county park, labeled in the plan as the Village Central Park, will help reach that goal, the plan states.

The county commission has moved forward with developing the Central Park, located just east of the new Parrish Community High School, along the under construction Fort Hamer Road Extension.

One of the two retail/office districts in the Parrish Village Neighborhood Action Plan is located along 121st Avenue East near the Parrish Post Office and Parrish Fire District station.

Amenities the community has suggested for the park include fitness trails, a band shell, playgrounds and festivals. The plan said having public spaces, such as Main Street and the Central Park, to host arts and craft fairs, antique farmers' markets and other events help in reaching the placemaking goal and create a destination versus mere drive through on the way to somewhere else.

Fowler said she was glad that they were close to finishing the action plan. Until the county commission approves developers and landowners will not move forward with any projects, she said.

"The whole plan is good, but the hard part is getting the concept complete," Fowler said. "We have to get people to buy into it."

The third goal, infrastructure improvements, takes more county involvement and funding. Several projects are already in the planning phase or are under construction, including the Fort Hamer Road Extension, which will connect U.S. Highway 301 at the south end of the village to Moccasin Wallow near the Barbara A. Harvey Elementary School.

A community committee suggests a band shell, similar to what is conceptual drawing, be included in the Parrish Central Park.

But the plan has called for more capital improvement and infrastructure projects, including improvements to new roads and a pedestrian circulation plan. "I like the plan, but where it needs improvement is on the transportation component. The plan said we needed better transportation, but didn't really address it in depth," Fowler said.

DeLeon urged other residents to give their opinion about the plan. "Do the survey and let your voice be heard. We are listening and want to hear from you."

The survey, along with the Parrish Village Neighborhood Action Plan summary, can be accessed on the Internet at www.speakupmanatee.com.

US 301 Parrish

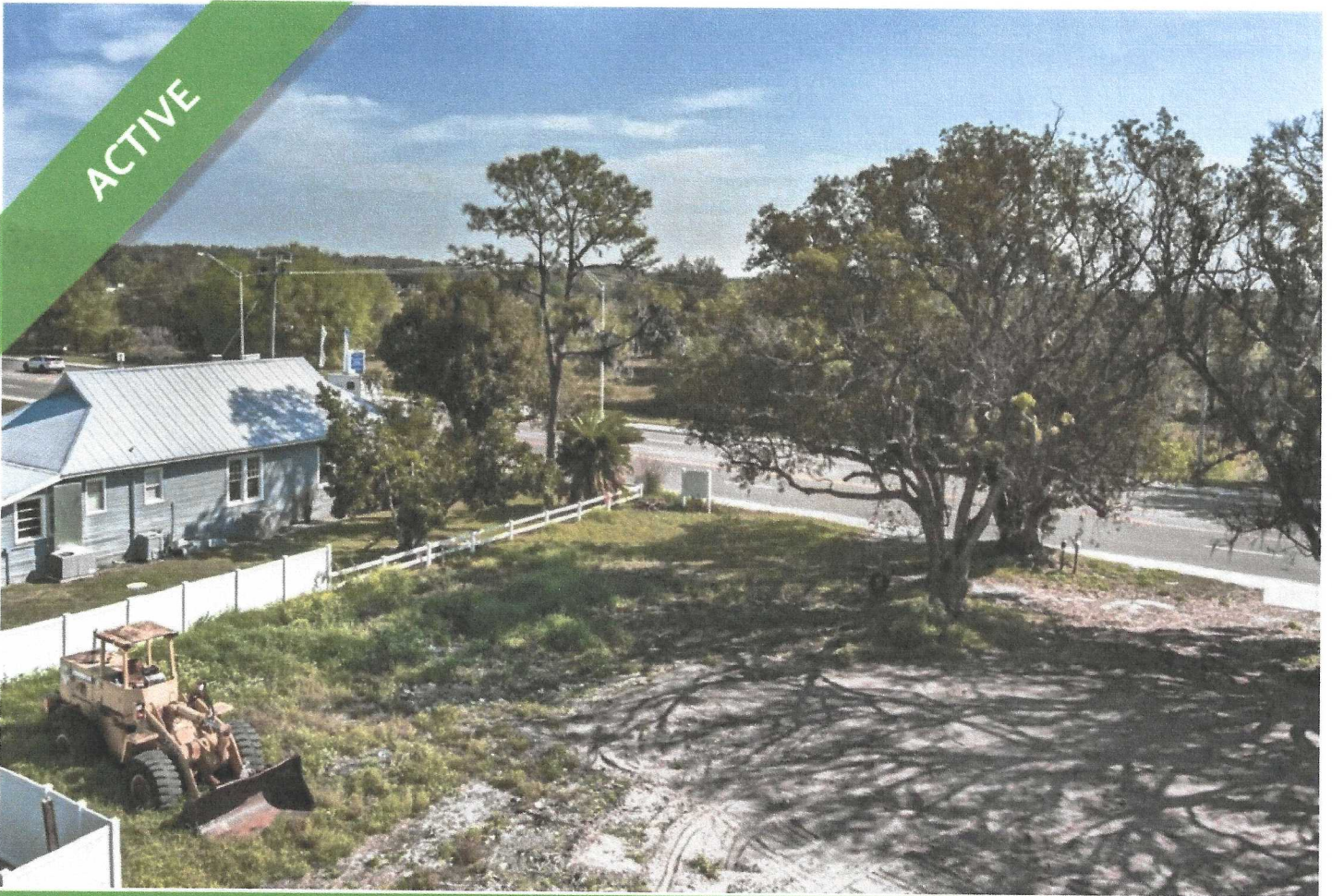
1.5 Acres of Commercial Land Offered at \$1,500,000
USD
in Parrish, FL 34219



INVESTMENT HIGHLIGHTS

- Heavy Traffic
- Centrally Located
- Commercial Corridor





\$ \$599,900

Property Type: **Lots and Land**

Location: **PARRISH**

Sq Ft: **23,801**

Lot Sq Ft: **0.550 acres**

Acres: **0.550**

Dog House

Sales

5. Post Office 2007 \$990,000 4.036 Acres

Notes

Vet Next Door is 1 million Just Market Value

Community Park - Fort Hamer Rd
Aquatic Center Coming & Hospital

Village vs PDC Zoning

Sale Type - Investment

Sale Condition - Develop - Redevelop

Dog House
Rental-Lease

1. 10004 301 Village Square
#10010 \$1,405/mth 9/2023 3-5 yrs
#26 sq ft \$88,860 yr Ab Triple Net lease
3,418 sq ft lease space

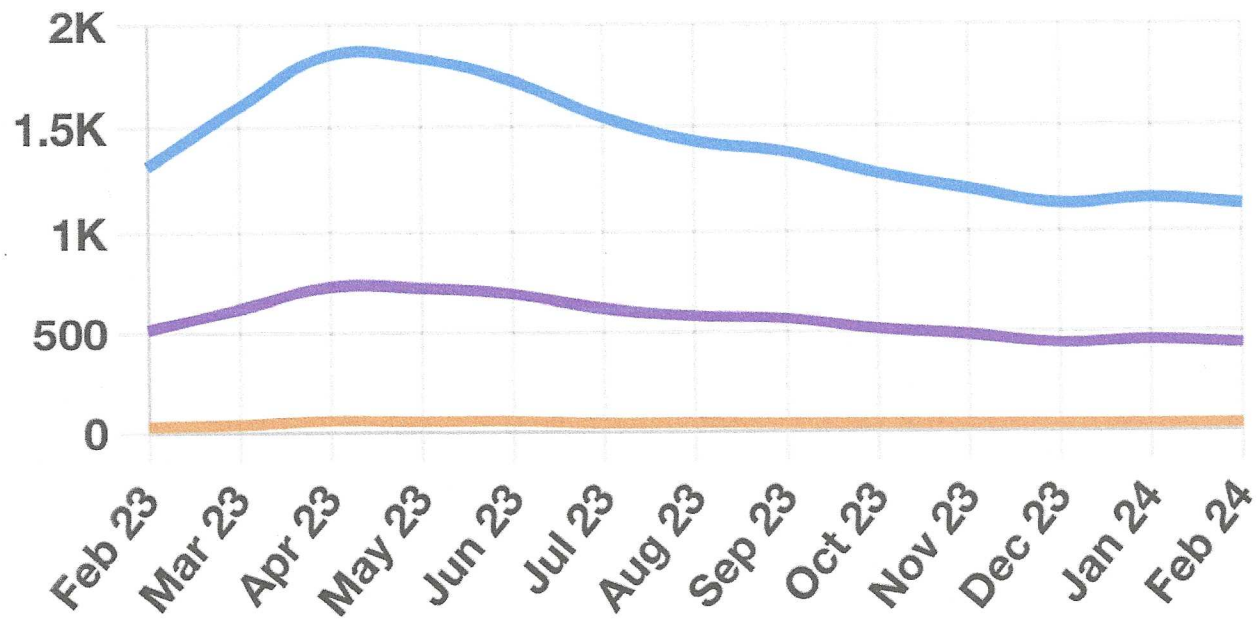
2. Sun Trust Bank Building
3,600 sq ft

3. North River China 2022
#27 sq ft 2,000 sq ft

\$196 ↗ 3.9%

Number of sales

MLS Tax



● Manatee, Florida ● North Port-Sarasota-Bradenton, FL ● 34219

Actual Current Month - Feb 24

36

Actual Prior month - Jan 24

35.0 ↗ 2.8%

Same month prior year

34.0 ↗ 5.6%

Actual Current Month - Feb 24

95%

Actual Prior month - Jan 24

100% ↘ 5.26%

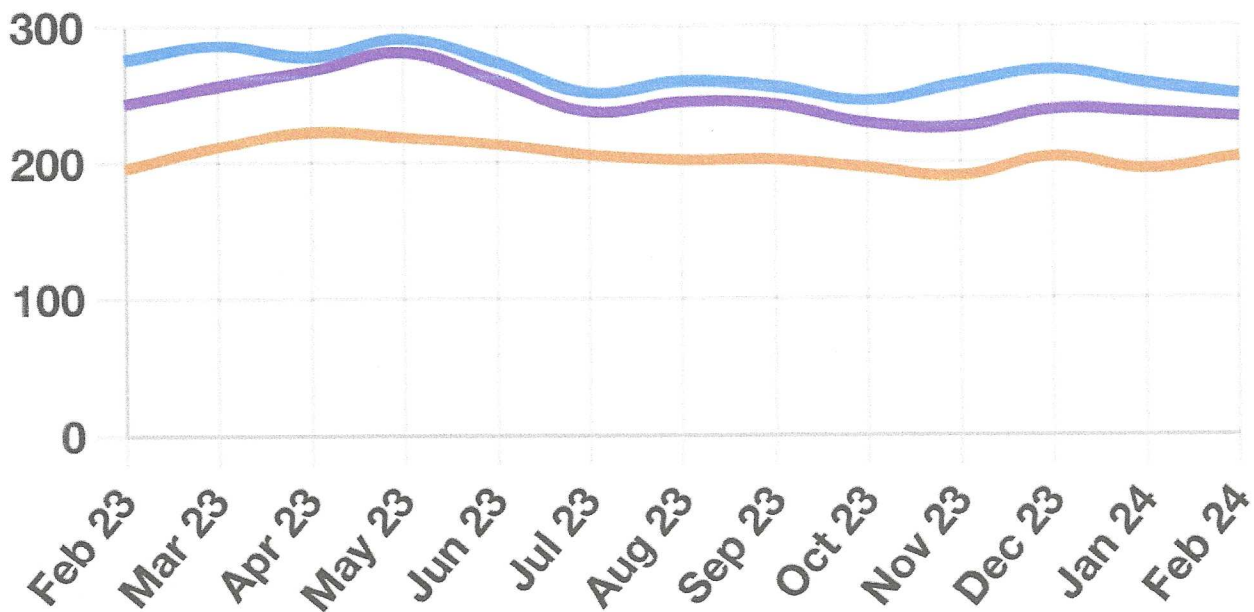
Same month prior year

97.2% ↘ 2.3%

Average Price per Square Foot

MLS

Tax



● Manatee, Florida

● North Port-Sarasota-Bradenton, FL

● 34219

Actual Current Month - Feb 24

\$204

Actual Prior month - Jan 24

\$195 ↗ 4.4%

Same month prior year

\$196 ↗ 3.9%

Feb 24 Mar 24 Apr 24 May 24 Jun 24 Jul 24 Aug 24 Sep 24 Oct 24 Nov 24 Dec 24 Jan 24 Feb 24

● Manatee, Florida ● North Port-Sarasota-Bradenton, FL ● 34219

Actual Current Month - Feb 24
\$582,921

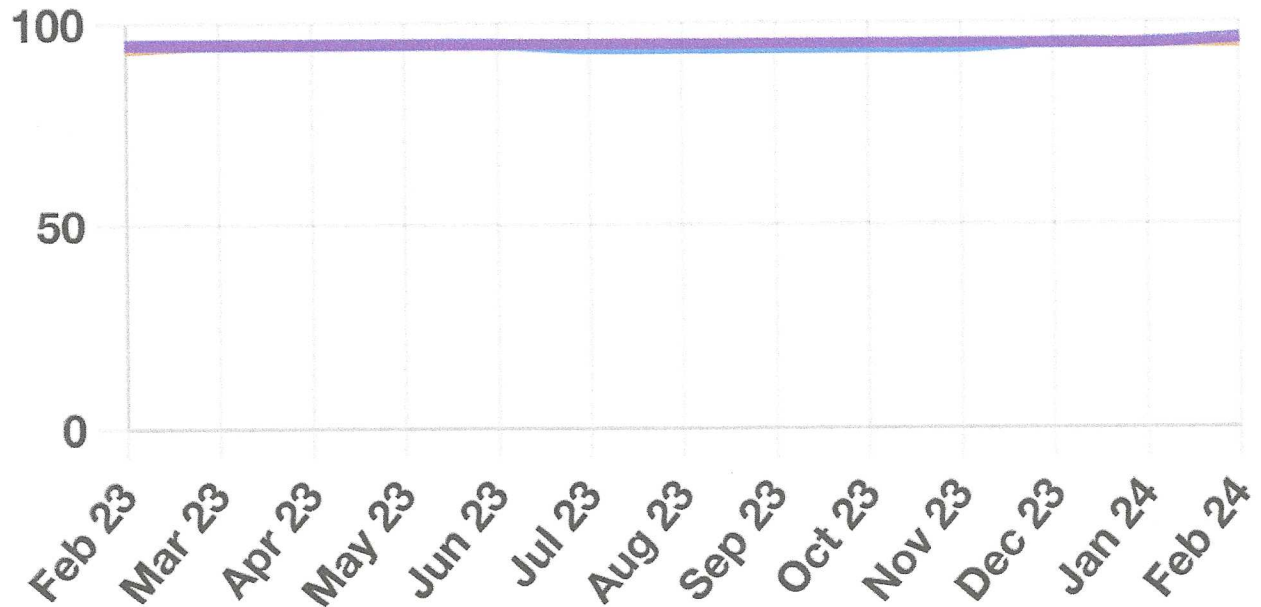
Actual Prior month - Jan 24

\$574,677 ▲ 1.4%

Same month prior year

\$499,405 ▲ 14.3%

Average Sale to Original List Price Ratio



● Manatee, Florida ● North Port-Sarasota-Bradenton, FL ● 34219

Dog House

2014 Metal Roof 12280 US 301 Parrish, FL 34219 1964 (effective)

AC Septic City lot 2/1 1910 Wood \$85,000 12/13
Water Sprayed & fenced 1,196 sqft heated / 1,846 sqft Total
almost .915 acres

Sales

Past 1. PJ's Sandwich Shop 12342 US 301
\$950,000 → \$505,000 256 days OM
Block 12/2023 "No Parking"
13,460 sq ft outside .31 acres

Active 2. 12290 US 301 \$1,600,000
Leslie Wells - Outlaw Property Group LLC
.550 Acres


Smith
15622 County Rd 675
9859 50th St Cir E

Active 3. 12137 US Hwy 301 \$1.5 million
1.5 Acres

Past 4. Country Cops Daycare \$800,000 1,872 sq ft
3/2022 .227 acres
(Extra lot sold or bought Separately)

12280 US Highway 301 N, Parrish, FL 34219-8658, Manatee County

APN: 4316-0000-6 CLIP: 3724394238

	Beds	Full Baths	Half Baths	Sale Price	Sale Date
	2	1	N/A	\$85,000	12/30/2013
	Bldg Sq Ft	Lot Sq Ft	Yr Built	Type	
	1,196	39,840	1910	SFR	

OWNER INFORMATION			
Owner	Dog Grooming Guru	Mailing Zip	33598
Mailing Label Owner Name	Dog Grooming Guru	Mailing ZIP + 4	7824
Mailing Address	3118 Timberlee Rd	Mailing Carrier Route	R001
Mailing City & State	Wimauma, FL	Owner Occupied	No

COMMUNITY INSIGHTS			
Median Home Value	\$473,995	School District	MANATEE
Median Home Value Rating	7 / 10	Family Friendly Score	83 / 100
Total Crime Risk Score (for the neighborhood, relative to the nation)	72 / 100	Walkable Score	37 / 100
Total Incidents (1 yr)	76	Q1 Home Price Forecast	\$495,763
Standardized Test Rank	58 / 100	Last 2 Yr Home Appreciation	31%

LOCATION INFORMATION			
Neighborhood Code	7002-7002	Census Block Group	3
Subdivision	Orange Grove Park Sec 29 Township 33s Range 19e	Zoning	VIL
Subdivision #	00430600	Zoning Description	Villages-Myakka, Parrish, Ruboni-Vil
Township	33S	School District Name	Manatee County SD
Range	19E	Map 1	7
Section	29	Map 2	3D29.2
Lot	19	Flood Zone Code	X
Property ZIP	34219	Within 250 Feet of Multiple Flood Zone	No
Property ZIP 4	8658	Flood Zone Panel	12081C0183F
Census Tract	19.11	Flood Zone Date	08/10/2021
Census Block	00		

TAX INFORMATION			
Folio/Strap/PID (1)	4316-0000-6	Tax Area	NCT
Folio/Strap/PID (2)	04316-0000-6	Total Taxable Value	\$156,594
Folio/Strap/PID (3)	431600006	Plat Book-Page	1-244
% Improved	29%		
Legal Description	LOTS 19, 20, 21, 22, 23, 24, 25, 26 LESS H/W R/W ORANGE GROVE P ARK P-32 PI#4316.0000/6		

ASSESSMENT & TAX			
Assessment Year	2023	2022	2021
Just Value - Total	\$204,298	\$178,438	\$161,339
Just Value - Land	\$144,092	\$127,140	\$127,140
Just Value - Improved	\$60,206	\$51,298	\$34,199
Assessed Value - Total	\$156,594	\$142,358	\$129,416
YOY Assessed Change (\$)	\$14,236	\$12,942	
YOY Assessed Change (%)	10%	10%	
Tax Year	Total Tax	Change (\$)	Change (%)
2021	\$2,261		
2022	\$2,496	\$235	10.42%
2023	\$2,764	\$268	10.74%

CHARACTERISTICS			
County Use Description	Single Family-0100	Heat Type	Heated
State Use Description	Single Family-01	Heat Fuel Type	Electric
Land Use - CoreLogic	SFR	Porch	Covered Porch

Year Built	1910	Carport Sq Ft	260
Effective Year Built	1964	Roof Type	Gable
Living Square Feet	1,196	Roof Material	Metal
Total Building Sq Ft	1,846	Roof Shape	Gable/Hip
Ground Level Sq Ft	1,196	Construction	Wood
Stories	1	Exterior	Stucco
Total Rooms	3	Lot Sq Ft	39,840
Bedrooms	2	Lot Acres	0.9146
Total Baths	1	Lot Frontage	166
Full Baths	1	Lot Depth	240
Bath Fixtures	5		

FEATURES

Building Description	Building Size
Base	1,196
C Porch Closed 60	182
Closed Porch	260
Screen Porch 40	208

SELL SCORE

Rating	High	Value As Of	2024-03-31 04:33:48
Sell Score	824		

ESTIMATED VALUE

RealAVM™	\$285,700	Confidence Score	52
RealAVM™ Range	\$222,500 - \$348,900	Forecast Standard Deviation	22
Value As Of	03/25/2024		

(1) RealAVM™ is a CoreLogic® derived value and should not be used in lieu of an appraisal.
(2) The Confidence Score is a measure of the extent to which sales data, property information, and comparable sales support the property valuation analysis process. The confidence score range is 50 - 100. Clear and consistent quality and quantity of data drive higher confidence scores while lower confidence scores indicate diversity in data, lower quality and quantity of data, and/or limited similarity of the subject property to comparable sales.
(3) The FSD denotes confidence in an AVM estimate and uses a consistent scale and meaning to generate a standardized confidence metric. The FSD is a statistic that measures the likely range or dispersion an AVM estimate will fall within, based on the consistency of the information available to the AVM at the time of estimation. The FSD can be used to create confidence that the true value has a statistical degree of certainty.

RENTAL TRENDS

Estimated Value	2510	Cap Rate	6%
Estimated Value High	2751	Forecast Standard Deviation (FSD)	0.1
Estimated Value Low	2269		

(1) Rental Trends is a CoreLogic® derived value and should be used for information purposes only.
(2) The FSD denotes confidence in an Rental Trends estimate and uses a consistent scale and meaning to generate a standardized confidence metric. The FSD is a statistic that measures the likely range or dispersion a Rental Amount estimate will fall within, based on the consistency of the information available to the Rental Amount at the time of estimation. The FSD can be used to create confidence that the true value has a statistical degree of certainty.

LAST MARKET SALE & SALES HISTORY

Last Mkt Sale Date	12/30/2013	Owner	Dog Grooming Guru
Last Mkt Recording Date	01/06/2014	Seller	Branch Bkng & Trust Co
Sale Price	\$85,000	Title Company	Bridgetrust Title Grp
Price Per Sq Ft	\$71.07	County Doc Link	3228756
Deed Type	Special Warranty Deed	Document Number	2504-4783

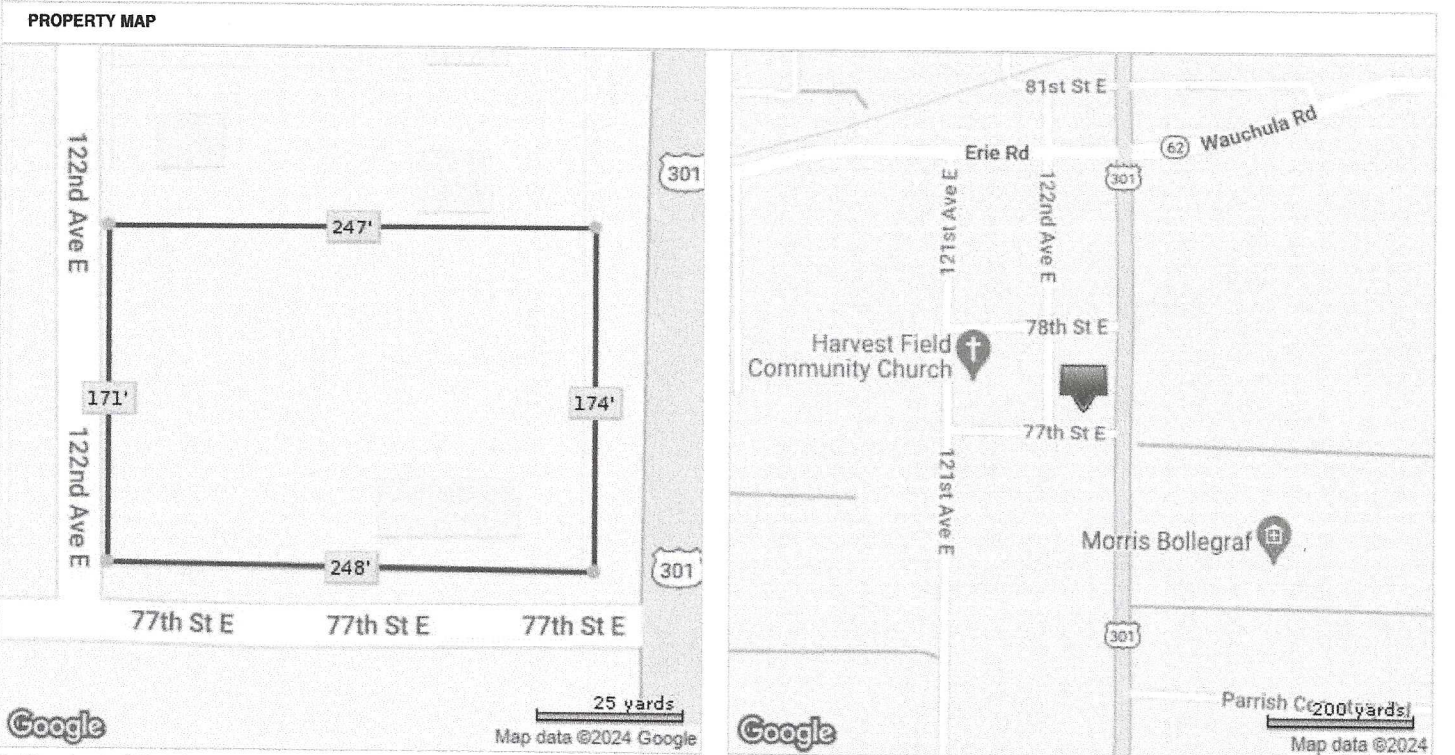
Recording Date	02/14/2014	01/06/2014	10/01/2013	03/11/2008	09/27/2007
Sale Date	02/14/2014	12/30/2013	09/04/2013	03/05/2008	06/15/2007
Sale Price		\$85,000	\$100		
Nominal	Y		Y	Y	Y
Document Type	Quit Claim Deed	Special Warranty Deed	Certificate Of Title (FI)	Quit Claim Deed	Quit Claim Deed
Buyer Name	Dog Grooming Guru	Enander Robert	Branch Bkng & Trust	Bilbrey Jeanne S	Bilbrey Croom A Jr
Seller Name	Enander Robert	Branch Bkng & Trust Co	Bilbrey Jeanne S Coc	Bilbrey Croom A Jr	Bilbrey Ada C
Title Company		Bridgetrust Title Grp	Attorney Only		
Document Number	2509-1811	2504-4783	2492-3685	2250-2702	2228-2687
County Doc Link	3241222	3228756	3198685	2571673	2518121

Recording Date	
Sale Date	07/08/1991
Sale Price	
Nominal	

Document Type	Deed (Reg)
Buyer Name	Bilbrey Ada C
Seller Name	
Title Company	
Document Number	1341-3056
County Doc Link	1341003056

MORTGAGE HISTORY	
Mortgage Date	04/29/2008
Mortgage Amount	\$105,000
Mortgage Lender	Branch Bkng & Tr Co
Mortgage Type	Conventional
Mortgage Purpose	Refi
Mortgage Term	30
Mortgage Term Code	Years
Borrower Name	Bilbrey Jeanne S

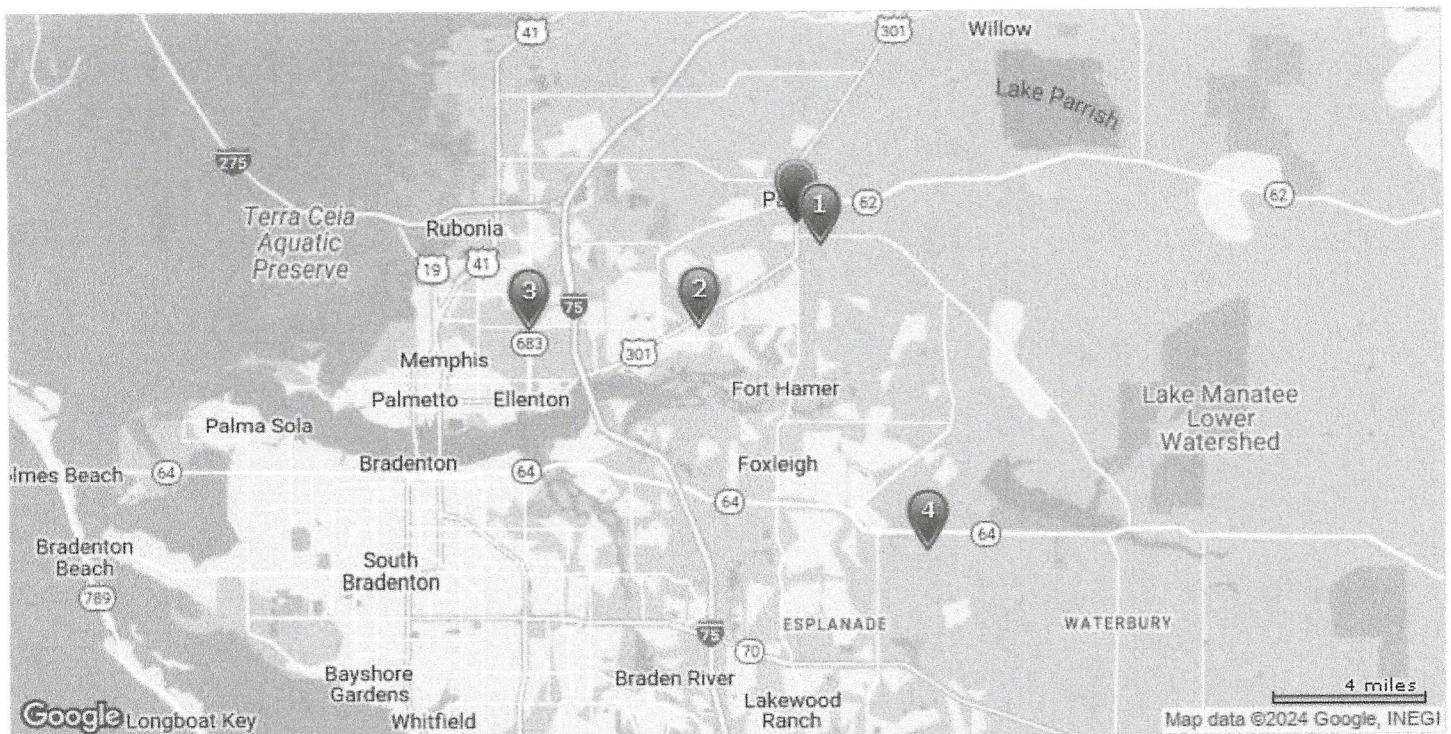
FORECLOSURE HISTORY		
Document Type	Final Judgement	Lis Pendens
Default Date	10/10/2010	
Foreclosure Filing Date	07/30/2013	02/02/2012
Recording Date	08/09/2013	02/16/2012
Document Number	3181761	2997257
Book Number	2485	2409
Page Number	3902	125
Final Judgment Amount	\$135,018	
Foreclosure Case #	2011CA005059AX	2011-CA-005059



*Lot Dimensions are Estimated





12280 US Highway 301 N, Parrish, FL 34219-8658, Manatee County

APN: 4316-0000-6 CLIP: 3724394238



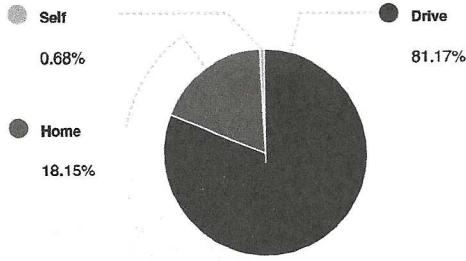
SEARCH CRITERIA			
Number of Comparables	4	Date Type	Recording Date
Sort Method	Distance From Subject (Closest)	Search Period	04/04/2023 - 04/04/2024
Pool	No Preference	Living/Building Area	1,076 - 1,316 Sq Ft
Distance from Subject	10 miles	Lot Area	31,872 - 47,808 Sq Ft
Distressed Sales	Include All Tax Sales	Land Use	Same As Subject
Geographic Boundary	No Preference		

SUMMARY STATISTICS					
	Subject Property	High	Low	Median	Average
Sale Price	\$85,000	\$540,000	\$200,000	\$351,250	\$360,625
Living Sq Ft	1,196	1,300	1,156	1,253	1,241
Price Per Sq Ft	\$71.07	\$420.56	\$153.85	\$294.92	\$291.06
Bedrooms	2	3	2	3	3
Total Baths	1	3	1	2	2
Stories	1	1	1	1	1
Distance (miles)		8.24	0.73	5.05	4.76
Year Built	1910	1988	1950	1954	1962
Just Value - Total	\$204,298	\$335,626	\$174,396	\$221,931	\$238,471
Value Projected by Assessment	\$303,686				
Value Projected by Sq Ft	\$348,108				

	Subject Property	Comparable 1	Comparable 2	Comparable 3
				
County	Manatee	Manatee	Manatee	Manatee
Address	12280 US Highway 301 N	12510 County Road 675	4104 98th Ave E	3407 41st St E
Last Mkt Recording Date	01/06/2014	06/20/2023	09/05/2023	12/05/2023
Last Mkt Sale Date	12/30/2013	06/16/2023	09/01/2023	Tax: 11/28/2023 MLS: 11/30/2023
Sale Price	\$85,000	\$200,000	\$320,000	\$382,500
MLS Sale Price			\$320,000	\$382,500
MLS Standard Status			Sold/Closed Sale	Sold/Closed Sale
MLS Listing #			T3453825	A4584188
Price Per Sq Ft	\$71.07	\$153.85	\$276.82	\$313.01
Living Sq Ft	1,196	1,300	1,156	1,222
Stories	1	1	1	1
Total Rooms	3			4
Bedrooms	2	2	2	3
Bathrooms (Total)	1	2	2	Tax: 1 MLS: 2
Bathrooms (Full)	1	2	Tax: 2 MLS: 1	Tax: 1 MLS: 2
Bathrooms (Half)			MLS: 1	
Exterior	Stucco	Aluminum Siding	Stucco	Asbestos
Garage Type	Carport	Carport	Attached Garage	Attached Garage
Roof Material	Metal	Composition Shingle	Composition Shingle	Composition Shingle
Roof Type	Gable	Gable	Gable	Gable
Year Built	1910	1955	1953	1950
Effective Year Built	1964	1970	1986	1984
Heat Type	Heated	Heated	Central	Central
Lot Acres	0.9146	1	0.7454	1.09
Lot Sq Ft	39,840	43,560	32,470	47,480
Land Use - County	Single Family	Single Family	Single Family	Single Family
Land Use - State	Single Family	Single Family	Single Family	Single Family
Land Use - CoreLogic	SFR	SFR	SFR	SFR
Condition	Good	Good	Good	Good
School District Name	Manatee County SD	Manatee County SD	Manatee County SD	Manatee County SD
Subdivision	Orange Grove Park Sec 29 Township 33s Range 19e		Beck Estates	Onahom Farms
Zoning	VIL	A	RSF4.5	RSF4.5

	Subject Property	Comparable 4
County	Manatee	Manatee
Address	12280 US Highway 301 N	2303 162nd St E
Last Mkt Recording Date	01/06/2014	06/20/2023
Last Mkt Sale Date	12/30/2013	Tax: 06/16/2023 MLS: 01/26/2015
Sale Price	\$85,000	\$540,000
MLS Sale Price		\$245,000
MLS Standard Status		Sold/Closed Sale
MLS Listing #		M5904056
Price Per Sq Ft	\$71.07	\$420.56
Living Sq Ft	1,196	Tax: 1,284 MLS: 1,834
Stories	1	1
Total Rooms	3	
Bedrooms	2	3
Bathrooms (Total)	1	3
Bathrooms (Full)	1	3
Bathrooms (Half)		
Exterior	Stucco	Stucco
Garage Type	Carport	Attached Garage
Roof Material	Metal	Composition Shingle
Roof Type	Gable	Gable
Year Built	1910	1988
Effective Year Built	1964	2003
Heat Type	Heated	Central
Lot Acres	0.9146	1.007
Lot Sq Ft	39,840	43,865
Land Use - County	Single Family	Single Family
Land Use - State	Single Family	Single Family
Land Use - CoreLogic	SFR	SFR
Condition	Good	Good
School District Name	Manatee County SD	Manatee County SD
Subdivision	Orange Grove Park Sec 29 Township 33s Range 19e	Rolling Acres
Zoning	VIL	RSF1

COMMUTE METHOD



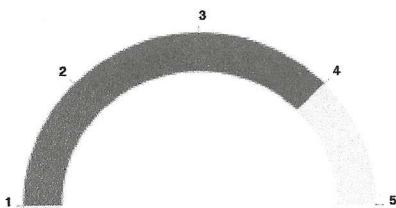
Median Travel Time **33 min**

WEATHER

January High Temp (avg °F)	71.6
January Low Temp (avg °F)	49.7
July High Temp (avg °F)	90.5
July Low Temp (avg °F)	73.2
Annual Precipitation (inches)	54.11

EDUCATION

EDUCATIONAL CLIMATE INDEX (1)



HIGHEST LEVEL ATTAINED

Less than 9th grade	113
Some High School	491
High School Graduate	4,968
Some College	4,192
Associate Degree	2,079
Bachelor's Degree	7,162
Graduate Degree	2,314

(1) This measure of socioeconomic status helps identify ZIP codes with the best conditions for quality schools. It is based on the U.S. Census Bureau's Socioeconomic Status (SES) measure with weights adjusted to more strongly reflect the educational aspect of social status (education 2:1 to income & occupation). Factors in this measure are income, educational achievement and occupation of persons within the ZIP code. Since this measure is based on the population of an entire ZIP code, it may not reflect the nature of an individual school.
 (2) Powered by Liveby. Information is deemed reliable but not guaranteed. Copyright © 2021 Liveby. All rights reserved.

SCHOOLS

RADIUS: 1 MILE(S)

PUBLIC - MIDDLE/HIGH

	Distance	Grades	Students	Students per Teacher	GreatSchools Rating (1)
Parrish Community High School	0.89	9th-12th	2,017	23	5/10

Community Rating (2)

Parrish Community High School

(1) School data is provided by GreatSchools, a nonprofit organization. Website: GreatSchools.org. Based on a scale of 1-10.
 (2) The community rating is the overall rating that is submitted by either a Parent/Guardian, Teacher, Staff, Administrator, Student or Former Student. There will be only one rating per school. Based on a scale of 1-5.
 (3) Powered by Liveby. Information is deemed reliable but not guaranteed. Copyright © 2021 Liveby. All rights reserved.

LOCAL BUSINESSES

RADIUS: 1 MILE(S)

BANKS - FINANCIAL

	Address	Phone #	Distance	Description
South State Bank, National Association	12215 US Highway 301 N	(941) 729-0569	0.52	Personal Credit Institutions
South State Corporation	12215 US Highway 301 N	(941) 776-5040	0.52	State Trust Companies Accepting Deposits, Commercial

EATING - DRINKING

	Address	Phone #	Distance	Description
Los Prymos	12334 US Highway 301 N	(941) 776-2288	0.21	Mexican Restaurant
Taqueria Orgullo Mexicano	12334 US Highway 301 N	(941) 776-2288	0.21	Mexican Restaurant
P Js	12342 US Highway 301 N	(941) 776-2307	0.24	Sandwiches And Submarines Shop
Pattie King, LLC	8109 120th Ave E	(813) 325-2501	0.38	Family Restaurants

Mistretta Coffee Company L LC	11950 69th St E	(817) 983-6702	0.59	Coffee Shop
C&K Smoke House Bbq1 Inc	12119 US Highway 301 N	(941) 776-1440	0.97	Barbecue Restaurant

HEALTH CARE SERVICES

	Address	Phone #	Distance	Description
Carlos J Vazquez-Velez M D	12271 US Highway 301 N	(941) 776-4050	0.2	General And Family Practic e, Physician/Surgeon
Deak, Angelina Do	12271 US Highway 301 N	(941) 776-4050	0.2	Clinic, Operated By Physi cians
Mcr Health Foundation, Inc.	12271 US Highway 301 N	(941) 776-4068	0.2	Nursing And Personal Care , Nec
Edgar H Price Jr Children	12214 US Highway 301 N	(941) 776-4050	0.47	General And Family Practic e, Physician/Surgeon
Realhab, Inc.	12159 US Highway 301 N	(941) 776-5585	0.79	Physical Therapist

ORGANIZATIONS - ASSOCIATIONS

	Address	Phone #	Distance	Description
Back To The Word Church, I nc.	7710 121st Ave E	(941) 776-1533	0.09	Miscellaneous Denomination Church
Harvest Field Community Ch urch, Inc.	7710 121st Ave E	(941) 725-4150	0.09	Miscellaneous Denomination Church
New Bethel M.b. Church	7802 119th Ave E	(813) 545-5746	0.34	Baptist Church
Bayside Community Church	12355 US Highway 301 N	(941) 993-3777	0.38	Community Church
Parrish United Methodist Chu rch Parsonage	12020 71st St E	(941) 776-2325	0.44	Methodist Church
First Baptist Church Of Parris h, Florida, Inc.	12125 71st St E Ste E	(941) 776-1533	0.47	Baptist Church
Saint Mary's Baptist Church	11801 Erie Rd	(941) 776-1740	0.49	Baptist Church
Parrish United Methodist Chu rch	12180 US Highway 301 N	(941) 776-1539	0.59	Methodist Church
St Frances Cabrini Church	12001 69th St E	(941) 776-9097	0.63	Catholic Church

SHOPPING

	Address	Phone #	Distance	Description
J & L Quick Stop	7703 122nd Ave E	(941) 776-2579	0.04	Convenience Stores
Parrish Market Inc	12330 US Highway 301 N	(941) 776-1524	0.17	Grocery Stores, Independe nt
Grove Brown's Farm Market	12255 US Highway 301 N	(941) 776-2710	0.24	Fruit And Vegetable Market s
Cna Country Store Parrish	12205 US Highway 301 N	(941) 776-0950	0.53	Grocery Stores

12280 US Highway 301 N, Parrish, FL 34219-8658, Manatee County

APN: 4316-0000-6 CLIP: 3724394238

POPULATION

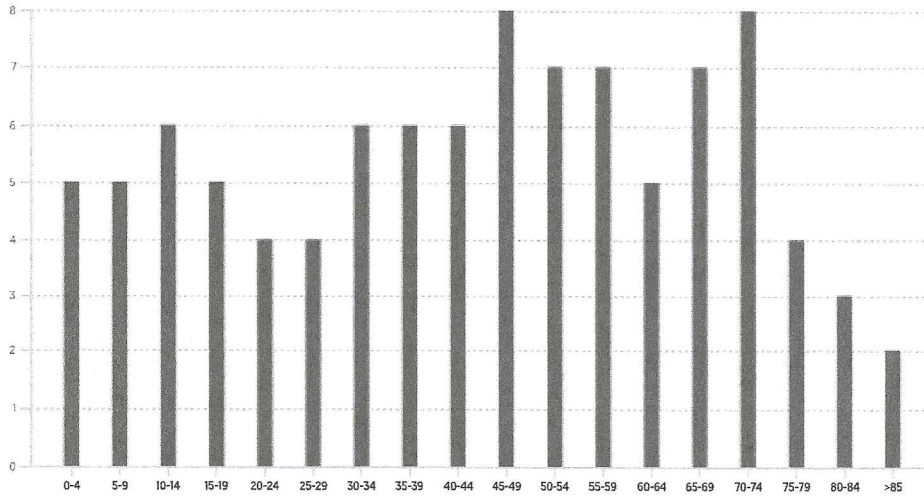
SUMMARY

Estimated Population	25,658
Population Growth (since 2010)	32.5%
Population Density (ppl / mile)	121
Median Age	46.6

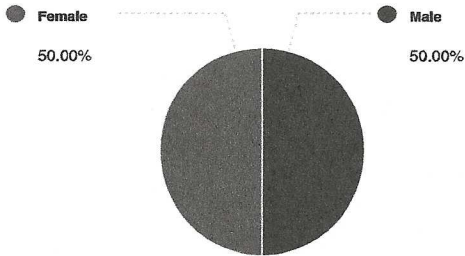
HOUSEHOLD

Number of Households	9,253
Household Size (ppl)	3
Households w/ Children	4,978

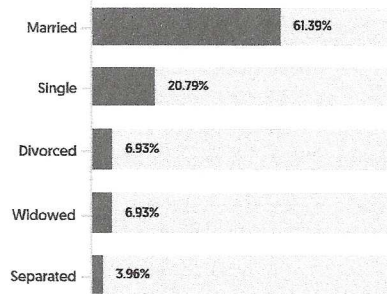
AGE



GENDER



MARITAL STATUS



HOUSING

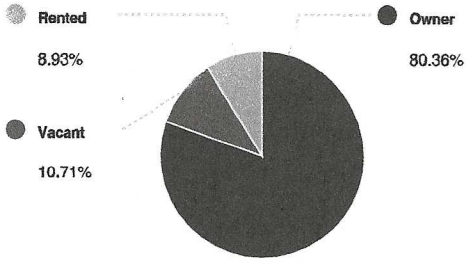
SUMMARY

Median Home Sale Price	\$320,900
Median Dwelling Age	2006 years

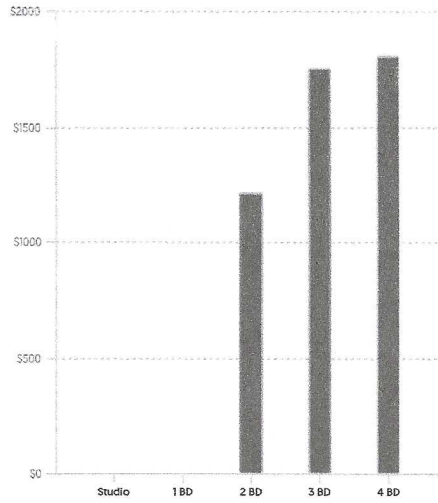
STABILITY

Annual Residential Turnover	15.1%
-----------------------------	--------------

OCCUPANCY



FAIR MARKET RENTS (COUNTY)

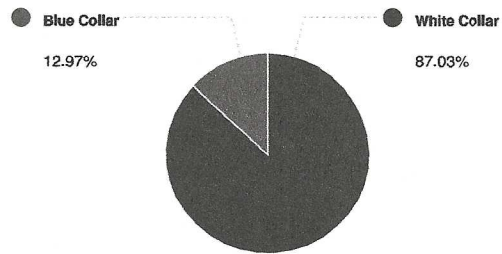


QUALITY OF LIFE

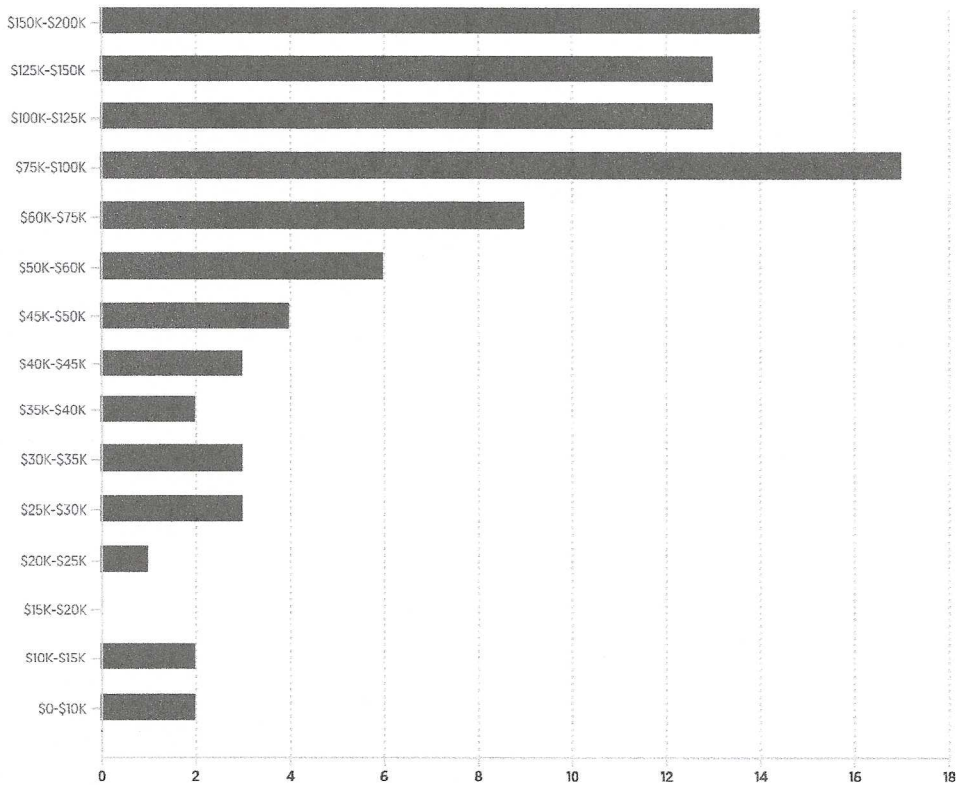
WORKERS BY INDUSTRY

Agricultural, Forestry, Fishing	85
Construction	926
Manufacturing	670
Transportation and Communications	354
Wholesale Trade	465
Retail Trade	1,579
Finance, Insurance and Real Estate	1,301
Services	3,874
Public Administration	879

WORKFORCE



HOUSEHOLD INCOME



Average Household Income **\$96,813**

Average Per Capita Income **\$43,108**

LOCAL

Take a look at the new \$15 million park coming to Parrish. An aquatic center is next

BY RYAN CALLIHAN

UPDATED JUNE 22, 2023 11:53 AM



An architectural rendering for Parrish Community Park shows off the various playground areas for children. There are also plans to build a splash pad area and boardwalks on the

This website utilizes technologies such as cookies to enable essential site functionality, as well as for analytics, personalization, and targeted advertising purposes. To learn more, view the following link: [Privacy Policy](#)

[Manage Preferences](#)

A new park is coming to the Parrish area, with several amenities meant to provide the recreational and community gathering space that residents have been seeking for years.

The Manatee Board of County Commissioners recently approved \$15.4 million for Parrish Community Park, which will be built on Fort Hamer Road, near Parrish Community High School.

It is part of a larger plan for a town center, which will feature a new State College of Florida campus, Parrish Community High School and an aquatic center.

The park is packed with features to make the most of the 11.5 acre space. Architectural renderings show off a wooden boardwalk, a splash pad area, various playgrounds and a performance pavilion. There are also designated food truck parking spots for events.

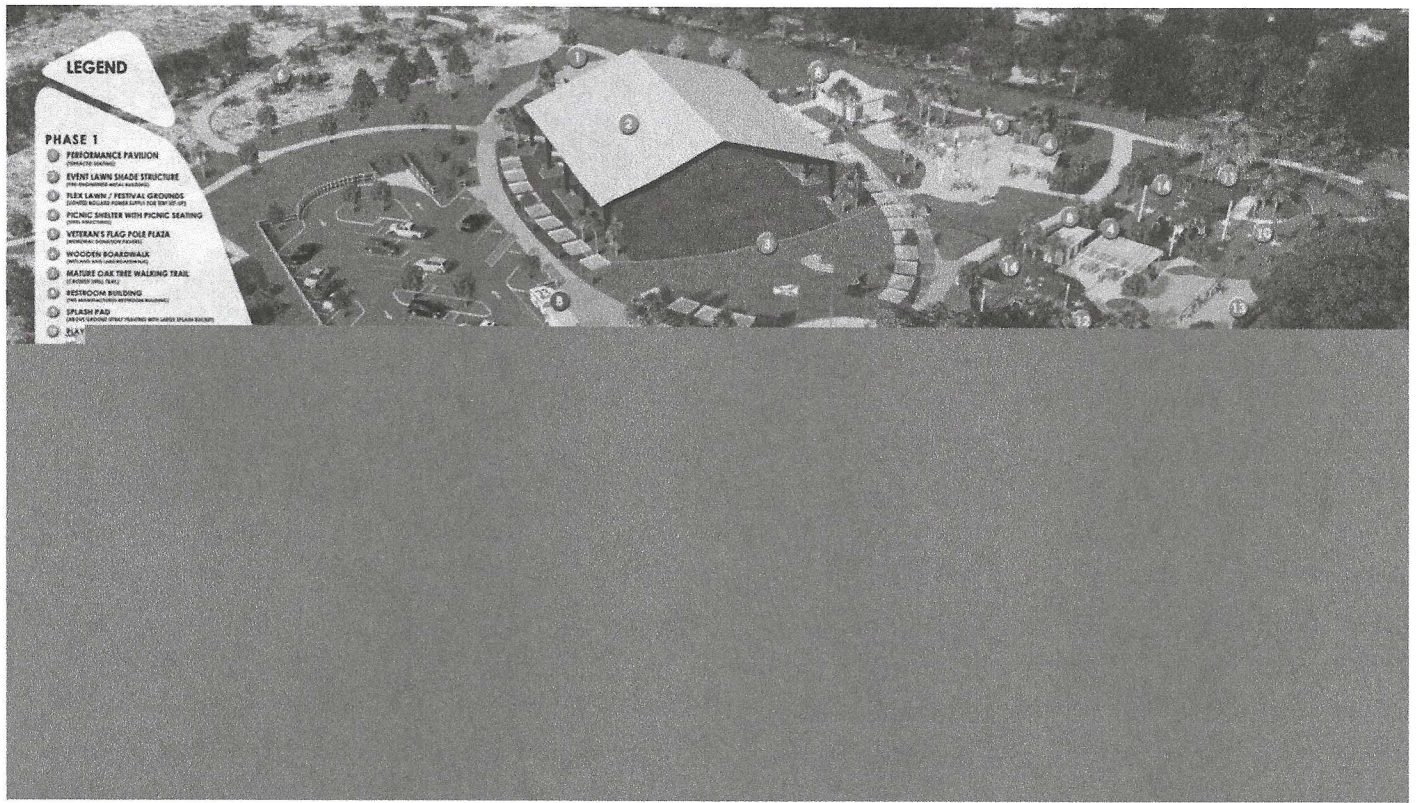
“This has been a long time in the making,” said Jennifer Hamey, president of the Parrish Civic Association. “We’re kind of a bedroom community. We don’t have a lot of commercial. This is a lot of what people have been asking for — places to take their kids, have some conservation area and green space.”

After hosting town halls and surveying residents over the past several years, the Parrish Civic Association has been the leading supporter of a park in the area.

Parrish Community Park is also set to feature 20 fitness stations, picnic pavilions, restrooms and other amenities. A groundbreaking ceremony is set for Aug. 11, and the park is expected to open by the end of 2024.

This website utilizes technologies such as cookies to enable essential site functionality, as well as for analytics, personalization, and targeted advertising purposes. To learn more, view the following link: [Privacy Policy](#)

“This is going to be a tremendous asset out there in Parrish,” Commissioner Kevin Van Ostenbridge added.



An architectural rendering for Parrish Community Park shows off several amenities, including a wooden boardwalk, a splash pad area, various playgrounds and a performance pavilion. There are also designated food truck parking spots for events. *Courtesy of Manatee County Government*

PARRISH SEES FUNDING FOR COMMUNITY SPACES

Thanks to a 120' by 120' shade structure and event lawn, the park will be able to host festivals, plays and other community events. Hamey said she looks forward to the park's ability to introduce neighbors to one another.

“I think it's a very exciting time for Parrish,” said Hamey. “I'm glad that with all

This website utilizes technologies such as cookies to enable essential site functionality, as well as for analytics, personalization, and targeted advertising purposes. To learn more, view the following link: [Privacy Policy](#)

public swimming pool north of the Manatee River.

“The need was identified for additional facilities in north county to provide services to area residents. The surrounding neighborhoods near the future North County Aquatic Facility all incorporate beautiful recreation swimming pools, but there is still a lack of competitive swim lanes throughout the county,” county staff wrote.

County officials hope to add a competitive lap pool, as well as a “shallow play pool with water features,” the latest version of the CIP says. The competitive pool, which is expected to accommodate tournaments and other programs, will be 25 yards by 25 meters with 10 lap lanes.

The pool facility at Parrish Community Park is expected to cost about \$13 million. Construction is not set to begin until 2025 with the goal of completing the aquatic center by the end of 2027.



This website utilizes technologies such as cookies to enable essential site functionality, as well as for analytics, personalization, and targeted advertising purposes. To learn more, view the following link: [Privacy Policy](#)