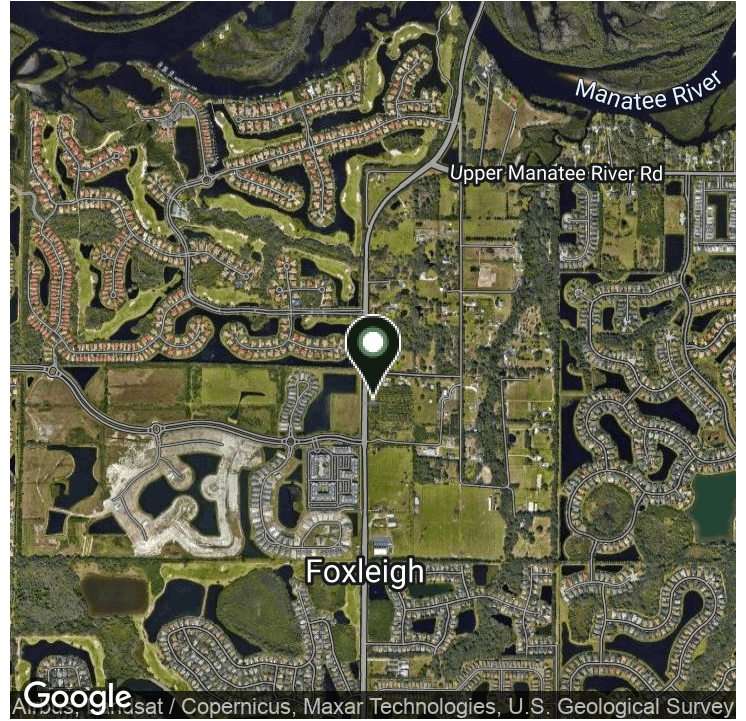


# SPECIMEN PALMS UMRR

NO # - UPPER MANATEE RIVER RD, BRADENTON, FL 34212



## OFFERING SUMMARY

Sale Price: \$2,200,000

Lot Size: 6.85 Acres

Zoning: Future Land Use: A1

UF-3

Price / SF: \$7.37

## PROPERTY OVERVIEW

6.85 Acres on one of Manatee County's most significant arterial roads linking North County to Sarasota. Former tree farm. Zoning could allow for lower intensity commercial or residential development.

## PROPERTY HIGHLIGHTS

- AADT: 23,500
- County utilities along UMRR
- Located across from entrance to Watercolor Place by Medallion Homes

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.



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Google

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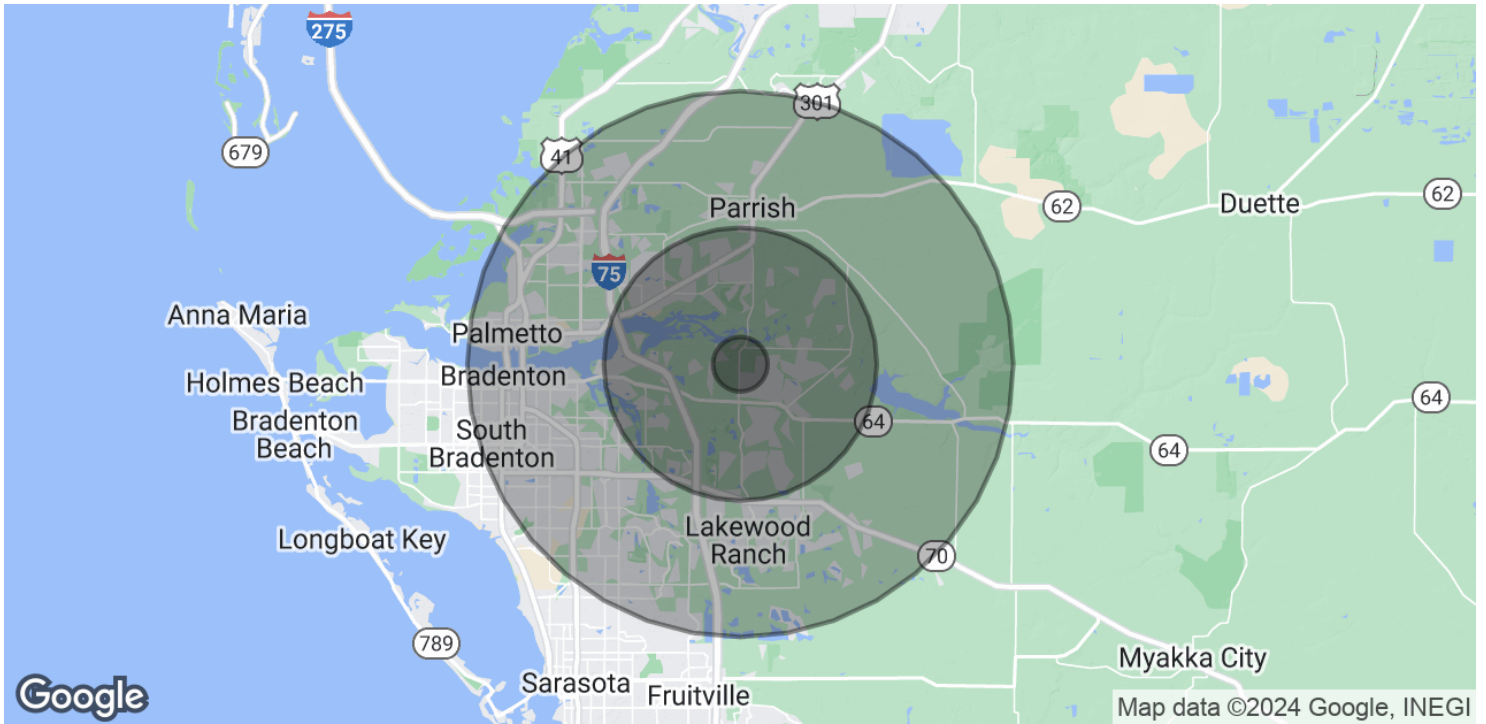
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**POPULATION**

	1 MILE	5 MILES	10 MILES
Total Population	68	17,400	48,552
Average Age	58.9	41.4	46.1
Average Age (Male)	63.4	40.3	45.4
Average Age (Female)	58.7	43.6	46.8

**HOUSEHOLDS & INCOME**

	1 MILE	5 MILES	10 MILES
Total Households	38	7,432	22,257
# of Persons per HH	1.8	2.3	2.2
Average HH Income	\$38,430	\$43,136	\$44,682
Average House Value	\$202,045	\$115,983	\$120,835

\* Demographic data derived from 2020 ACS - US Census

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