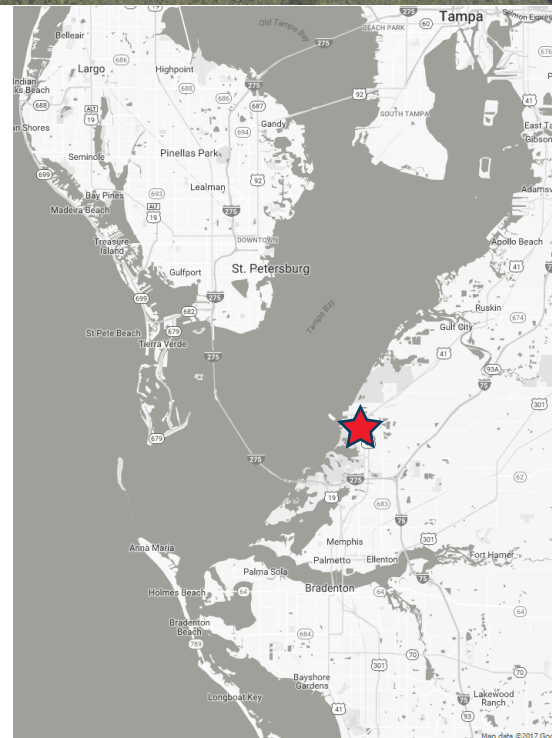


Prime Port Manatee Location

This property consists of one site north of Armstrong Road along U.S. 41 (11805 U.S. 41) and one site south of Armstrong Road along U.S. 41 (11551 U.S. 41) totaling approximately 49.3 acres combined. It is ideally located within the Port Manatee Encouragement Zone and is minutes from multiple transportation options including sea, rail, and interstate.

Property Highlights

- Less than one mile south of Port Manatee, one of only two deep water ports on Tampa Bay
- Excellent transportation options with access to sea, interstate, and rail
- Within two hours to nearly 8 million people
- Advanced approval for a variety of port-related uses and other development incentives through the Port Manatee Encouragement Zone initiative
- Located directly on U.S. 41 in Manatee County, Florida



PROPERTY SPECIFICATIONS

Size	49.3 acres Subdivisible
Price	\$4,500,000
Location	US-41, Manatee County Florida, USA One half-mile south of Port Manatee Entrance Minutes from I-275 and US 19
Manatee County Encouragement Zone	Active parcel
Future Land Use	IL, PS/PS1
Utilities	Water - 24" Manatee County water line on west ROW of US 41 (adjacent to site) 5" permitted irrigation well Sewer - 10" Manatee County forced main on east ROW of US 41 Electric - Manatee County
Rail	CSX adjacent to property
Road	US-41 with frontage at median cut on US 41 I-75: 5.7 miles I-275: 4.8 miles I-4: 38 miles Lakeland, FL: 60 miles Orlando, FL: 112 miles Naples/Fort Myers: 102 miles Tampa Int'l Airport: 40 miles Orlando Int'l Airport: 113 miles Sarasota Int'l Airport: 110 miles Within two hour drive to nearly 8 million people (44% of Florida's population) Port Manatee Connector Road Project & Design Environment study



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