



# WINDOVER FARMS

13500 STATE ROAD 62, PARRISH, FL 34219

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**Eshenbaugh**  
**LAND COMPANY**  
Celebrating 25 Years



## PROPERTY DESCRIPTION

*Windover Farms* consists of approximately 594.66± acres of land and has plans to include both single and multi-family residential units, a stormwater management system, wetland preserves, full utility infrastructure, landscaped roadways, recreational facilities, and access management facilities. It's planned for approximately 411 single family residential units, 212 single family semi-detached units, and 484 multi-family residential unit types totaling in 86,432 SF of gross floor area neighborhood retail space. If purchaser desires, the site can be re-mix via a downzoning effort.

## LOCATION DESCRIPTION

*Windover farms* is located in the community of Parrish in Manatee County, 1.0 mile east of US 301, north of State Road 62, at Spencer Parrish Road. The development is located approximately 6.2 miles east of I-75 via Moccasin Wallow Road.

## PROPERTY SIZE

594.66± Acres

## ZONING

UF-3

## PROPERTY OWNER

FH Parrish 62 LLC

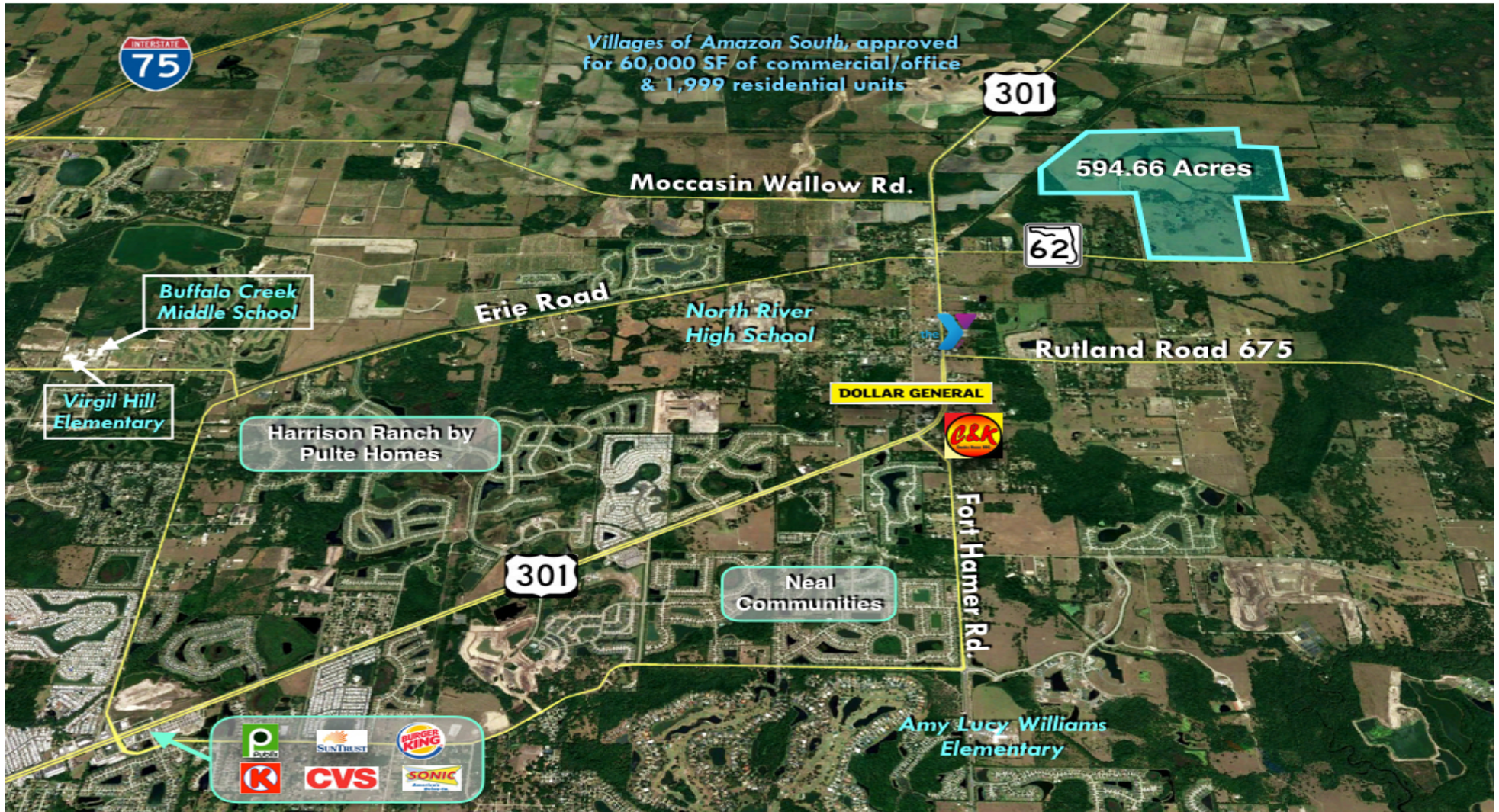
## PRICE

\$13,900,000 (\$15,000 per single family lot)

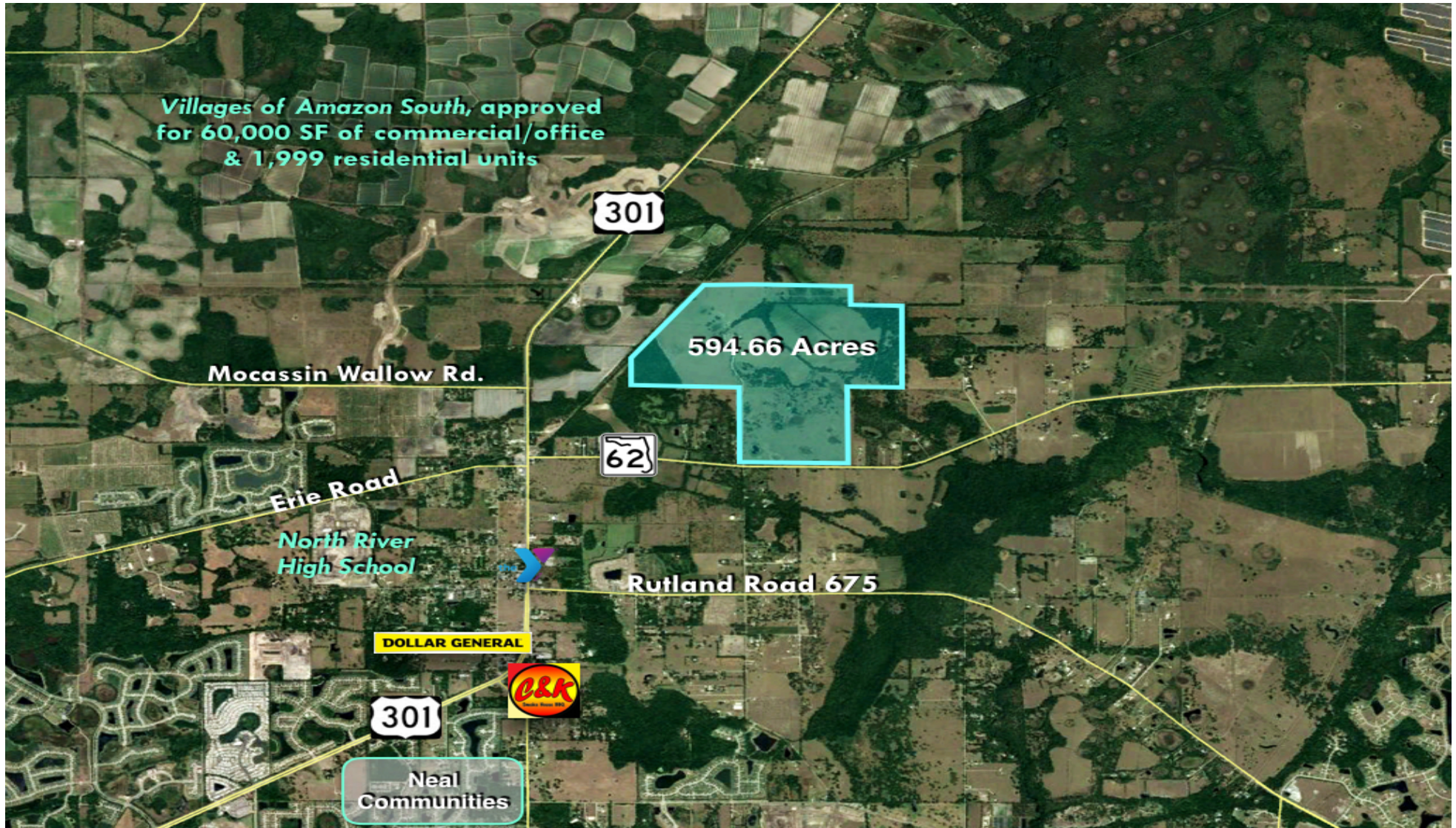
## BROKER CONTACT INFO

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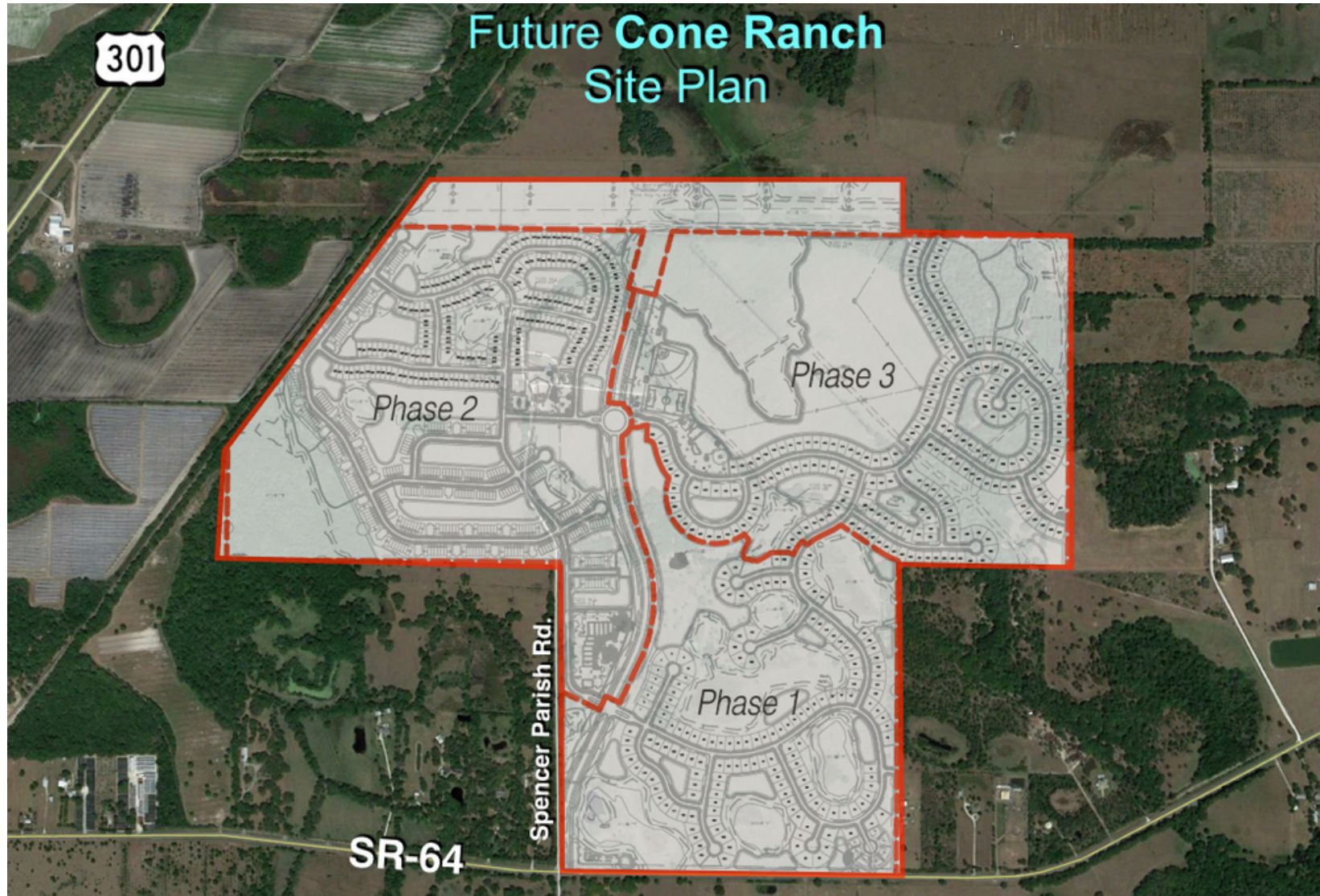




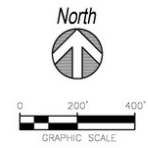












**LEGEND**

- WETLAND
- POND
- UPLAND PRESERVATION
- WETLAND BUFFER TEMPORARY IMPACT
- WETLAND BUFFER REPLACEMENT
- WETLAND BUFFER PERMANENT IMPACT
- WETLAND PERMANENT IMPACT
- LANDSCAPE BUFFER
- FEMA FLOOD LINE (100 YR.)
- PHASE LINE
- PROPERTY BOUNDARY
- CONTOUR LINE

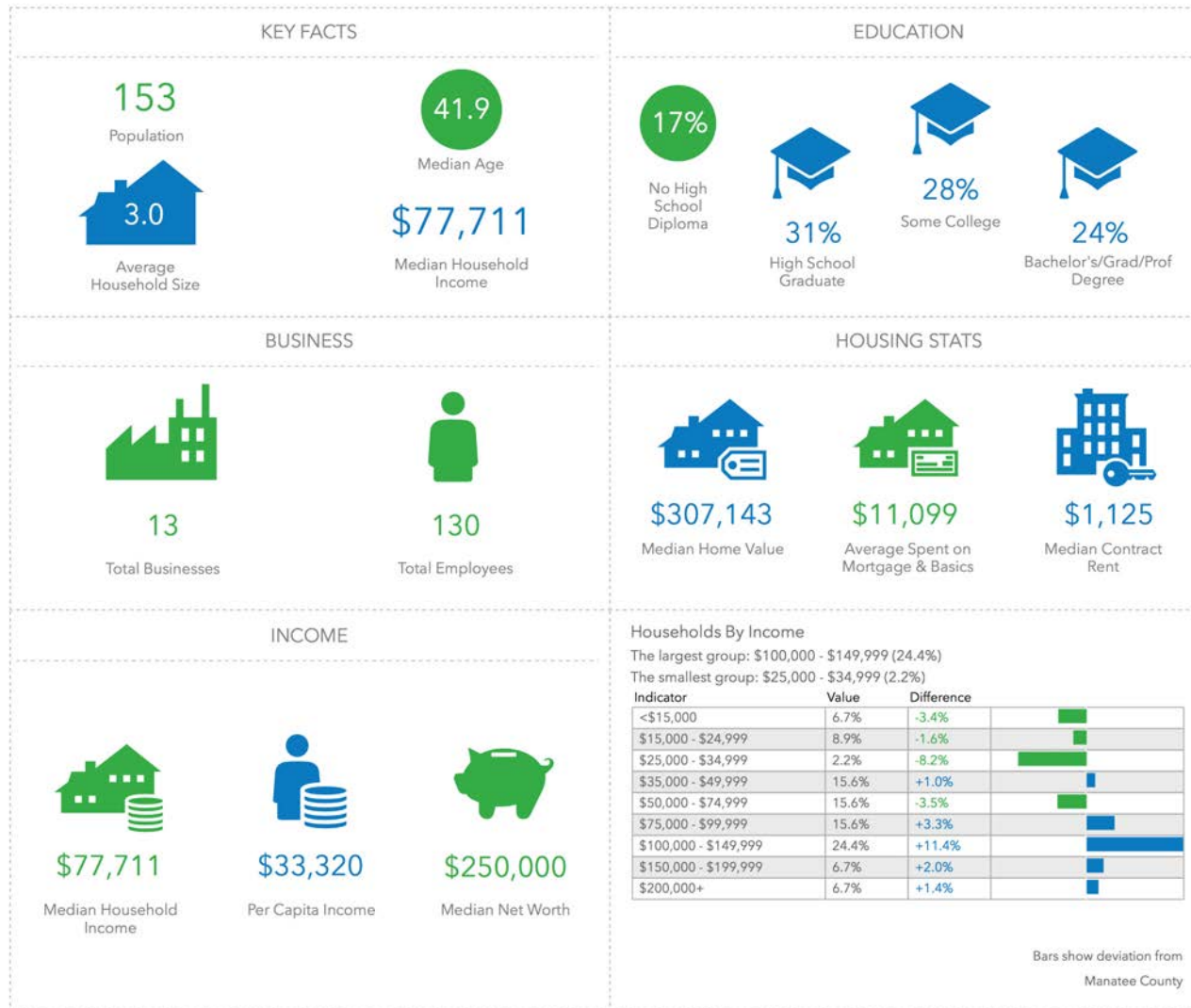
**NOTES:**

SEE INDEX SHEET FOR TYPICAL ROADWAY SECTIONS, SETBACKS AND UTILITY EASMENTS.  
 TYPE A LOTS = 55' WIDE LOTS  
 TYPE B LOTS = 65' WIDE LOTS  
 TYPE A BUILDING = 72 UNITS  
 TYPE B BUILDING = 53 UNITS

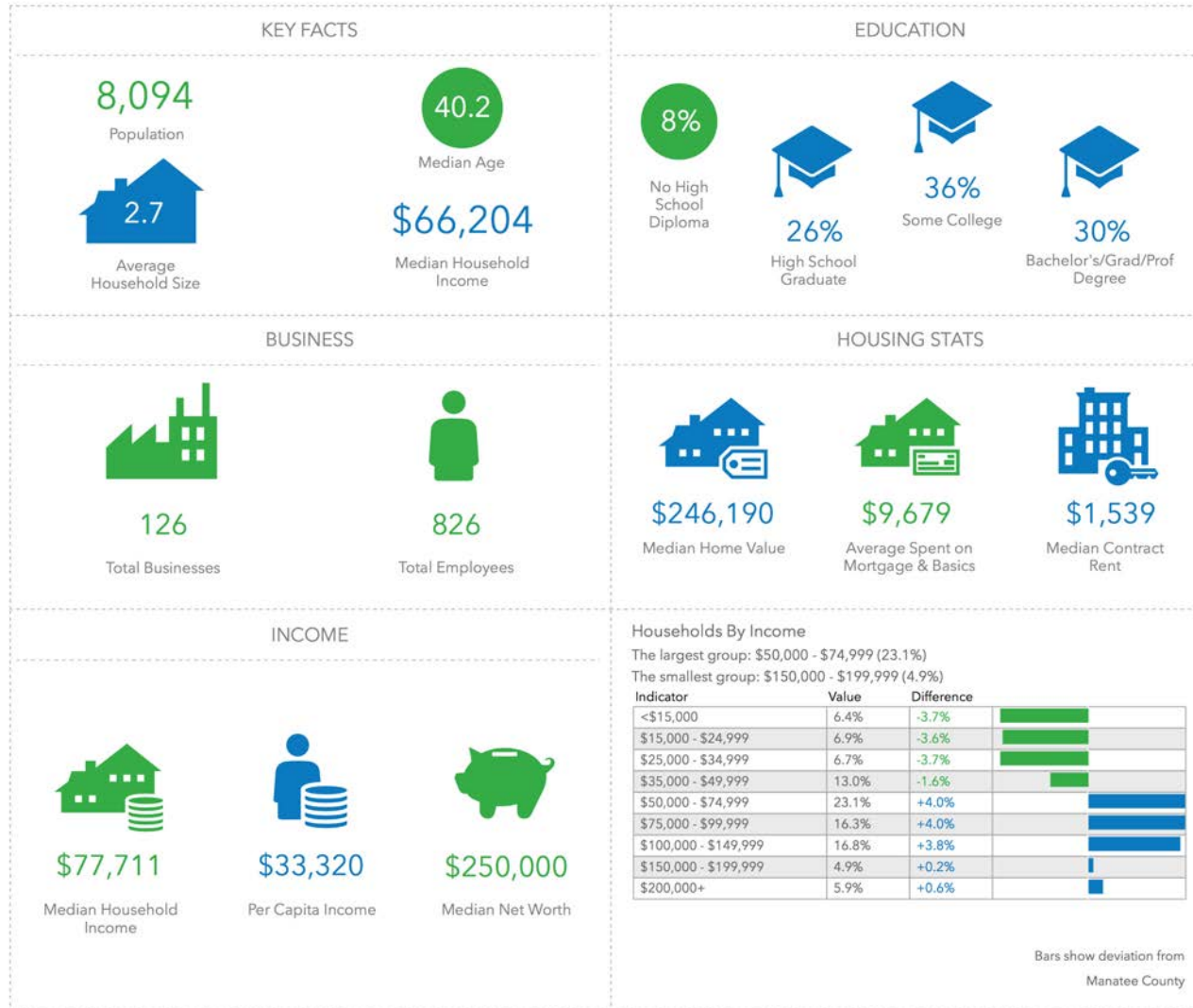
DESIGNED BY: OZC/CD		DATE: DEC. 2014		SCALE: AS NOTED	
RS	SE	RS	SE	RS	SE
Schappacher Engineering, LLC 3904 53RD AVENUE EAST BRADENTON, FL 34203 PHONE: (941) 746-8300 FAX: (941) 896-9028 WWW.SCHAPPACHERENG.COM					
CONSTRUCTION PLANS CONE RANCH SOUTH PHASE 1A			MASTER SITE PLAN		
SHEET NUMBER					



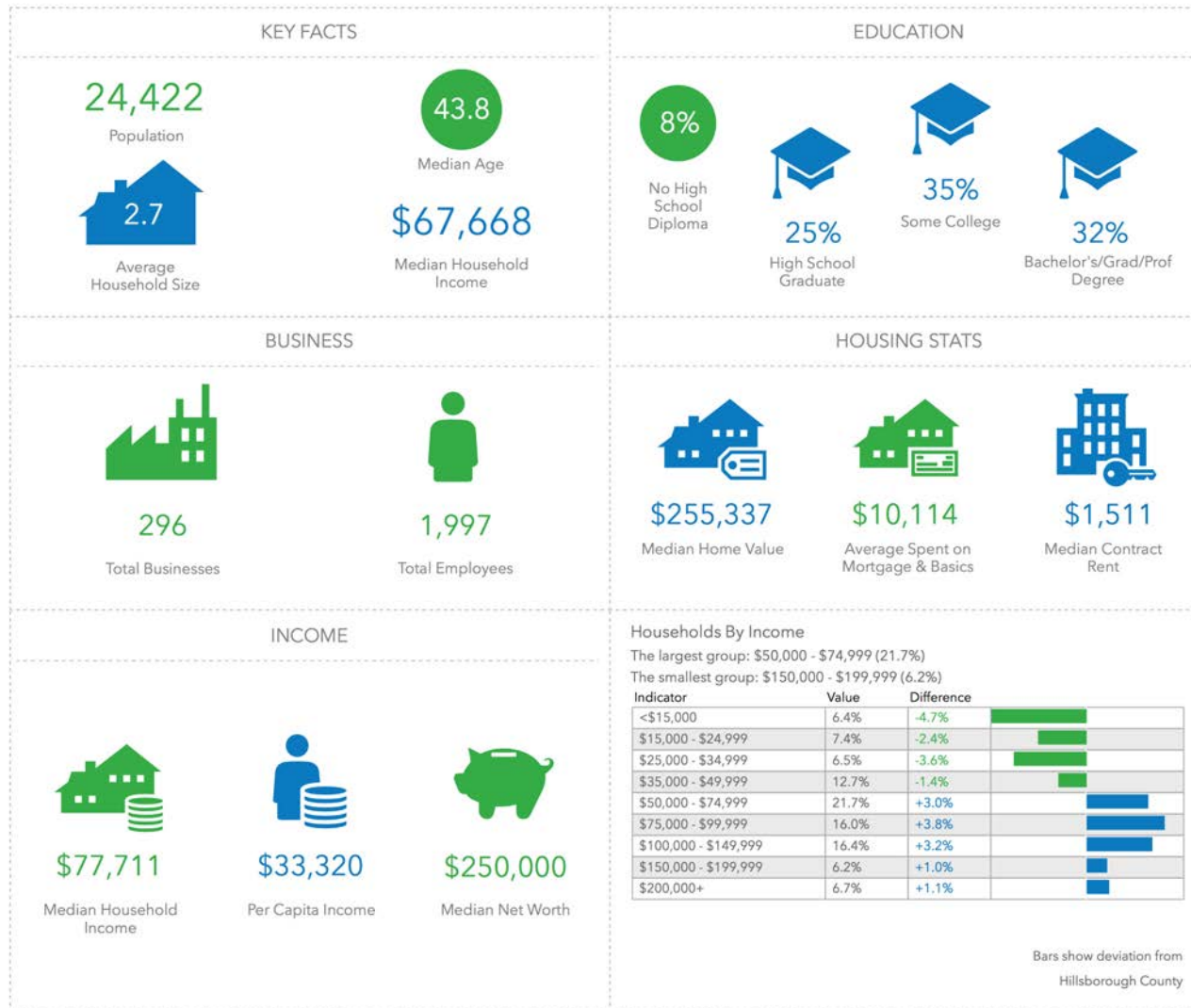




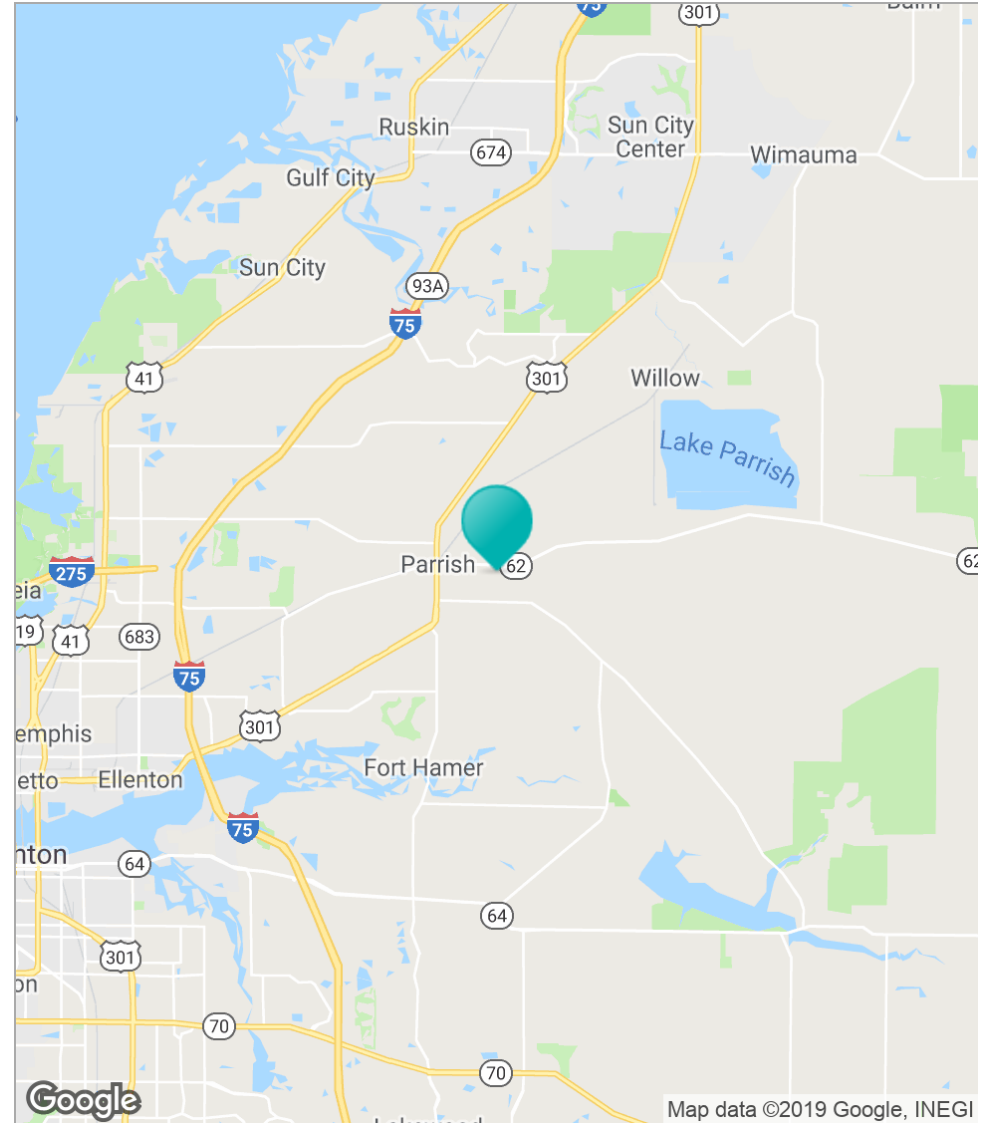












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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Eshenbaugh Land Company, LLC in compliance with all applicable fair housing and equal opportunity laws.

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