



OFFERING MEMORANDUM

TERRA CEIA

320 BAYSHORE DRIVE, TERRA CEIA, FL 34250

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Eshenbaugh
LAND COMPANY
Celebrating 25 Years

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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.

Eshenbaugh Land Company is a licensed real estate brokerage firm in Florida and William A. Eshenbaugh is the broker of record.

PROPERTY DESCRIPTION

The property is a total of 12.84 acres located on US 19 in Terra Ceia. The property is split by Bayshore Drive with 11.08 acres on the north side of Bayshore Drive and 1.76 waterfront acres located on the southside of Bayshore Drive on Terra Ceia Bay. This property has direct access to the Gulf of Mexico having to go under only one bridge and is zoned for general commercial uses. There is a 1965 single-story brick house currently on the property. It is 2826 square feet under air conditioning with a two car carport overlooking Terra Ceia Bay. There is also a dock in place on the bay.

LOCATION DESCRIPTION

The property is located at 320 Bayshore Drive in Terra Ceia, FL 34250. Terra Ceia is a an incorporated census designated place in Manatee County. It is located on Terra Ceia Island near the intersection of US 19 and I-275, at the southern end of the Sunshine Skyway Bridge. The property is accessible from both US 19 and Bayshore Drive. US 19 is a 4 lane divided highway in front of the property, with a median break at Bayshore Drive. Bayshore Drive is a single lane residential street in front of the property.

PROPERTY SIZE

12.84 Acres

ZONING

Two of the parcels are currently zoned GC for general commercial uses, with the third being a mix of GC and RSF-1 which allows for residential uses. All parcels are located within the Coastal High Hazard Area Overlay District.

PARCEL ID

2199700101, 2199700150 and 2100700200

PRICE

\$1,199,000

BROKER CONTACT INFO

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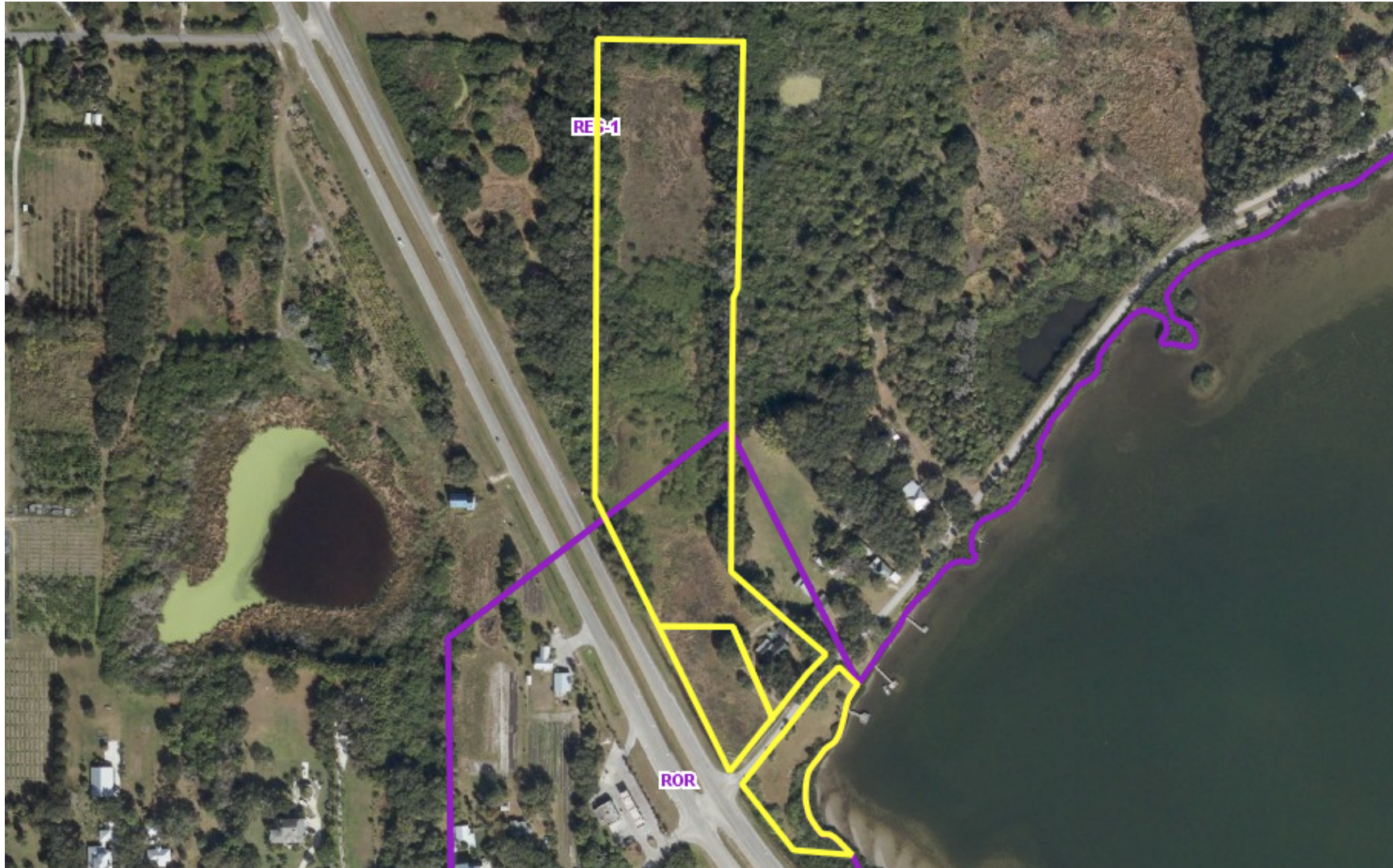






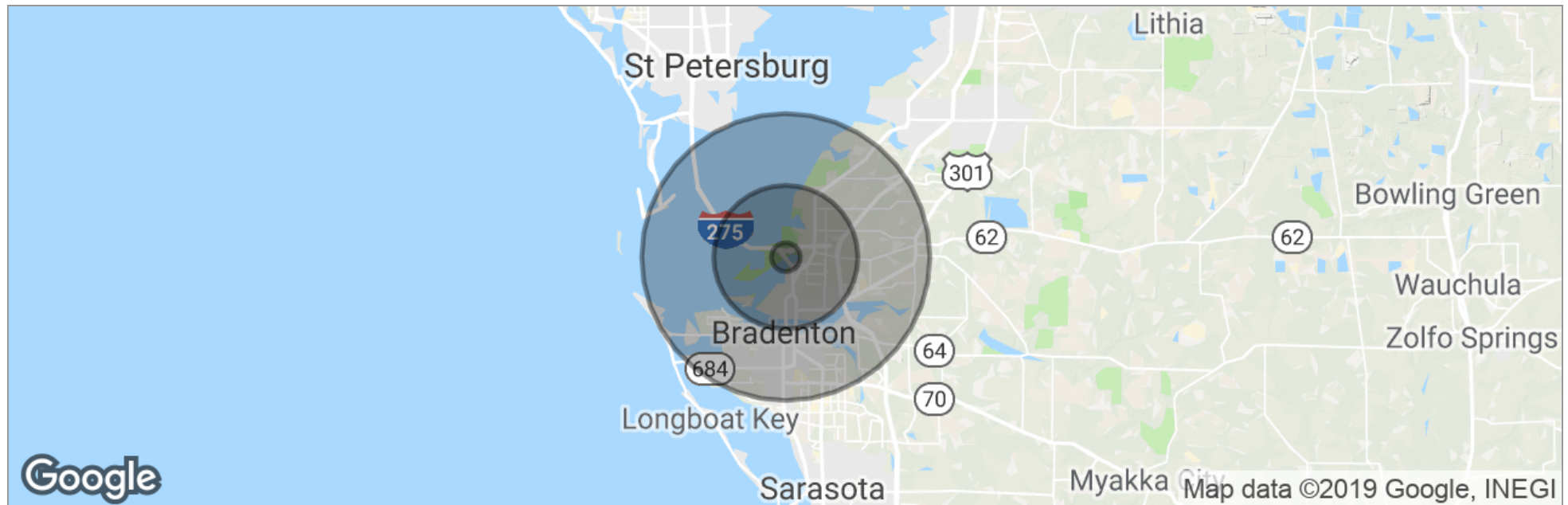






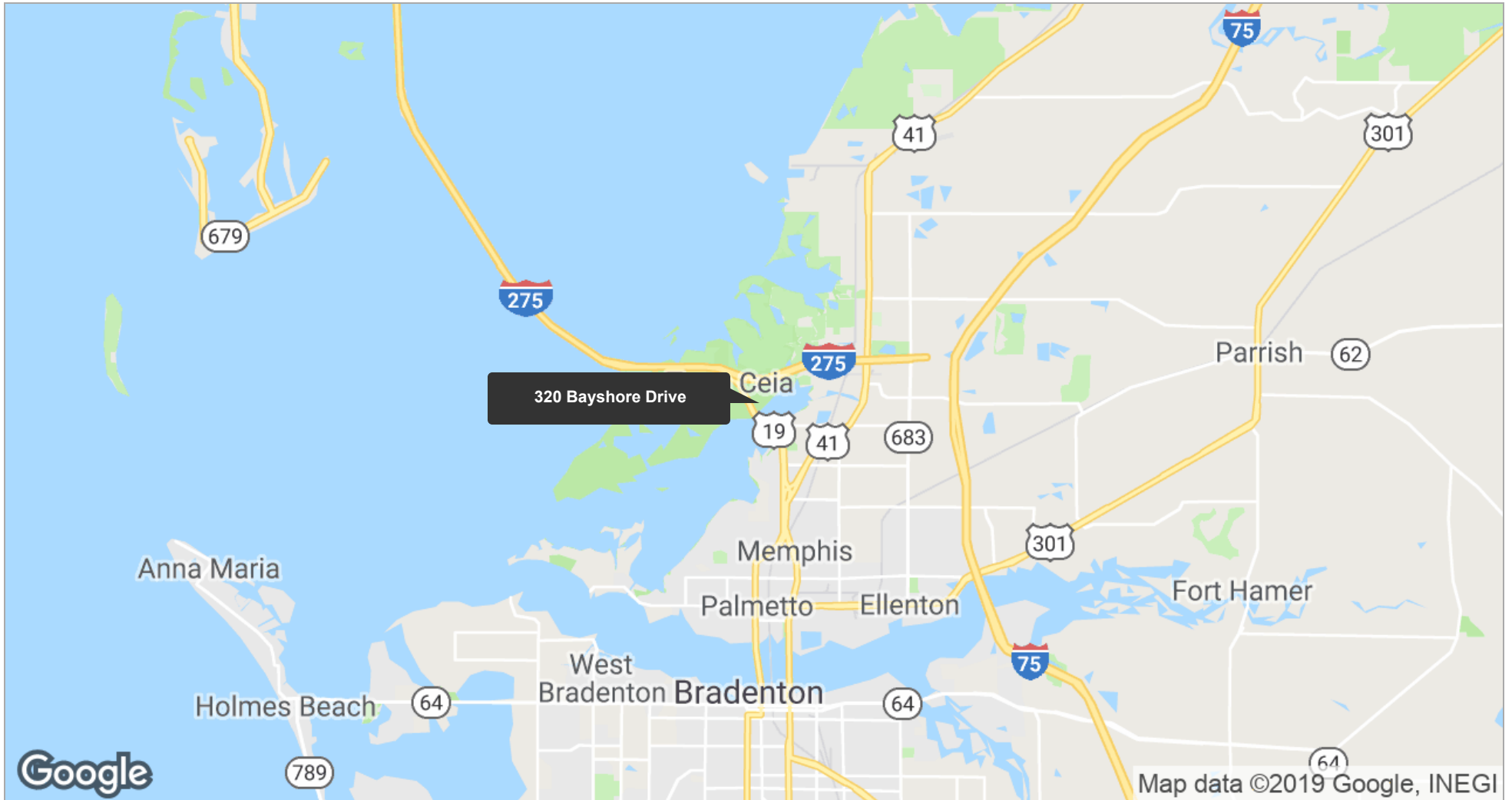


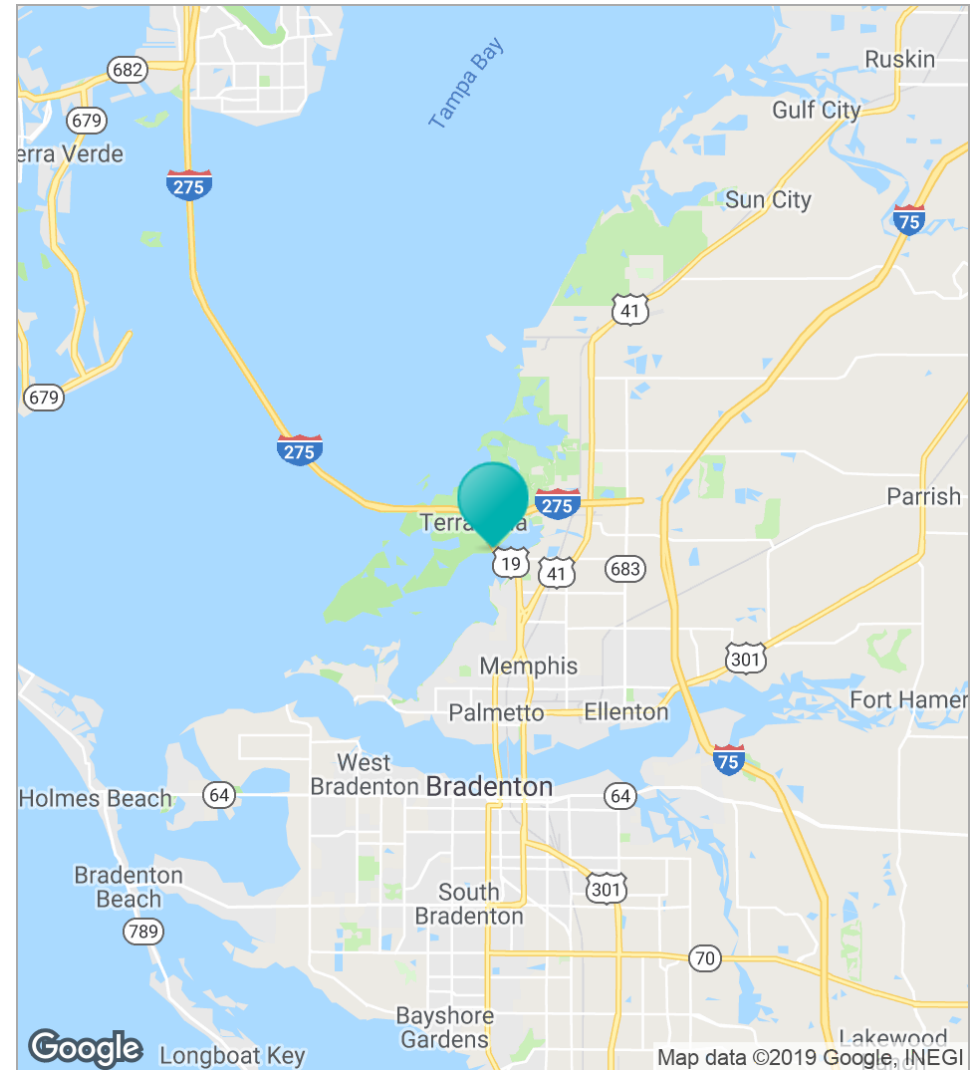




	1 Mile	5 Miles	10 Miles
Total Population	1,230	40,574	235,932
Population Density	392	517	751
Median Age	53.2	45.5	44.2
Median Age (Male)	54.1	44.6	43.1
Median Age (Female)	51.8	46.5	45.4
Total Households	540	16,196	96,740
# of Persons Per HH	2.3	2.5	2.4
Average HH Income	\$53,116	\$53,689	\$55,629
Average House Value	\$198,583	\$211,291	\$231,468

* Demographic data derived from 2010 US Census





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