



**Wakeland
Elementary**

**Horizons
Academy**

27th St E 11,800 AADT

School Board

**Louise Johnson
Middle**

26th Ave E 5,000 AADT

OFFERING MEMORANDUM

VILLAGES OF GLEN CREEK

27TH ST E & 26TH AVE EAST, BRADENTON, FL 34208

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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 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 opportunity to acquire approximately 16 acres of multifamily land within the Villages of Glen Creek with entitlements for 264 multifamily units. The Villages of Glen Creek is a thoughtfully designed community that is currently under construction and will feature over 1,300 homes will feature distinctive neighborhoods within a village-like setting and is going to be one of the most sought places to live in Bradenton.

LOCATION DESCRIPTION

The subject property is located in southeast Bradenton on the west side of I-75 and south of State Road 64 in Manatee County. It is adjacent to an elementary school, a middle school, and a high school. The surrounding area consists of a mixture of residential ranging from apartments to residential units.

PROPERTY SIZE

16.0 Acres

PROPERTY OWNER

GTIS I VGC LP

PRICE

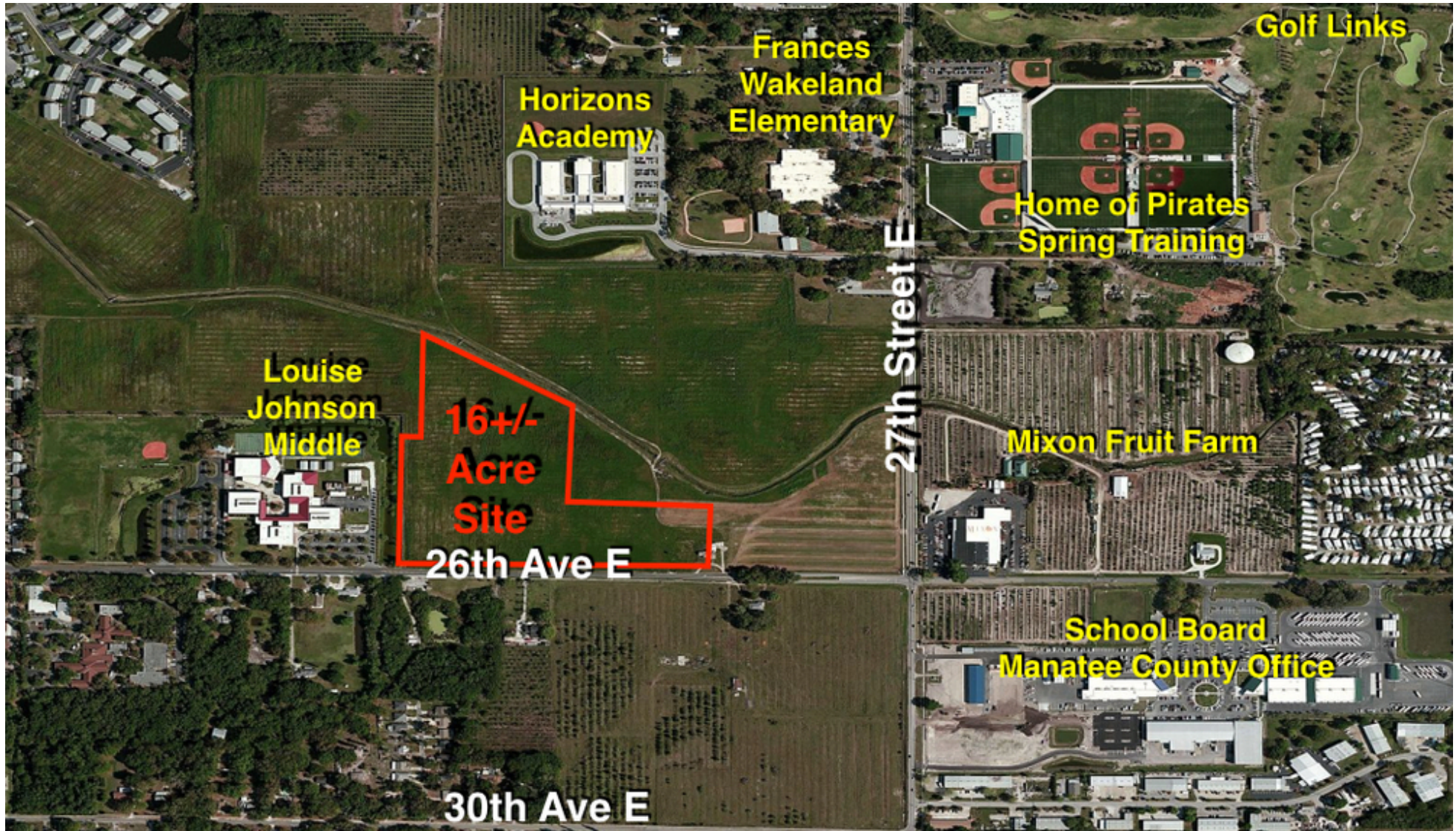
\$9,500 per approved unit which is \$2,508,000

BROKER CONTACT INFO

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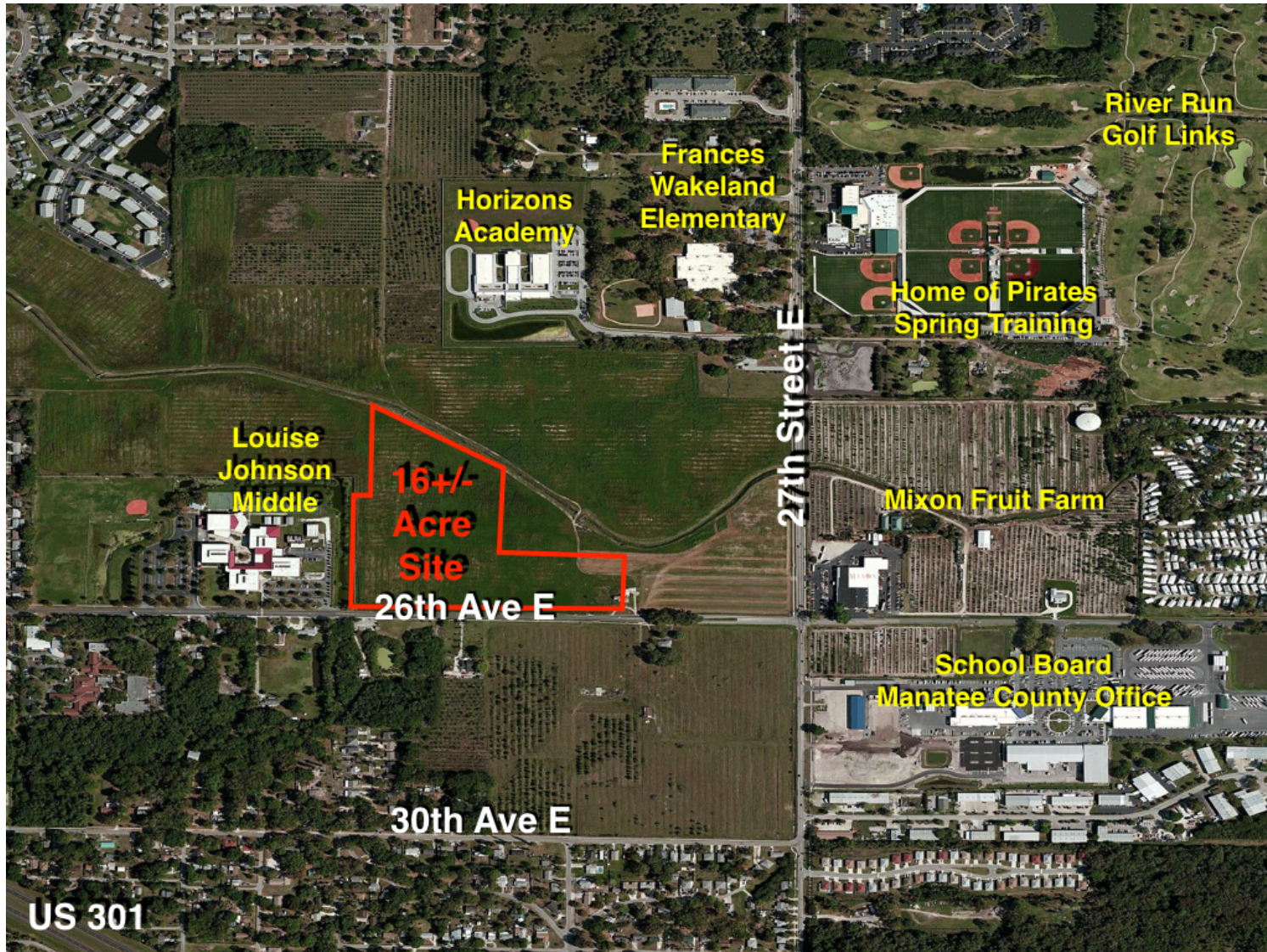




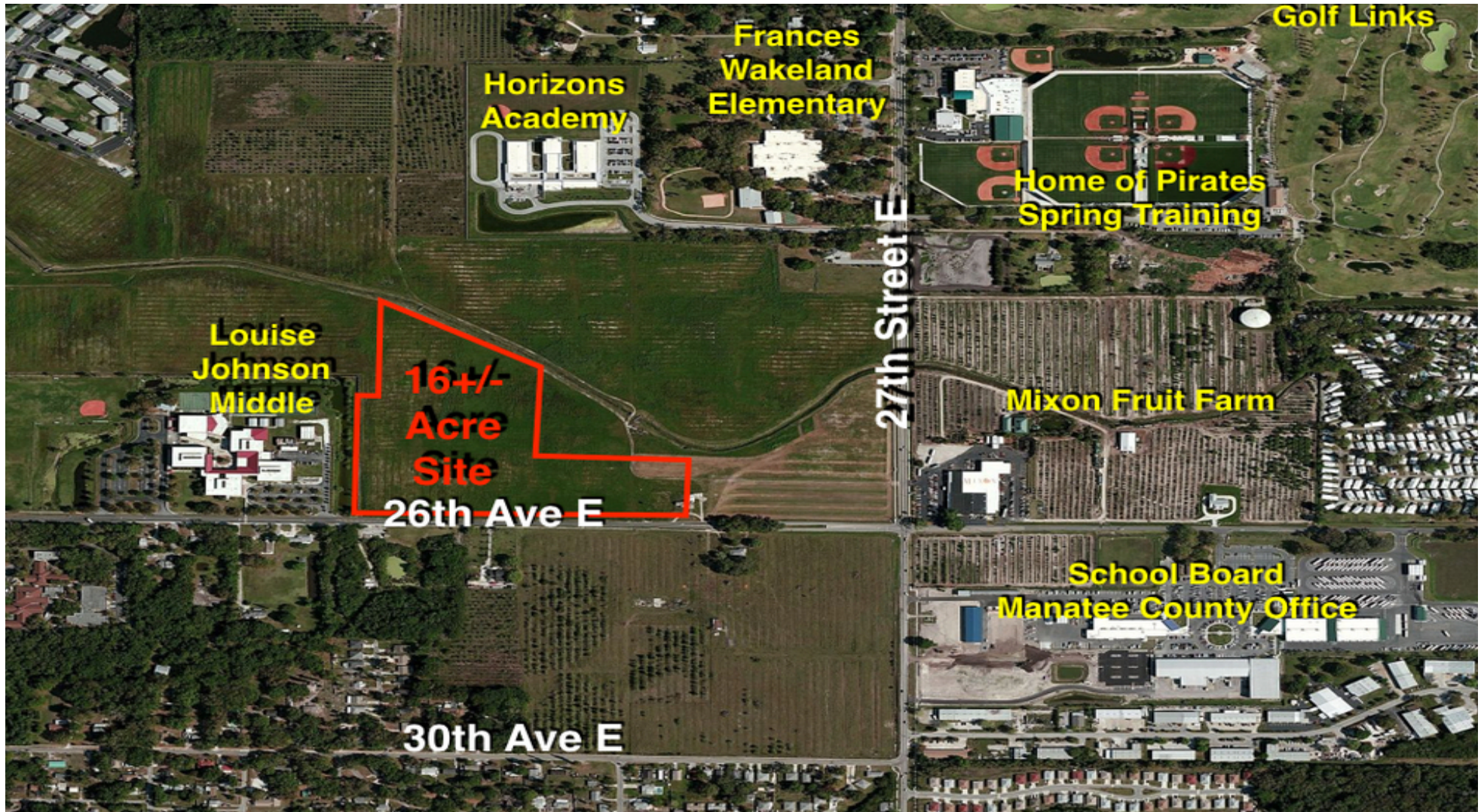


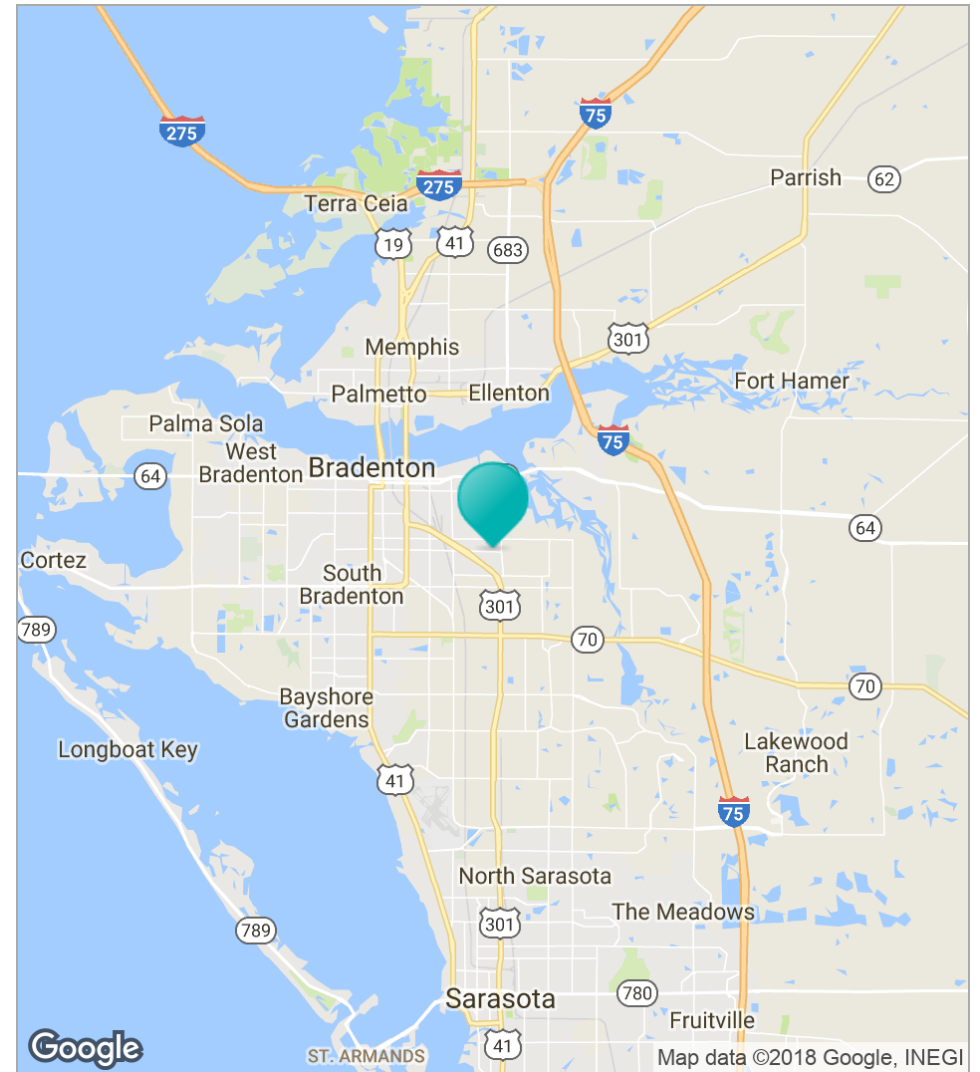
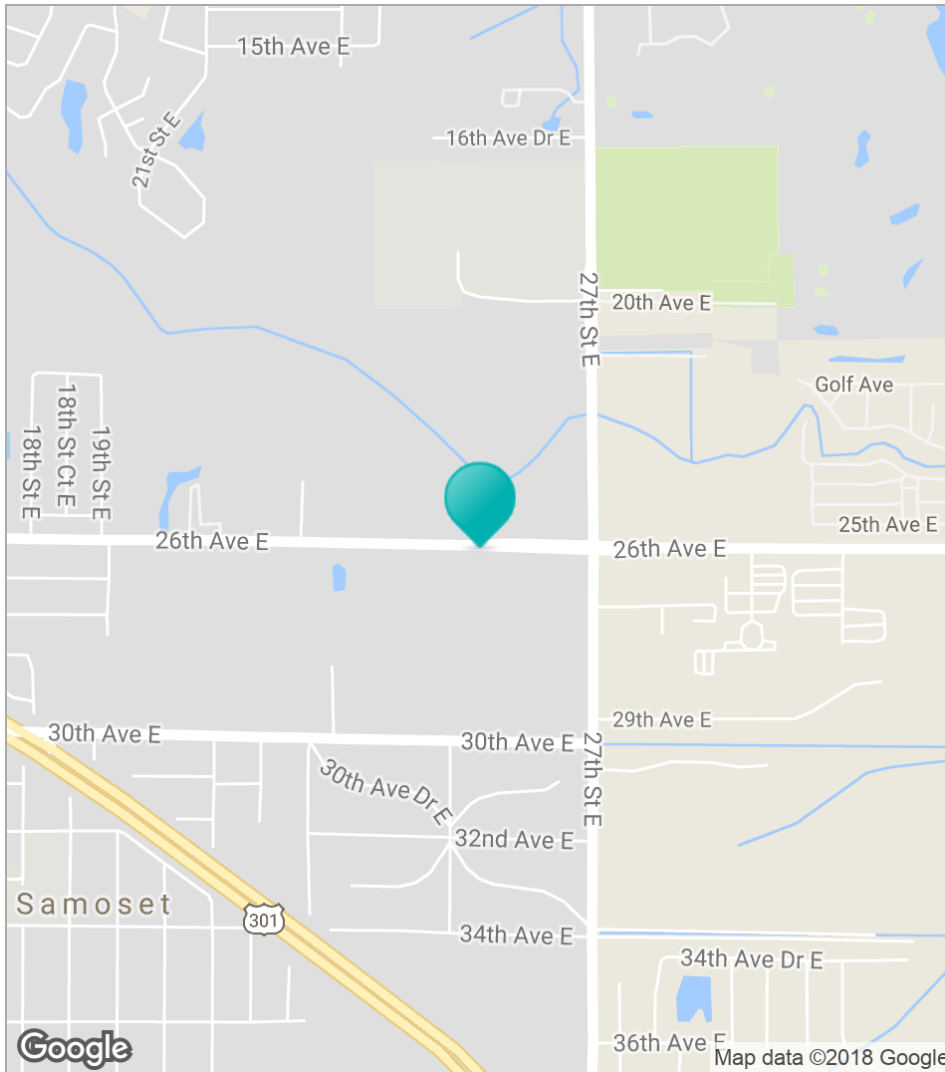
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