



WAGNER REALTY
COMMERCIAL/INVESTMENT DIVISION

DEVELOPMENT OPPORTUNITY COMMERCIAL LAND \$2,000,000



**6140 44th Ave E
Bradenton FL 34208**

Matt Kezar

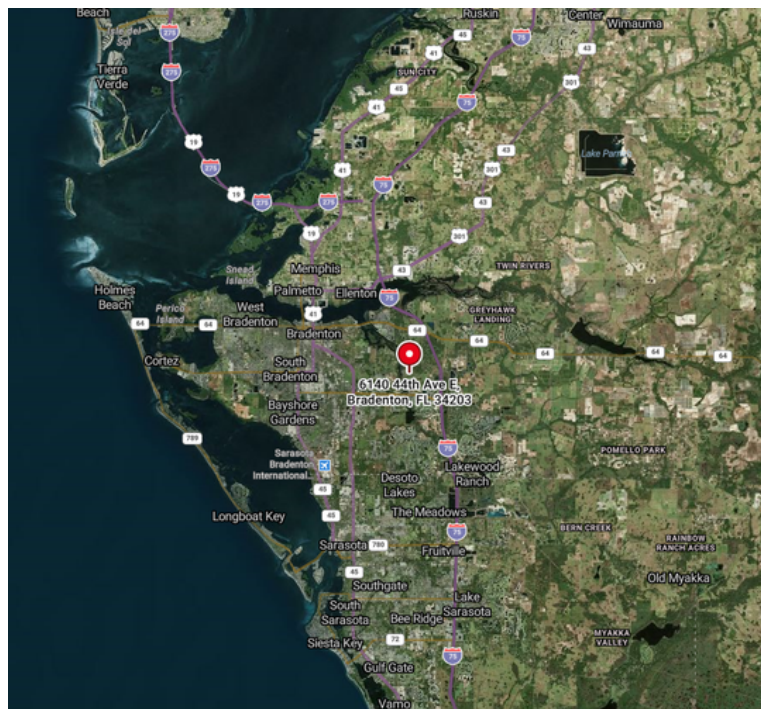
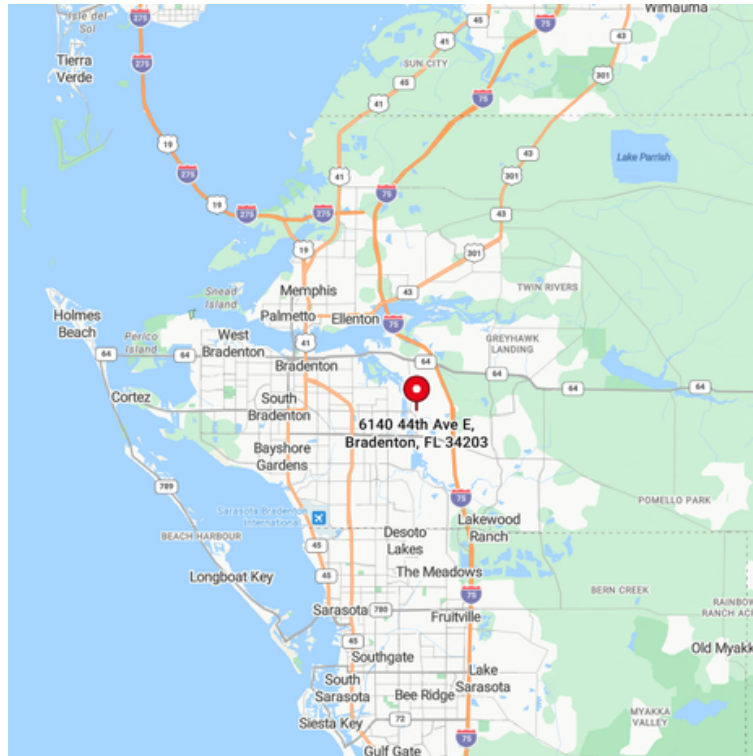
mattkezar@wagnerrealty.com (941) 720-1973

3639 Cortez Rd. W. Suite 200 Bradenton, FL 34210

Property Summary

- **Large 8.3-acre parcel in a high-growth Florida submarket.**
- **Convenient access to Interstate 75 and U.S. Highway 301.**
- **Surrounding uses include residential neighborhoods and commercial centers.**
- **Located near Bradenton's urban core and Gulf Coast beaches.**
- **Significant opportunities for residential, retail, or mixed-use development**

Map & Aerial

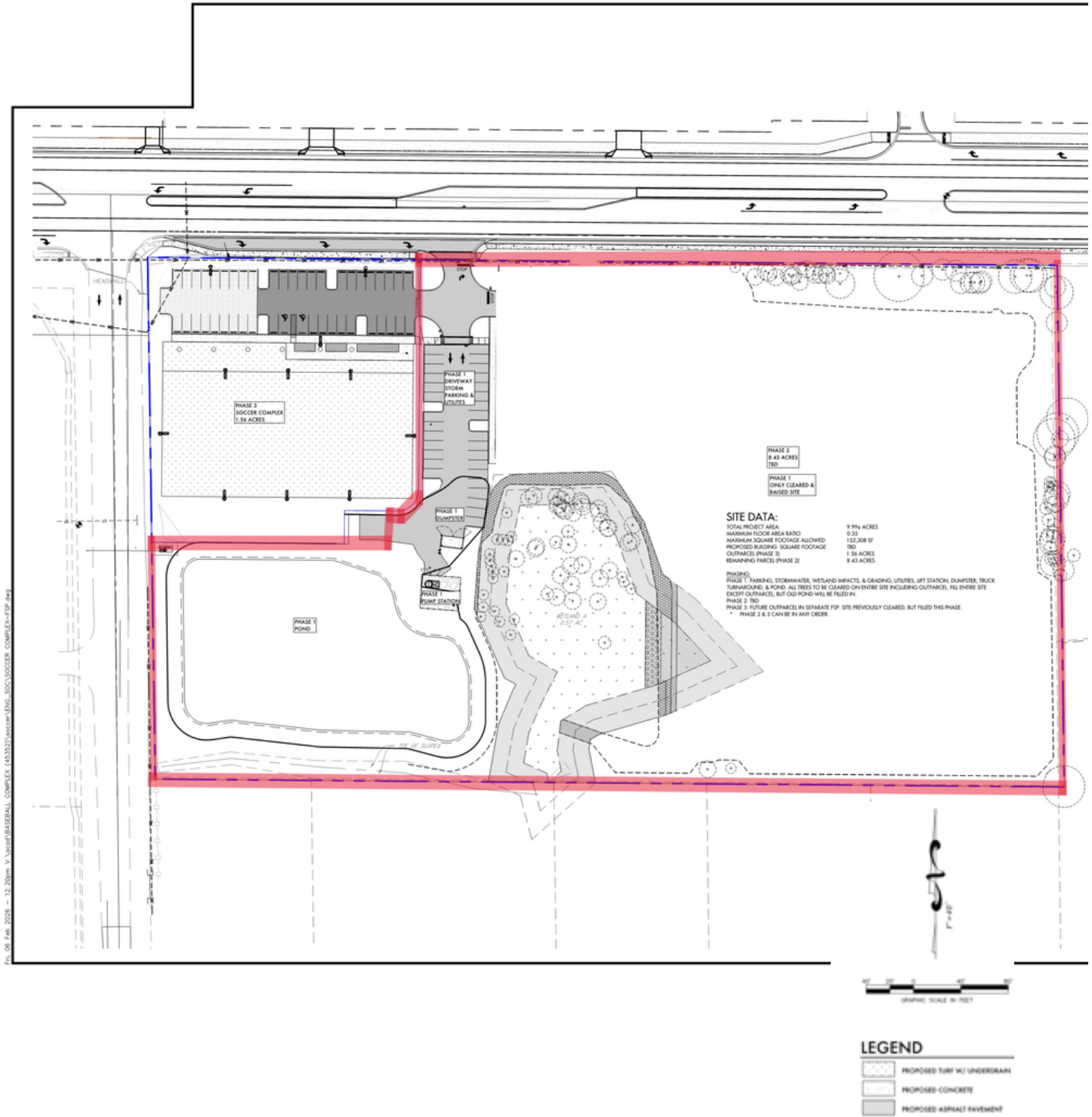


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Engineer Plan



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