

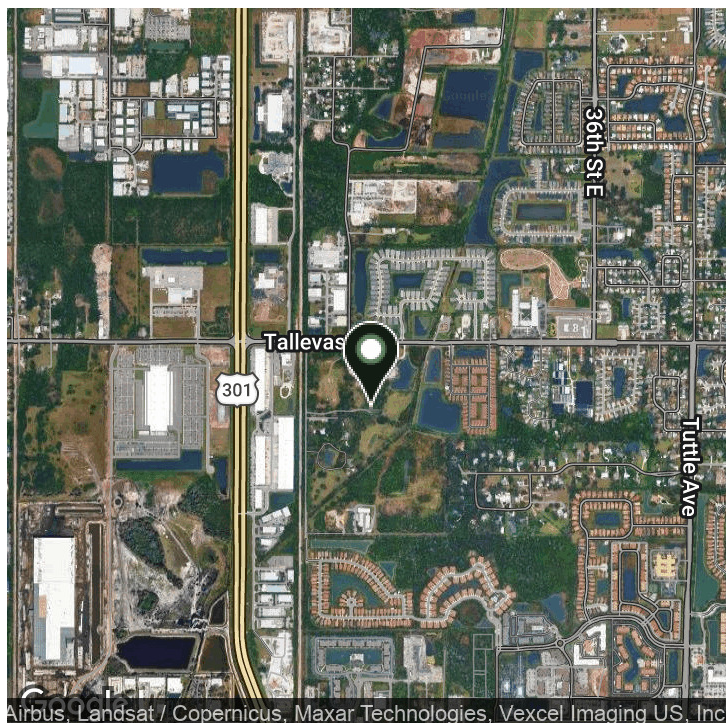
WYMAN, GREEN & BLALOCK
REAL ESTATE INC.

Since 1908

FOR SALE

LAND

ESTHER J. BRAY TRUST
7845 27TH ST E, SARASOTA, FL 34243



OFFERING SUMMARY

Sale Price: \$4,250,000

Lot Size: 11.7 Acres

Zoning: A-1

FLU: IL Light Industrial-

PROPERTY OVERVIEW

11.7 acres ideally suited for various light industrial uses within the prospering Manatee/Sarasota US 301 Corridor. This strategic location provides convenient access to key transportation routes, making it an attractive choice for industrial investors seeking a sought-after location. Seize the opportunity to invest in this well-positioned property and unlock its potential for industrial growth

PROPERTY HIGHLIGHTS

- 3.3 Miles to SRQ Sarasota Bradenton International Airport
- 6.3 Miles to I-75 at University Parkway
- Manatee County Future Land Use: IL Light Industrial

FOR MORE INFORMATION
WILLIAM BLALOCK, ALC

941.748.9776
wmb@blalockrealestate.com

While the information contained herein is believed to be accurate, it is not warranted by Wyman, Green & Blalock Real Estate, Inc.

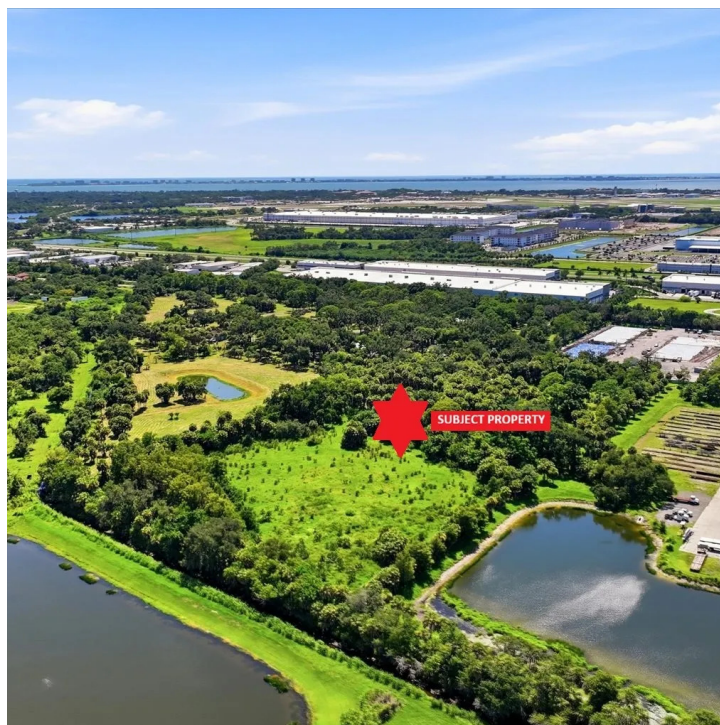
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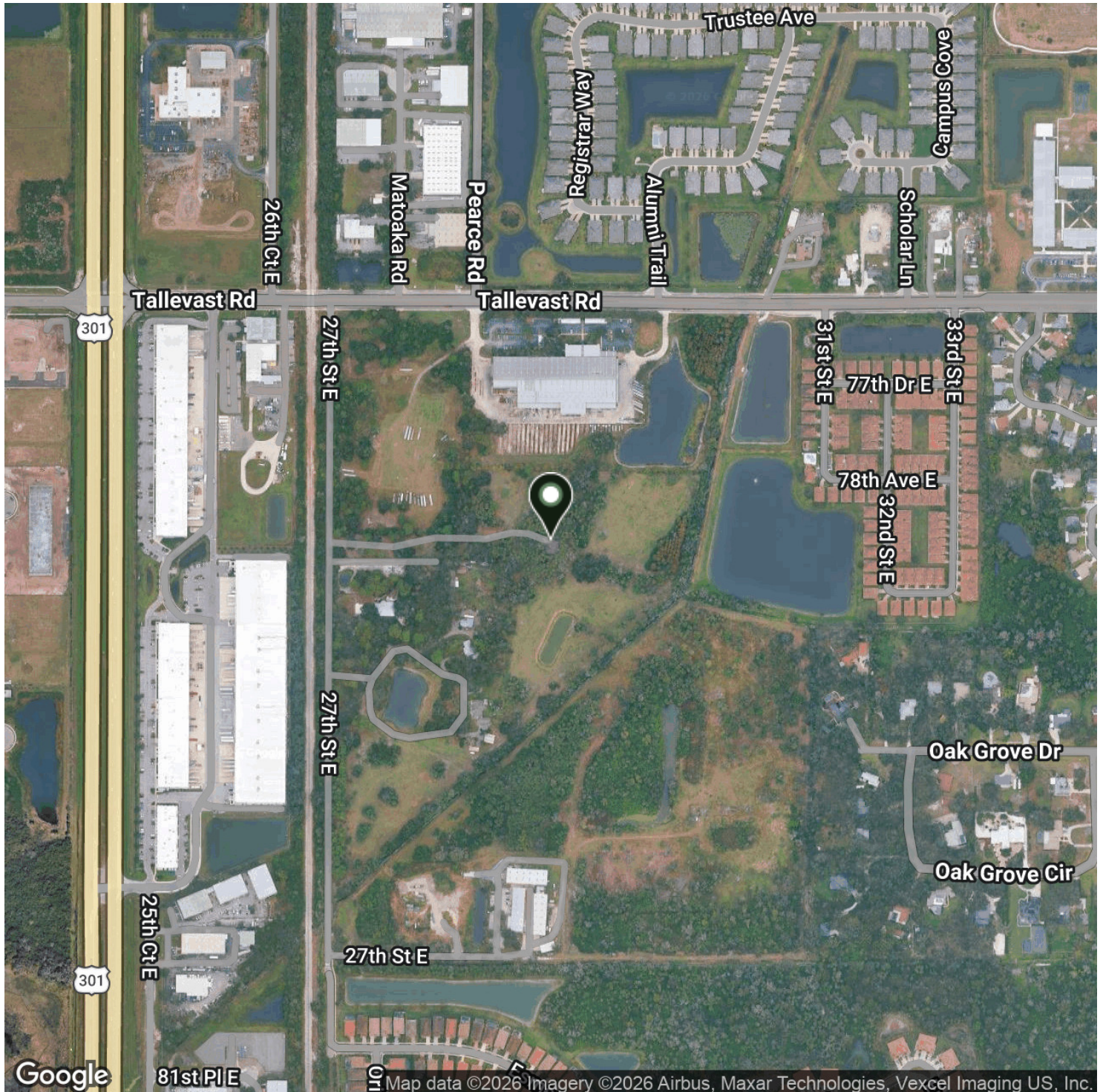
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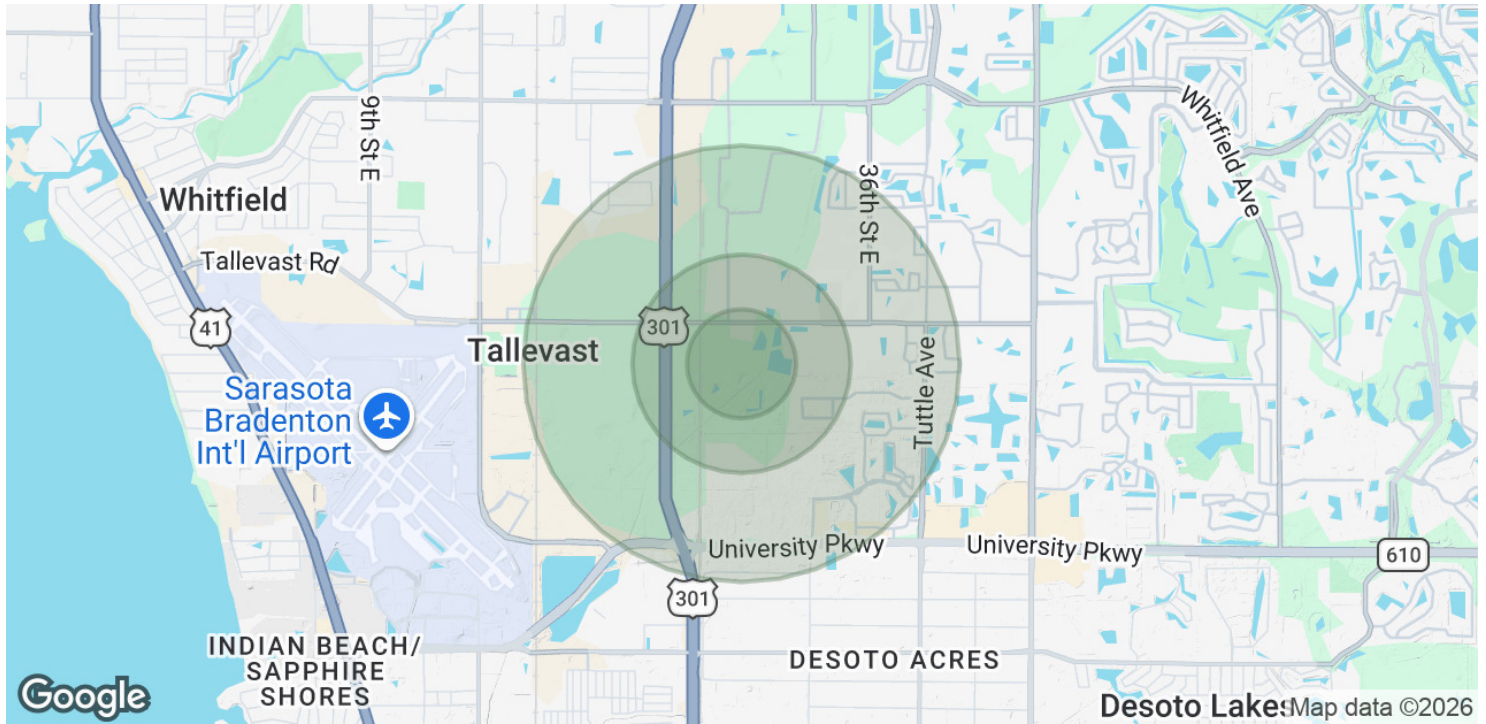
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POPULATION

0.25 MILES

0.5 MILES

1 MILE

Total Population	279	1,275	4,819
Average Age	53.7	52.4	51.2
Average Age (Male)	41.7	39.5	41.0
Average Age (Female)	55.7	54.6	52.8

HOUSEHOLDS & INCOME

0.25 MILES

0.5 MILES

1 MILE

Total Households	119	552	2,094
# of Persons per HH	2.3	2.3	2.3
Average HH Income	\$87,557	\$91,330	\$93,406
Average House Value	\$355,153	\$361,684	\$363,711

2023 American Community Survey (ACS)

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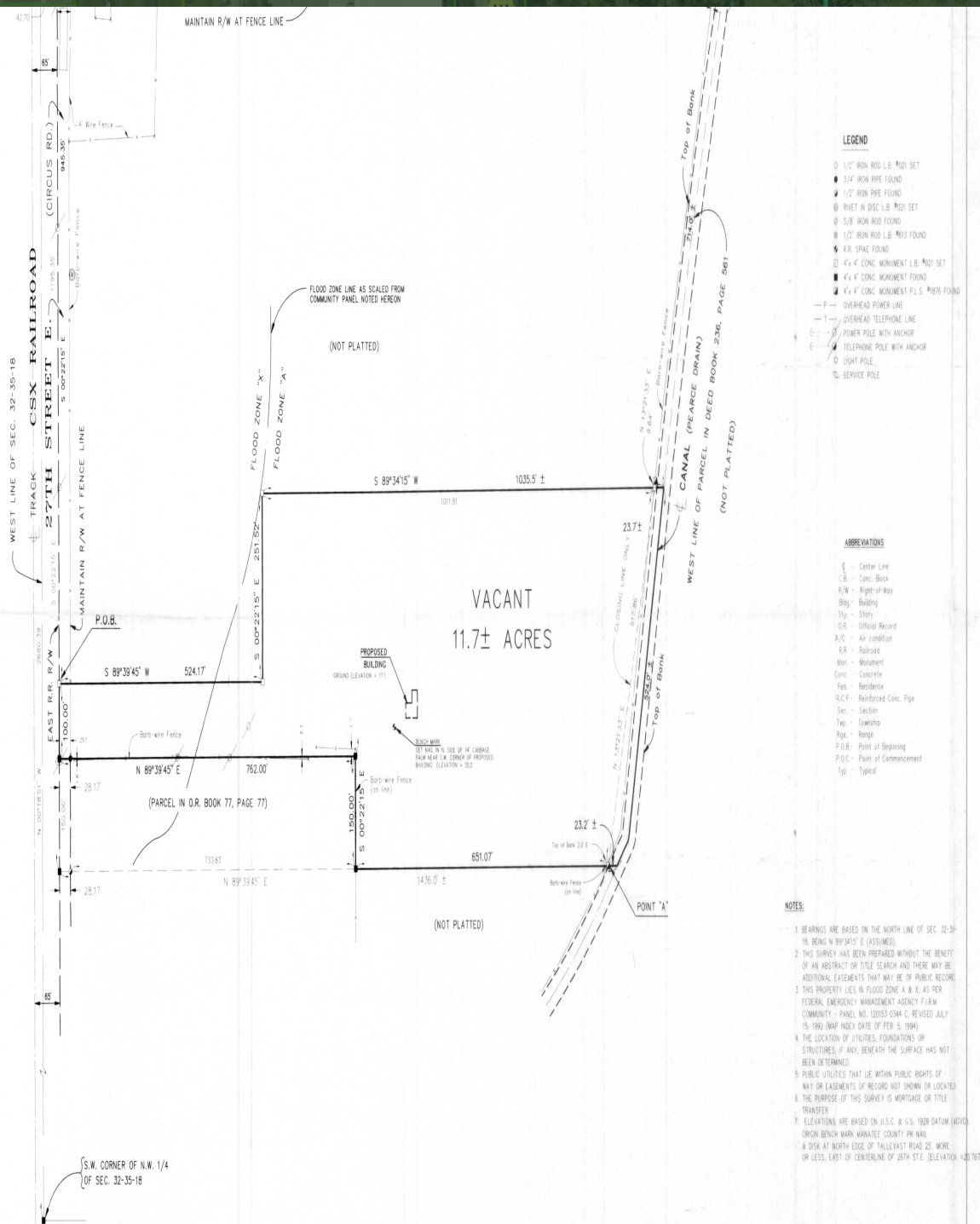
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LEGEND

- 1/2" IRON ROD L.B. #100 SET
- 3/4" IRON PIPE FOUND
- 1/2" IRON PIPE FOUND
- PIVOT IN DISC L.B. #100 SET
- 5/8" IRON ROD FOUND
- 1/2" IRON ROD L.B. #100 FOUND
- 4" IRON PIPE FOUND
- 4" x 4" CONIC MONUMENT L.B. #100 SET
- 4" x 4" CONIC MONUMENT FOUND
- 4" x 4" CONIC MONUMENT P.L.S. #1016 FOUND
- OVERHEAD POWER LINE
- OVERHEAD TELEPHONE LINE
- POWER POLE WITH ANCHOR
- TELEPHONE POLE WITH ANCHOR
- LIGHT POLE
- SERVICE POLE

ABBREVIATIONS

- C - Center Line
- C.B. - Canal Bank
- R/W - Right-of-Way
- Bldg - Building
- Sty - Story
- O.R. - Official Record
- A/C - Air Condition
- R.R. - Railroad
- Win - Window
- Covr - Covering
- Fls - Residence
- R.C.P. - Reinforced Concrete Pipe
- Sec - Section
- Twp - Township
- Rge - Range
- P.O.B. - Point of Beginning
- P.O.C. - Point of Commencement
- Tp - Typed

NOTES:

- BEARINGS ARE BASED ON THE NORTH LINE OF SEC. 32-35-18, BEING N 89°34'15" E (ASSUMED).
- THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OR TITLE SEARCH AND THERE MAY BE ADDITIONAL EASEMENTS THAT MAY BE OF PUBLIC RECORD.
- THIS PROPERTY LIES IN FLOOD ZONE A & X, AS PER FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM COMMUNITY PANEL NO. 12063 (04) C, REVISED JULY 15, 1992 (MAP INDEX DATE OF FEB 5, 1994).
- THE LOCATION OF UTILITIES, FOUNDATIONS OR STRUCTURES, IF ANY, BENEATH THE SURFACE HAS NOT BEEN DETERMINED.
- PUBLIC UTILITIES THAT LIE WITHIN PUBLIC RIGHTS OF WAY OR EASEMENTS OF RECORD NOT SHOWN OR LOCATED.
- THE PURPOSE OF THIS SURVEY IS MORTGAGE OR TITLE TRANSFER.
- ELEVATIONS ARE BASED ON U.S.C. & G.S. 1929 DATUM (ADVIS: ORIGIN BENCH MARK WAKATIE COUNTY P.K. 101.1 & DISK AT NORTH EDGE OF TALLEYHAST ROAD 25, MORE OR LESS, EAST OF CENTERLINE OF 26TH ST. ELEVATION +20.70).

BOUNDARY SURVEY OF:

COMMENCE AT THE NORTHWEST CORNER OF SECTION 32, TOWNSHIP 35 S., RANGE 18 E., WAKATIE COUNTY, FLORIDA; THENCE N 89°34'15" E, ALONG THE NORTH LINE OF SAID SECTION 32, A DISTANCE OF 42.70 FT., TO THE INTERSECTION WITH THE EAST RIGHT-OF-WAY OF CSX RAILROAD (TAMPA SOUTHERN RAILROAD); THENCE S 00°22'15" E, ALONG THE EAST RIGHT-OF-WAY OF SAID RAILROAD, A DISTANCE OF 1000.0 FT., TO THE INTERSECTION WITH THE WESTERN EXTENSION OF THE NORTH LINE OF THAT CERTAIN PARCEL OF LAND, AS DESCRIBED AND RECORDED IN O.R. BOOK 77, PAGE 77; PUBLIC RECORDS OF WAKATIE COUNTY, FLORIDA; THENCE N 89°34'15" E, ALONG THE NORTH LINE OF SAID CERTAIN PARCEL, AND WESTERN EXTENSION THEREOF, A DISTANCE OF 762.00 FT. TO THE NORTHEAST CORNER THEREOF; THENCE S 00°22'15" E, ALONG THE EAST LINE OF SAID CERTAIN PARCEL, A DISTANCE OF 150.00 FT., TO THE SOUTHEAST CORNER THEREOF; THENCE N 89°34'15" E, ALONG THE EASTERN EXTENSION OF THE SOUTH LINE OF SAID CERTAIN PARCEL, A DISTANCE OF 851.07 FT., TO A POINT, HEREINAFTER REFERRED TO AS POINT "X"; THENCE CONTINUE N 89°34'15" E, A DISTANCE OF 232.2 FT., MORE OR LESS, TO THE INTERSECTION WITH THE CENTERLINE OF A CANAL (PEACE DRAIN); THENCE N 89°34'15" E, ALONG THE WESTERN LINE OF THAT CERTAIN PARCEL OF LAND, AS DESCRIBED AND RECORDED IN DEED BOOK 236, PAGE 561 OF SAID PUBLIC RECORDS; THENCE NORTHEASTERLY, ALONG SAID CENTERLINE, A DISTANCE OF 324.9 FT., MORE OR LESS; THENCE S 89°34'15" W, PARALLEL TO THE NORTH LINE OF SAID SECTION 32, A DISTANCE OF 23.7 FT., MORE OR LESS, TO A POINT, WHICH LIES N 17°12'37" E, 57.86 FT. OF AFORESAID POINT "X"; THENCE CONTINUE S 89°34'15" W, A DISTANCE OF 1011.81 FT.; THENCE S 00°22'15" E, PARALLEL TO THE EAST RIGHT-OF-WAY OF SAID RAILROAD, A DISTANCE OF 25.25 FT.; THENCE S 89°34'15" W, PARALLEL TO THE NORTH LINE OF SAID CERTAIN PARCEL, IN O.R. BOOK 77, PAGE 77, AND 100.00 FT. NORTHERLY THEREFROM, A DISTANCE OF 324.17 FT., TO THE POINT OF BEGINNING, BEING AND LYING IN THE NORTHWEST 1/4 OF SECTION 32, TOWNSHIP 35 S., RANGE 18 E., WAKATIE COUNTY, FLORIDA.

CONTAINING 11.7 ACRES, MORE OR LESS.

SUBJECT TO MAINTAINED RIGHT-OF-WAY FOR THE CSX RAILROAD, ALONG THE WEST LINE THEREOF.

REVIEWED FOR CODE COMPLIANCE
STANDARD CODES
8000
WAKATIE COUNTY BUILDING DEPARTMENT
PERMIT NO.: 00120936
REVIEW COMPLETED
PLANS EXAMINER: [Signature]

FOR MORE INFORMATION

George F. Young, Inc.
WILLIAM BLALOCK, ALC
LAND SURVEYING • ENGINEERING • ENVIRONMENTAL
ST. PETERSBURG • TAMPA • BRADENTON • NEW PORT RICHEY • GADSDENVILLE
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Wakatie County, Florida

SHEET

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