



# RETAIL SHOPPING CENTER DEVELOPMENT SITE

12055 U.S. HIGHWAY 301  
PARRISH, FL 34219

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# Executive Summary



## PROPERTY SUMMARY

SALE PRICE:	\$4,950,000
LOT SIZE:	13.4 Acres
APN #:	483400057, -0054, 4834101
ZONING:	Agricultural
MARKET:	North Manatee County
SUB MARKET:	Ellenton - Parrish
CROSS STREETS:	Ft. Hamer Road
TRAFFIC COUNT:	12,800

## PROPERTY OVERVIEW

The premier retail development site in east Manatee County is back on the market! Located at the SW corner of U.S. 301 and Ft. Hamer road. Ft. Hamer Road connects southward across the new bridge to Lakewood Ranch Boulevard into the heart of Lakewood Ranch. Ft. Hamer will be extended northward becoming the new "Parrish Bypass" going right by the new Parrish Community High School, the future State College of Florida north County campus, and connecting with Moccasin Wallow Road.

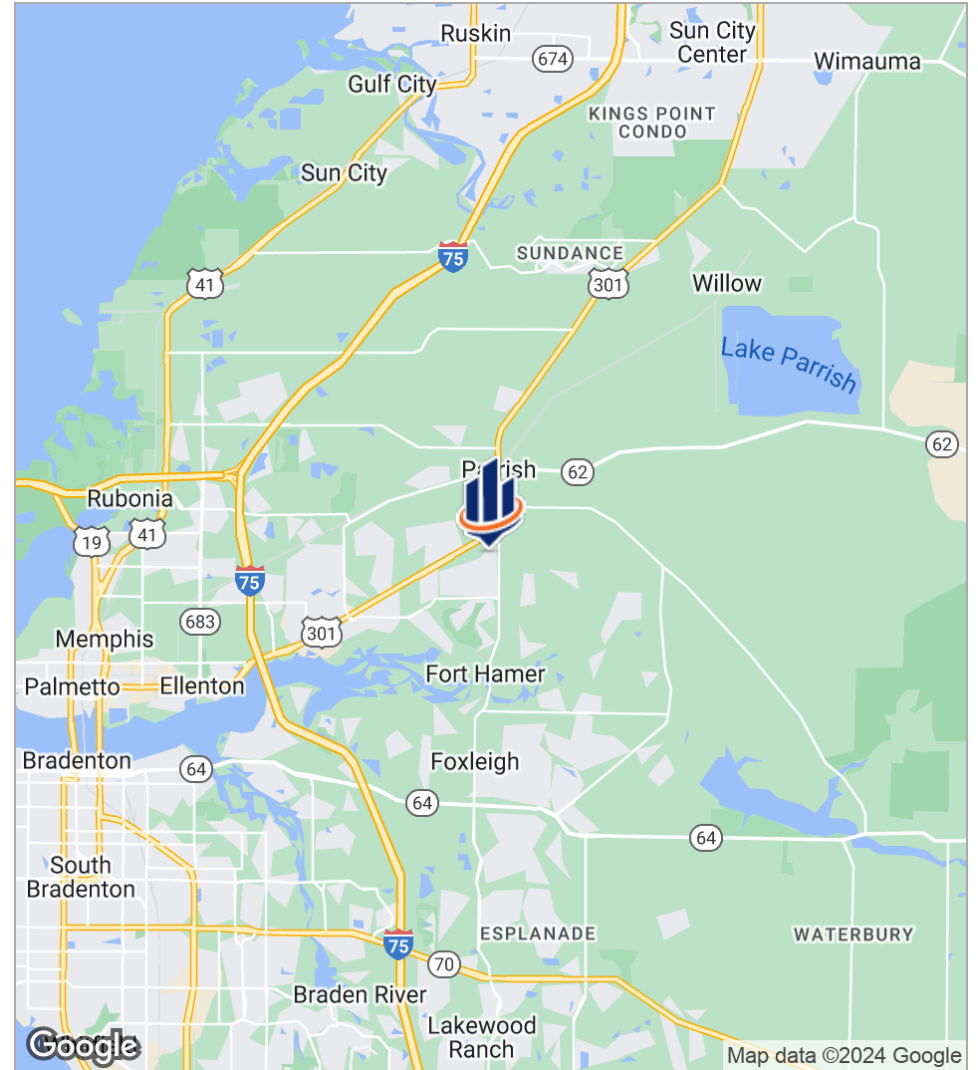
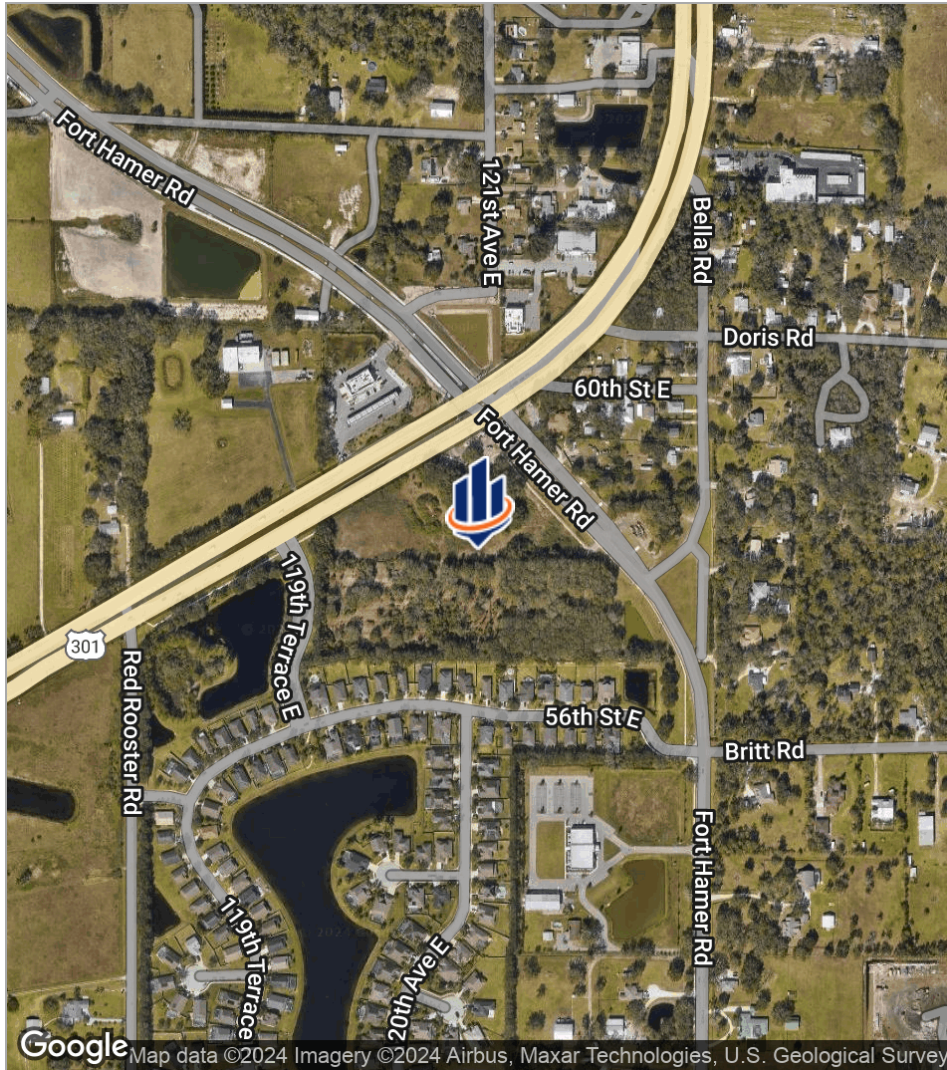
This new east-County corridor is a direct link between all of the explosive residential development in Lakewood Ranch to the south, and Moccasin Wallow to the north.

Initial indications from Manatee County Planning Department is that a retail shopping center with outparcels from 90,000 square feet to 150,000 square feet [possibly more] would be approved here with new Planned Commercial Development zoning.

## PROPERTY HIGHLIGHTS

- New Major North-South Corridor
- Lots of Residential Growth in This Area
- Located on Major Highway, New 4-Lane U.S. 301
- New Commercial Corner with Ft. Hamer Road
- New Full Function Intersection with Traffic Light
- Ft. Hamer Bridge to Connect Directly to Lakewood Ranch

# Location Maps





# Retailer Map

