



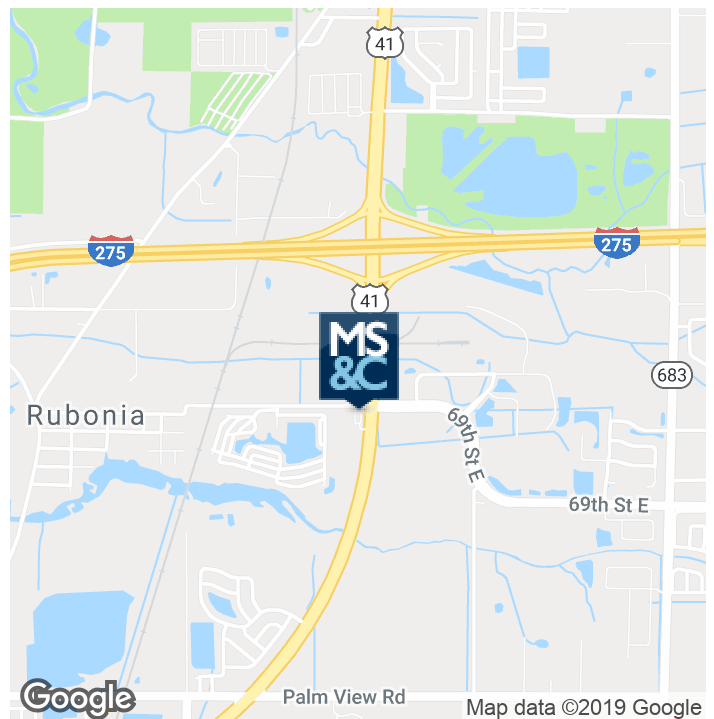
ADDRESS  
**7219 US Hwy 41 7219**  
**Palmetto, FL 34221**

## PROPERTY FEATURES

- Incredible plot of land with tons of possibilities
- Highly desirable location, near I-75 and the 41 & 2-75 interchange
- Great for industrial location or planned community
- Owner financing is available if needed

	1 Mile	5 Miles	10 Miles
<b>Total Households:</b>	443	18,750	93,381
<b>Total Population:</b>	983	46,620	230,520
<b>Average HH Income:</b>	\$49,508	\$53,287	\$56,705

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It or other conditions, prior sale, lease or financing, or withdrawal without notice.



PRESENTED BY:

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# EXECUTIVE SUMMARY



## OFFERING SUMMARY

Sale Price: \$1,395,000

Price / Acre: \$182,353

Lot Size: 7.65 Acres

Zoning: PD-RV, PD-I

Market: North  
Port-Sarasota-Bradenton

## PROPERTY OVERVIEW

Incredible plot of land with tons of possibilities. Highly desirable location at the 41 & 2-75 interchange, as well as the I-75 on ramp right nearby. Great for industrial location or planned community. Owner financing is available if needed. There are not many of these available in such a prime location - don't miss this golden opportunity!

## LOCATION OVERVIEW

North Palmetto - intersection on US 41, I-275 and I-75 interchange

**Michael Saunders & Company**  
LICENSED REAL ESTATE BROKER

100 SOUTH WASHINGTON BLVD  
Sarasota, FL, 34236

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# LOCATION MAPS



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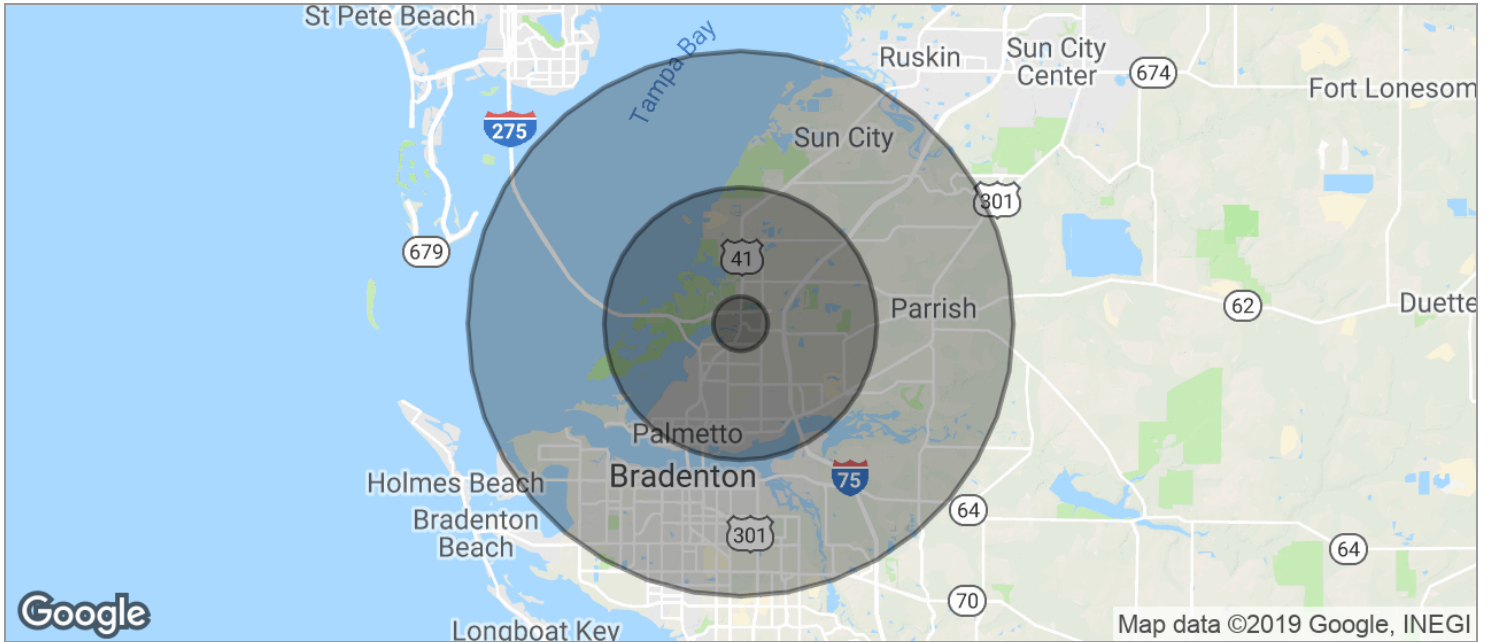
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# DEMOGRAPHICS MAP



<b>POPULATION</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
TOTAL POPULATION	983	46,620	230,520
MEDIAN AGE	57.8	46.6	44.0
MEDIAN AGE (MALE)	58.4	45.8	43.1
MEDIAN AGE (FEMALE)	57.9	47.4	45.2
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
TOTAL HOUSEHOLDS	443	18,750	93,381
# OF PERSONS PER HH	2.2	2.5	2.5
AVERAGE HH INCOME	\$49,508	\$53,287	\$56,705
AVERAGE HOUSE VALUE	\$148,137	\$179,055	\$233,835

\* Demographic data derived from 2010 US Census

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