



FORTUNE REAL ESTATE

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SUMMARY FACTS #438

Potential Upscale RV Resort

Mobile Home Parks
 RV Parks * Campgrounds
 Self-Storage Facilities
 Voice: (941) 755-1339
 Fax: (941) 753-6246
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4301 32nd Street West, #E28
 Bradenton, FL 34205

PHYSICAL INFORMATION

Spaces Developed	Vacant Land	Spaces Occupied	Vacant Land
Acreage	34.25+/-	Expansion	Possibly with adjoining land
Streets Paved	Hwy frontage is paved	Landscaping	Heavily Wooded
Water Supply	Not Available	Sewage Disposal	Not Available
Highway Frontage	325 Ft	Water Frontage	None
Special Features	Land borders 850 acres of environmentally endangered lands conservation area.		
Location	East Central Florida between Daytona Beach and Disney		

FINANCIAL INFORMATION

Total Sales Price	-----	-----	\$790,000.00
Cash Down		\$790,000.00	
Mortgage			
Total		<u>\$790,000.00</u>	<u>\$790,000.00</u>

SELLER MOTIVATED & WILLING TO CONSULT BUYER ON REZONING & PERMITTING!!

Note: Great piece of quiet country just a few miles from major attractions, restaurants, and beaches. Land use is neighborhood commercial which allows 10 units per acre. There is a impact fee moratorium on this project, which will save you \$240,000 on a 160 space RV Resort. Most RV communities are full or near capacity. This property could be developed as an upscale RV Resort to either sell or rent lots. Owners motivated. Current local owner willing to remain as consultant to help with rezoning. Phase I consisting of 9.3 acres is ready for permitting. Phase II consisting of 25 acres +/- is ready for rezoning.



FOR APPOINTMENT TO SEE OR ADDITIONAL INFORMATION

CALL TOLL FREE: (800) 226-3839. Voicemail answers 24 hours a day. Sales representatives are often in the field, but maintain contact by mobile phone and will respond to your call promptly.

BROKER: Rob Smith, ASSOCIATES: Harold Goodwin

Email: fortune.parks@lwbpark.com - Website: www.fortunerealestate.com

Information herein from sources deemed reliable, but not warranted

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