

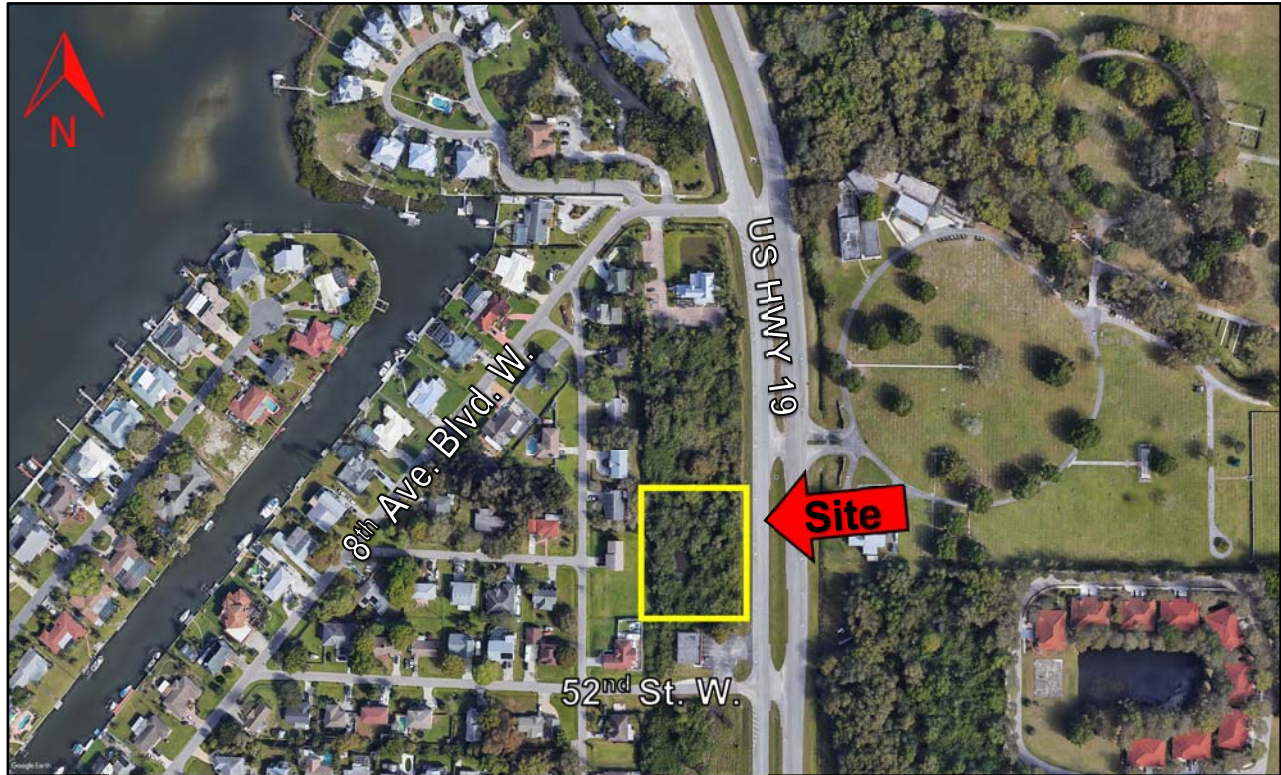


**KLEIN & HEUCHAN, INC**  
**REALTORS**

Commercial/Investment/Real Estate Services

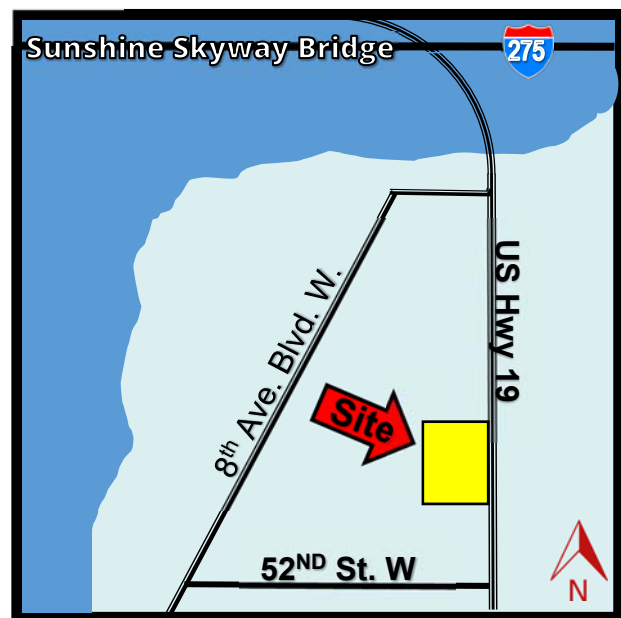
SV-422

## HUGE US HWY 19 FRONTAGE PALMETTO / TERRA CEIA AREA FOR SALE



**5301 US HWY 19**  
**PALMETTO, FL 34221**

- 1.2 ACRES VACANT LAND
- 277' LINEAR FEET OF FRONTAGE ON US 19 N
- 22,500 VPD TRAFFIC COUNT
- OFFICE BUILDING ALLOWABLE PER ZONING UP TO 3,000 SF
- HOUSE OF WORSHIP ALLOWABLE PER ZONING
- ZONED RSF-6
- FUTURE LAND USE RES-9
- **PRICE ONLY: \$134,900**



1744 N. Belcher Rd., Clearwater, FL 33765 ■ Telephone 727-441-1951 ■ Fax 727-449-1724

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REVISED: 8/24/2020

## PROPERTY OVERVIEW

SV-422

**ADDRESS:** 5301 US Hwy 19  
Palmetto, FL 34221

**LOCATION:** Just off of US Hwy 19 N and 52<sup>nd</sup> St. West  
in Palmetto

**LAND AREA:** 1.2 acres (52,272 SF)  
**DIMENSIONS:** 277' x 200'

**ZONING:** RSF-6 (Manatee County)  
**LAND USE:** RES-9  
**FLOOD ZONE:** AE-9 (Flood Insurance Required)

**IMPROVEMENTS:** Vacant Land

**LEGAL DESCRIPTION:** Lengthy (in listing folder)

**PRESENT USE:** Vacant Land

**UTILITIES:** Water & Sewer (Manatee County)  
Electric (FP&L)

**TRAFFIC COUNT:** 22,500 VPD

**PRICE:** \$134,900

**TAXES:** \$414.00 (2019)

**TERMS:** Cash at Closing

**PARCEL ID #:** 2204300004

**NOTES:** Office Building of up to 3000 SF, or house of worship, allowable per zoning- directly on busy US Hwy 19! Huge highway frontage, nearly a football field long- 1.2 acres- you get it all at the strikingly low price of only \$134,900! This may be your only chance to get this level of exposure for your business- Call today!

**KEY HOOK #:** N/A  
**K&H SIGNAGE:** 4x6

**ASSOCIATE:** Don Wallace & Michael Montecarlo  
**LISTING CODE:** SV-422-3-26

**SHOWING INFORMATION:** Drive to site



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