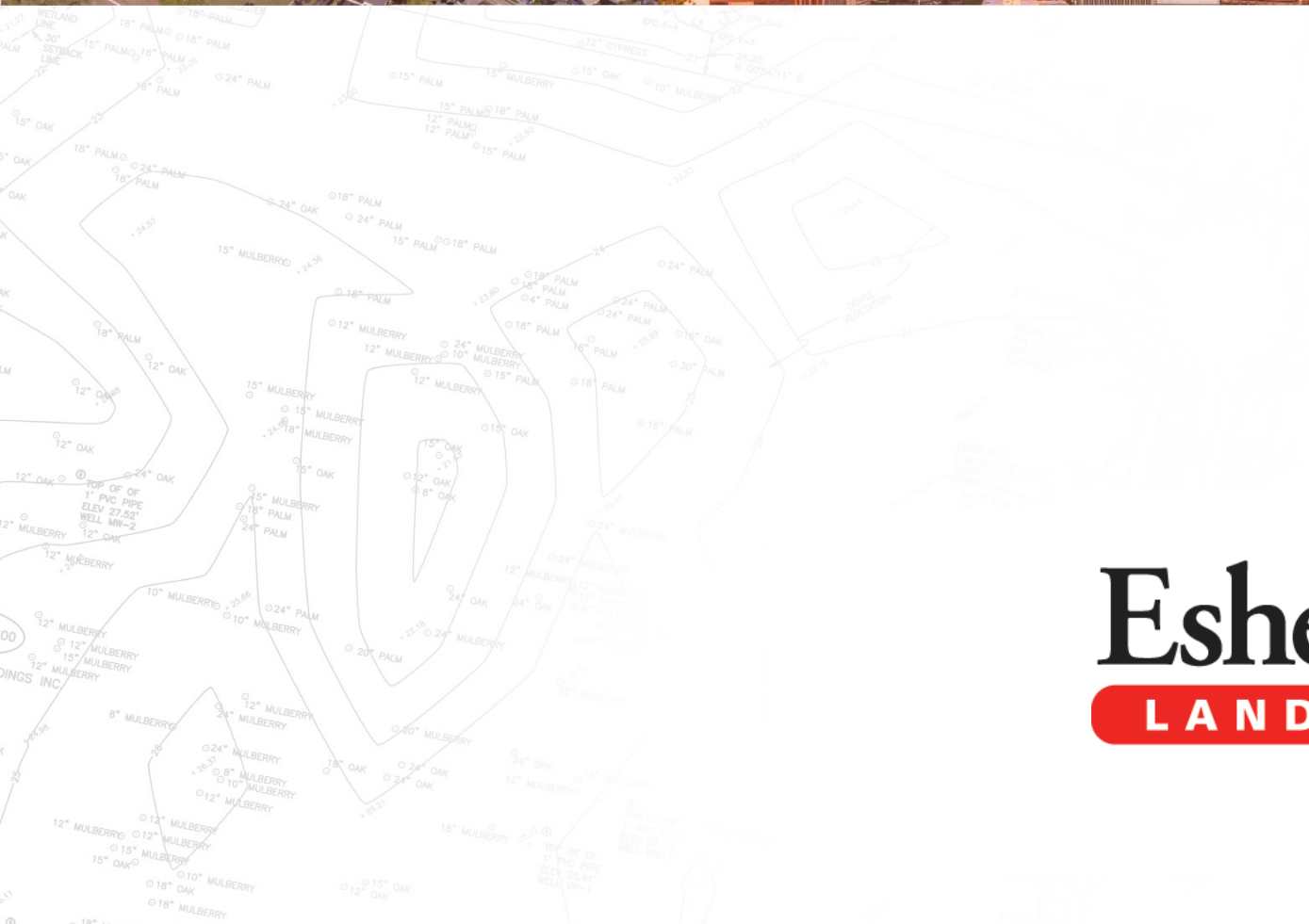


# We know this land.



304 S. WILLOW AVENUE

TAMPA, FL 33606

813.287.8787

[www.thedirtdog.com](http://www.thedirtdog.com)

# Eshenbaugh

LAND COMPANY



The Dirt Dog

# Additional Photos



# Property Description

## PROPERTY DESCRIPTION

The opportunity is to purchase a quarter acre zoned for both residential & commercial uses on 14th Street W which has approximately 15,800 cars a day driving past the site. The parcel is cleared and fenced with approximately 100 feet of frontage on 14th Street and 118 feet of depth. The current form based code zoning of T4-0 allows for residential, multifamily, retail, office, parking lot, & medical. Carwash is not allowed and self storage requires a special use permit.

## LOCATION DESCRIPTION

The property is located at 2121 14th Street W (Tamiami Trail/US 41) in the city limits of Bradenton, FL. The site is located on the east side of the road, south of the lighted intersection at 21st Avenue W. It is a 5 minute drive south of downtown Bradenton in the heart of Manatee County. MLS#-T3419339.

## PROPERTY SIZE

0.25 Acres

## ZONING

T4-O with Urban Village FLU

## PARCEL ID

4476300109

## PRICE

\$235,000

## BROKER CONTACT INFO

**Ryan Sampson, CCIM, ALC**

Senior Advisor/Managing Partner

813.287.8787 x104

[Ryan@TheDirtDog.com](mailto:Ryan@TheDirtDog.com)

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2121 14TH ST W // 2121 14TH ST W BRADENTON, FL 34205



# Additional Photos



# Additional Photos



# Additional Photos



# Additional Photos





## TABLE 4.7. SPECIFIC FUNCTION & USE

**TABLE 4.7: Specific Function & Use.** This table delegates specific Functions and uses within Transect Zones.

	T3	T4-R	T4-O	T5	T6	SD
<b>a. RESIDENTIAL</b>						
Multi-Family		P	P	P	P	
Single Family Attached		P	P	P	P	
Single Family Semi-Detached		P	P	P		
Single Family Detached	P	P	P	P		
Accessory Unit	P	P	P	P		
<b>b. LODGING</b>						
Hotel (no room limit)				P	P	SU
Inn (up to 10 rooms)		SU	SU	P	P	
Bed & Breakfast (up to 6 rooms)	SU	P	P	P		
Boarding House		SU	SU	SU	SU	SU
School Dormitory	SU	P	P	P	P	P
<b>c. OFFICE</b>						
Office Building			P	P	P	SU
Live-Work Unit		P	P	P	P	SU
<b>d. RETAIL</b>						
Special Events		SU	SU	SU	SU	P
Retail Building			P	P	P	SU
Display Gallery			P	P	P	SU
Restaurant			P	P	P	SU
Kiosk			P	P	P	SU
Cafe/Sidewalk Cafe<20 seats <sup>(1)</sup>			P	P	P	P
Push Cart				SU	SU	SU
Lounge			SU	SU	SU	SU
<b>e. CIVIC</b>						
Convention Center				SU	SU	P
Conference Center				SU	P	P
Exhibition Center			SU	SU	SU	P
Fountain or Public Art	P	P	P	P	P	P
Library		P	P	P	P	P
Live Theater			P	P	P	P
Movie Theater			P	P	P	P
Museum			SU	P	P	P
Indoor Amusement Center			SU	SU	SU	SU
Outdoor Amusement Center			SU	SU	SU	SU
Outdoor Auditorium			SU	P	P	P
Passenger Terminal			SU	SU	SU	P
Playground	P	P	P	P	P	P
Sports Stadium			SU	SU	SU	P
Surface Parking Lot		P	P	P	P	P
Club		SU	SU			SU
Religious Assembly <sup>(3)</sup>	SU	SU	SU			SU

	T3	T4-R	T4-O	T5	T6	SD
<b>f. OTHER: URBAN FARMING</b>						
Grain/Food Storage						P
Greenhouse < 200 sq. ft.	P	P	P			P
Veterinary Clinic		P	P	P	SU	P
<b>g. OTHER: AUTOMOTIVE</b>						
Service Station/Repair				SU	SU	SU
Car Wash						P
Auto Sales/Rental				SU		P
Drive-Through Facility				SU	SU	P
Parking Lot/Garage			P	P	P	SU
Automotive Specialty			SU	SU		SU
Shopping Center						SU
Shopping Mall						SU
<b>h. OTHER: CIVIL SUPPORT</b>						
Fire Station	SU	SU	P	P	P	P
Police Station	SU	SU	P	P	P	P
Cemetery	SU	SU	SU	SU	SU	P
Funeral Home			SU	P	P	P
Hospital				SU	SU	P
Medical Clinic		P	P	P	P	P
Marina		SU	SU	SU	SU	SU
<b>i. OTHER: EDUCATION</b>						
College			SU	SU	SU	P
Schools, Public & Private <sup>(3)</sup>	SU	SU	SU	SU	SU	P
Business Training Schools			P	P	P	P
Educational	SU	SU	SU	SU	SU	SU
Cultural			SU	SU	SU	SU
Other- Childcare Center <sup>1(2)(3)</sup>	SU	SU	SU	SU	SU	SU
<b>j. OTHER: INDUSTRIAL</b>						
Heavy Industrial Facility						P
Light Industrial Facility			SU	SU		P
Laboratory Facility			SU	SU		P
Water Supply Facility						P
Sewer and Waste Facility						P
Electric Substation	SU	SU	SU	SU	SU	P
Wireless Transmitter			SU	SU	SU	SU
Cremation Facility						P
Warehouse			SU	SU		P
Produce Storage						P
Heating & Fuel Storage						P
Ice Plant				SU		SU
Mini-Storage (4)			SU	P		P

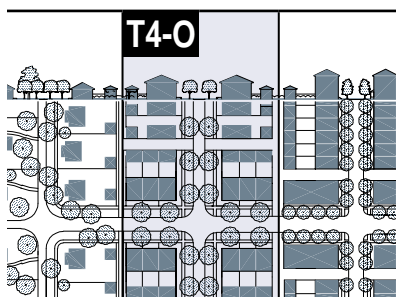
P = PERMITTED      SU = SPECIAL USE      BLANK = NOT ALLOWED

- City Council approval may be required. Refer to Sections 2.2.9 and 4.3.1 for alcoholic beverage sales and approval requirements.
- Adult and child day care centers with six or fewer clients and "Family Day Care Home" as defined and licensed by HRS are exempt from zoning requirements.
- Day care centers, schools, churches, and other religious establishments cannot be located within 500 feet of any Adult Entertainment Establishment.
- Mini storage facilities are permitted when located above ground floor retail, restaurant, or office uses. At least 50% of the ground floor office use must be for a use other than the office for the mini storage facility. Mini storage is not permitted as a stand alone use; it must be vertically mixed.





# TABLE 4.12. FORM-BASED CODE GRAPHICS - T4-O



(see Table 4.1)

### I. BUILDING FUNCTION (see Table 4.7)

### k. BUILDING HEIGHT (see Table 4.4,4.5)

Principal Building	3 stories max, 1 min
Outbuilding	2 stories max.

### f. LOT OCCUPATION (see Table 4.11f)

Lot Width	16 ft min
Lot Coverage	70% max

### i. BUILDING DISPOSITION (see Table 4.6)

Edgeyard	permitted
Sidyard	permitted
Rearyard	permitted
Courtyard	permitted

### g. SETBACKS - PRINCIPAL BUILDING (Table 4.11g)

(g.1) Front Setback Principal	4 ft. min. 12 ft. max.
(g.2) Front Setback Secondary	4 ft. min. 12 ft. max
(g.3) Side Setback	0 ft. min.
(g.4) Rear Setback	3 ft. min.*
Frontage Buildout	60% min at setback

### h. SETBACKS - OUTBUILDING (see Table 4.11h)

(h.1) Front Setback	20 ft. min. + bldg. setback
(h.2) Side Setback	0 ft. min
(h.3) Rear Setback	0 ft. min

### j. PRIVATE FRONTAGES (see Table 4.3)

Common Yard	not permitted
Porch & Fence	permitted
Terrace or Dooryard	permitted
Forecourt	permitted
Stoop	permitted
Shopfront & Awning	permitted
Gallery	permitted
Arcade	not permitted

Refer to Summary Table 4.11

### PARKING PROVISIONS

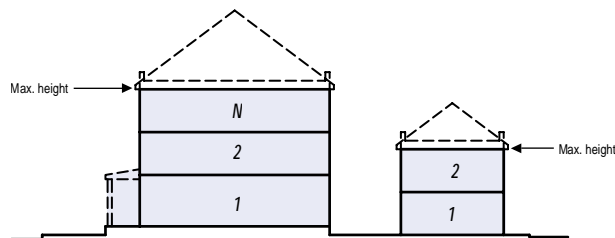
See Table 4.8 & Table 4.9

\*or 15 ft. from center line of alley

'N' stands for any Stories above those shown, up to the maximum. Refer to metrics for exact minimums and maximums

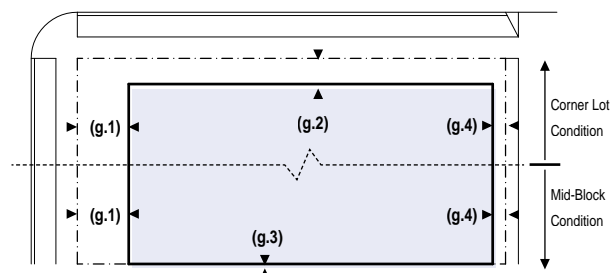
### BUILDING CONFIGURATION

1. Building height shall be measured in number of Stories, excluding Attics and raised basements.
2. Stories may not exceed 14 feet in height from finished floor to finished ceiling, except for a first floor Commercial function which must be a minimum of 11 ft with a maximum of 25 ft.
3. Height shall be measured to the eave or roof deck as specified on Table 4.5.
4. Height shall be consistent with principal building or subject to approval by PCD Director.



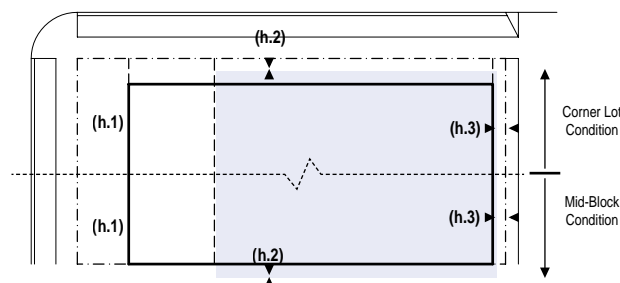
### SETBACKS - PRINCIPAL BLDG

1. The Facades and Elevations of Principal Buildings shall be distanced from the Lot lines as shown.
2. Facades shall be built along the Principal Frontage to the minimum specified width in the table.



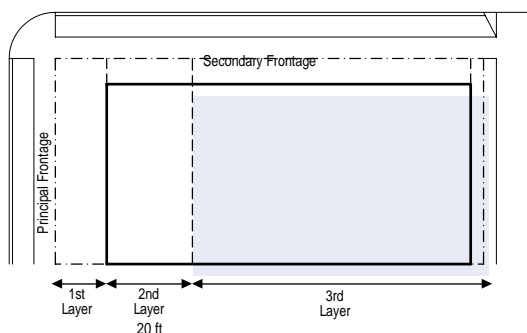
### SETBACKS - OUTBUILDING

1. The Elevations of the Outbuilding shall be distanced from the Lot lines as shown.



### PARKING PLACEMENT

1. Uncovered parking spaces may be provided within the third Layer as shown in the diagram (see Table 4.14d).
2. Covered parking shall be provided within the third Layer as shown in the diagram (see Table 4.14d) and shall not be visible from the street.
3. Trash containers shall be stored within the third Layer.
4. Parking for townhouses, if provided on-site, must be accessed by a rear alley or easement that serves as a rear alley.



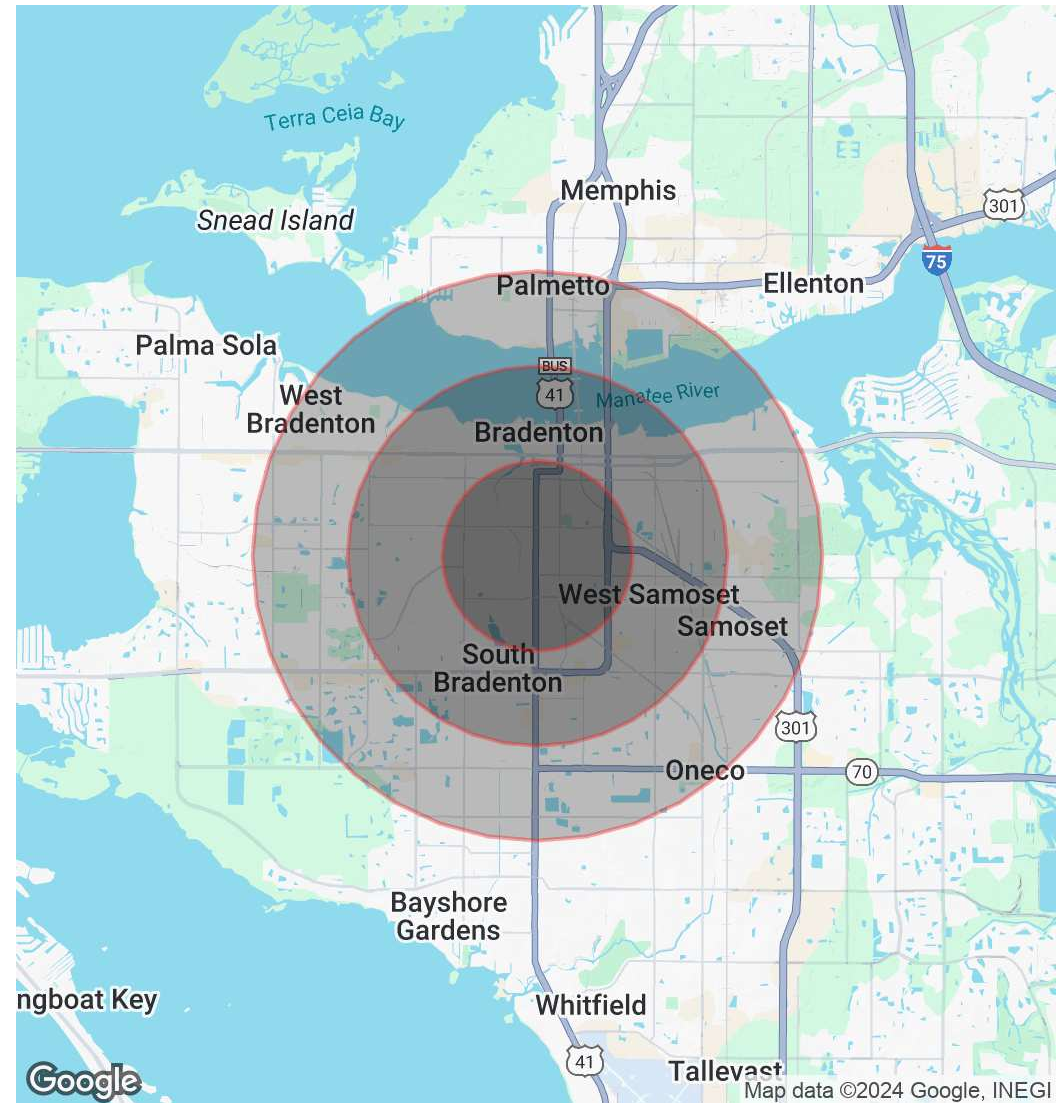
# Additional Photos



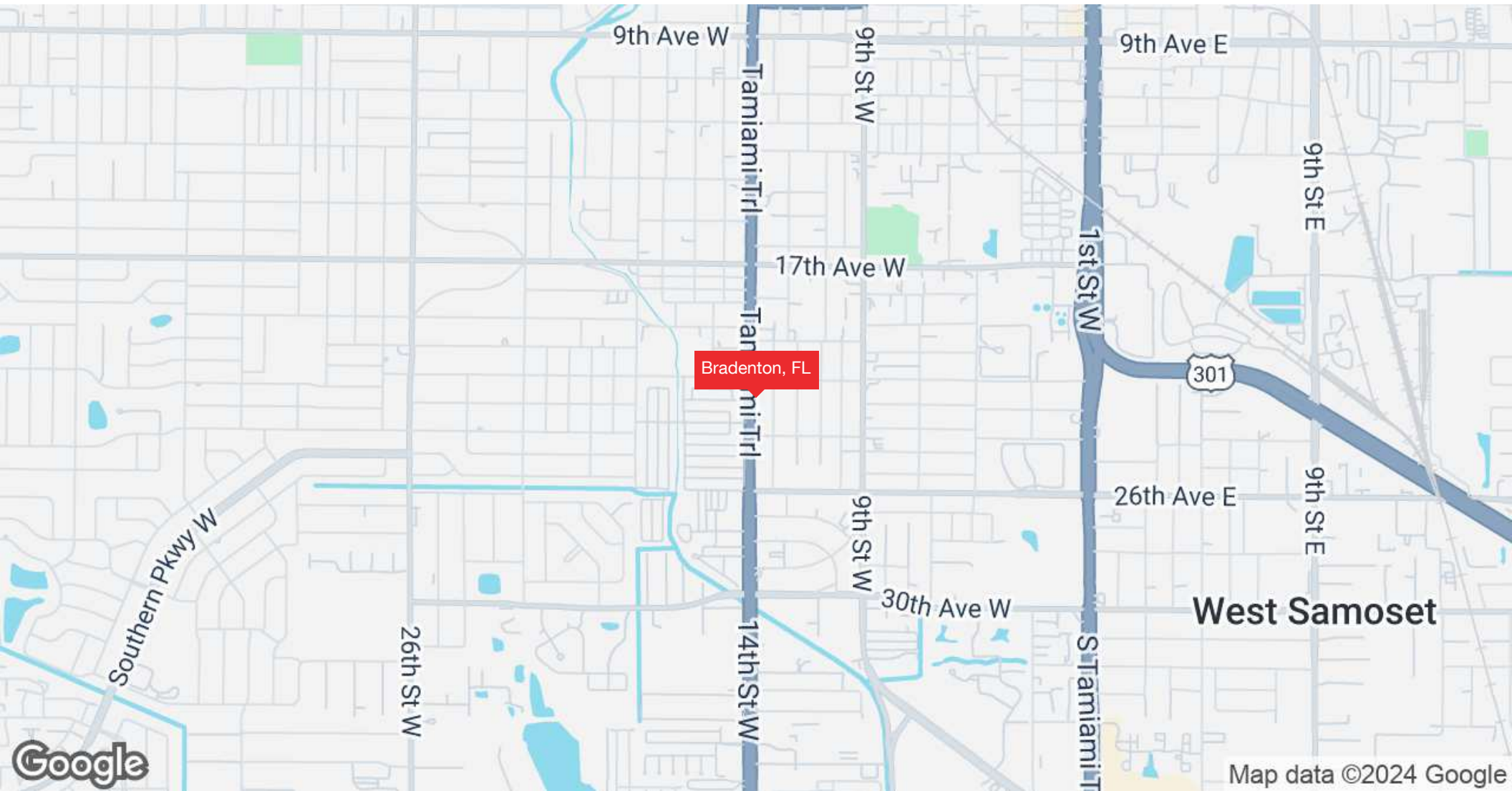
# Demographics Map & Report

POPULATION	1 MILE	2 MILES	3 MILES
Total Population	17,927	51,117	94,513
Average Age	35.2	38.6	40.7
Average Age (Male)	33.2	36.8	39.5
Average Age (Female)	35.9	40.5	42.3
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	6,491	20,093	38,038
# of Persons per HH	2.8	2.5	2.5
Average HH Income	\$42,806	\$46,348	\$48,411
Average House Value	\$139,421	\$191,334	\$215,420

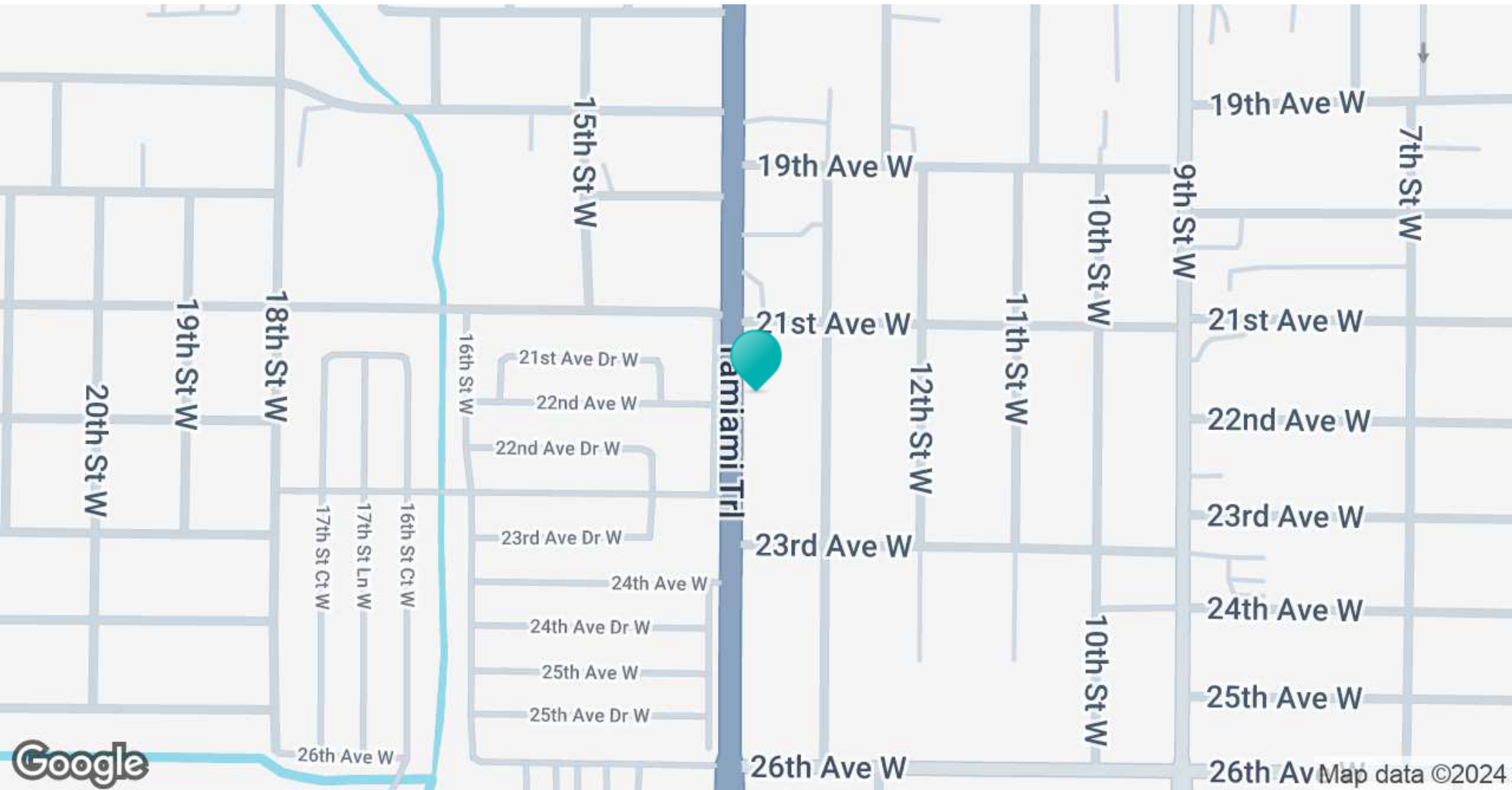
\* Demographic data derived from 2020 ACS - US Census



# Regional Map



# Location Map



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