

Property Description



PROPERTY DESCRIPTION

The Saffold Farms Packinghouse is an approximately 57,352 square foot vegetable packinghouse situated on 8.31 acres in Parrish. It has four coolers totaling over 5,000 sq ft, multiple offices, three phase power, and one dock high ramp.

The property is zoned A (General Agriculture) with a future land use of AG-R. The parcels are seemingly dry, with no wetlands, and are not located within the floodplain. The land is mostly cleared, with only a small wooded area. Utilities are well and septic.

LOCATION DESCRIPTION

The property is located at 22701 Packinghouse Road, Parrish, FL 34219. It is located in Parrish at the northern border of Manatee County.

Packinghouse Road is accessed via Saffold Road, which is the Manatee County continuation of Hillsborough County Road 579.

The property is 5 minutes to SR-62, 8 minutes to SR-674, 10 minutes to US-301, and 20 minutes to I-75. With its close proximity to major roads, it is commutable to Wimauma (10 minutes), Fish Hawk (30 minutes), Bradenton (40 minutes), Tampa (45 minutes), Sarasota (50 minutes), and Tampa International Airport (55 minutes).

SIZE

8.31 acres

ZONING AND FUTURE LAND USE

Zoning: A (General Agriculture)

Future land use: AG-R

PRICE

\$1,900,000

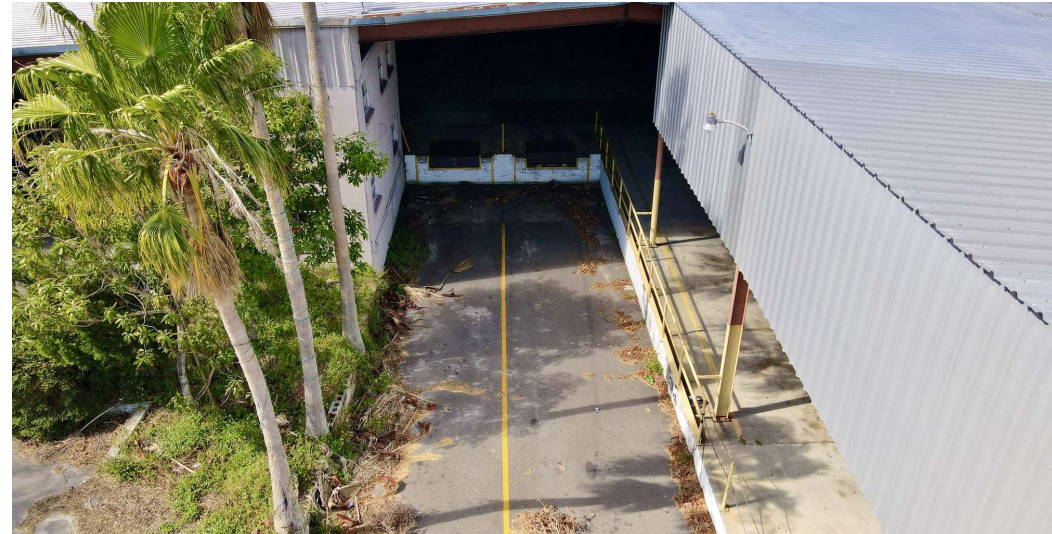
Aerial



Aerials



Packinghouse Photos



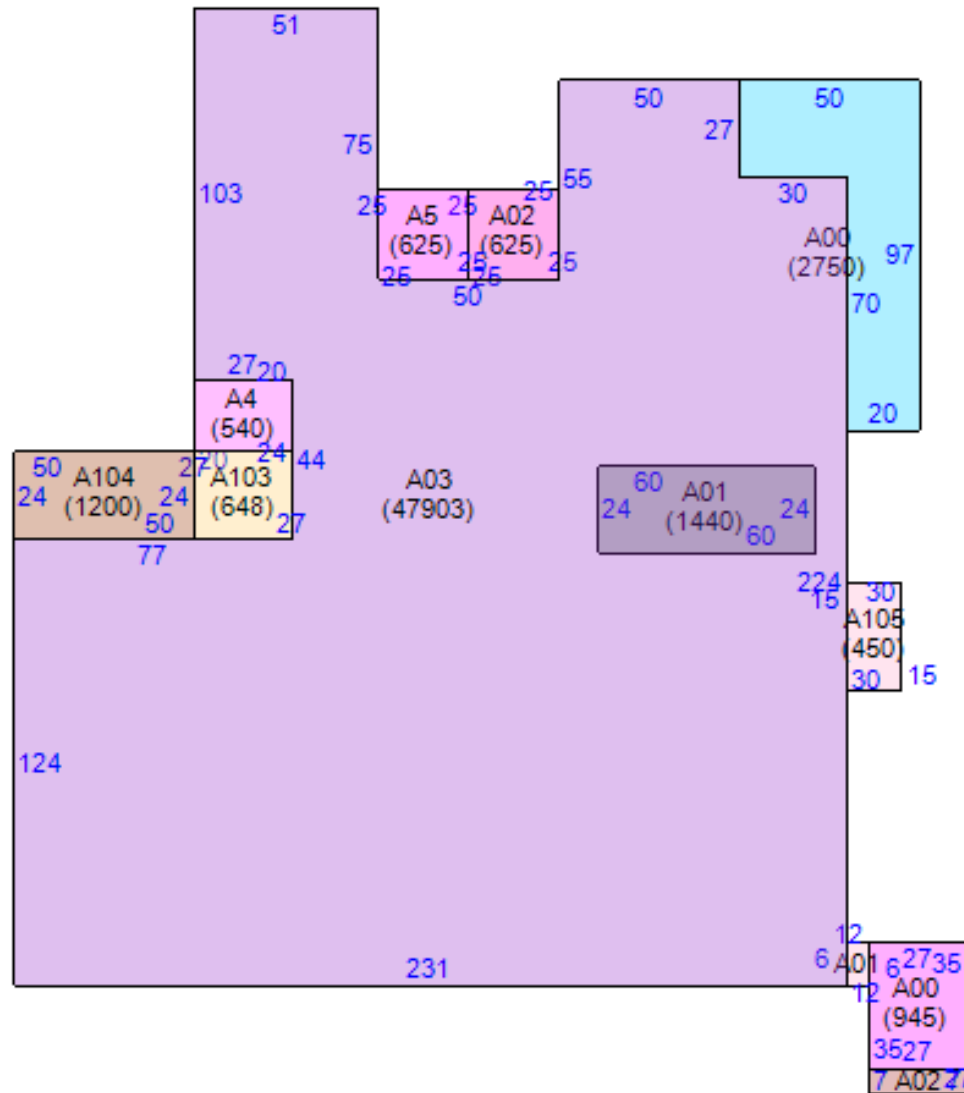
Packinghouse Photos



Packinghouse Photos



Packinghouse Floorplan



Demographics Map & Report

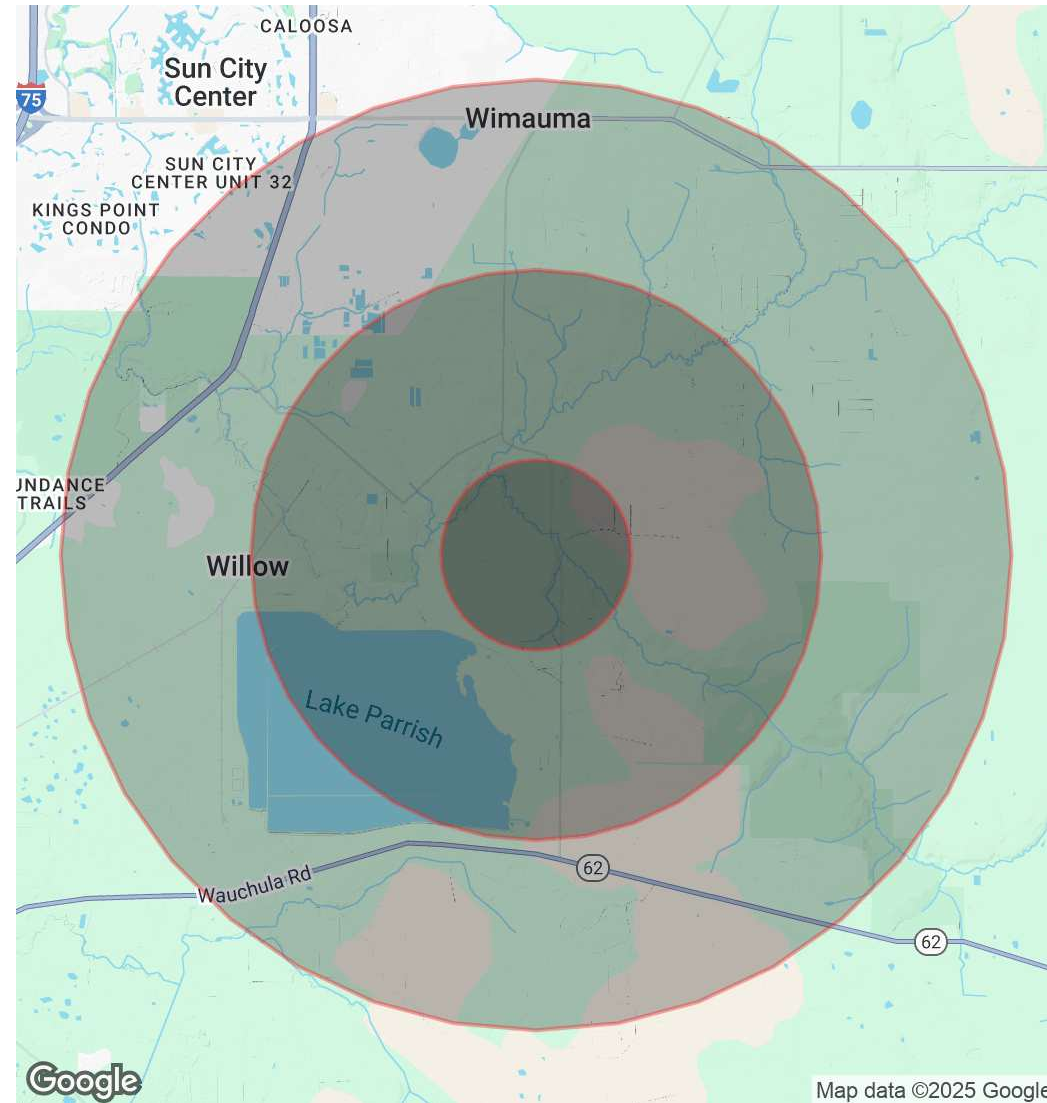
POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	75	753	15,054
Average Age	41	36	45
Average Age (Male)	40	35	45
Average Age (Female)	41	37	46

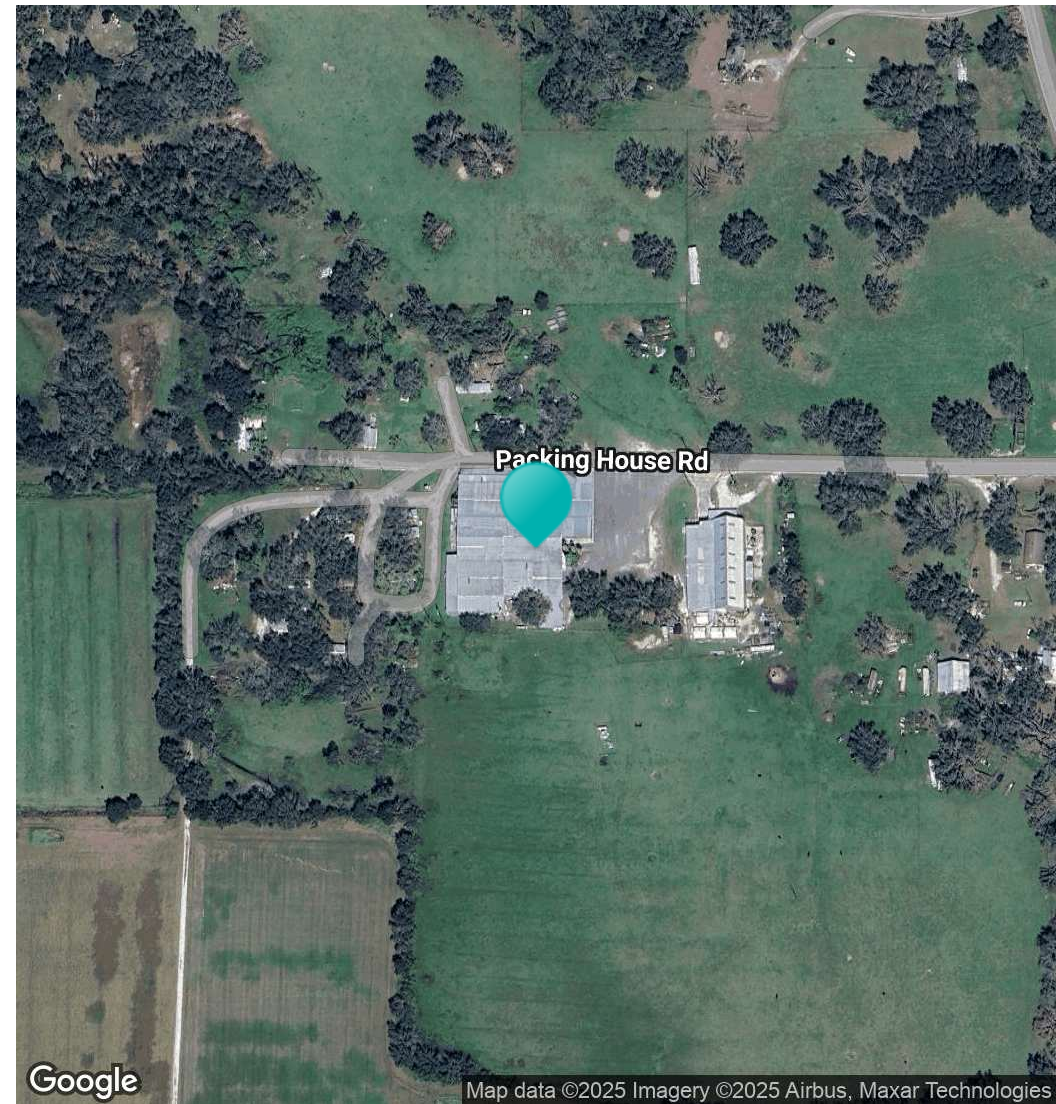
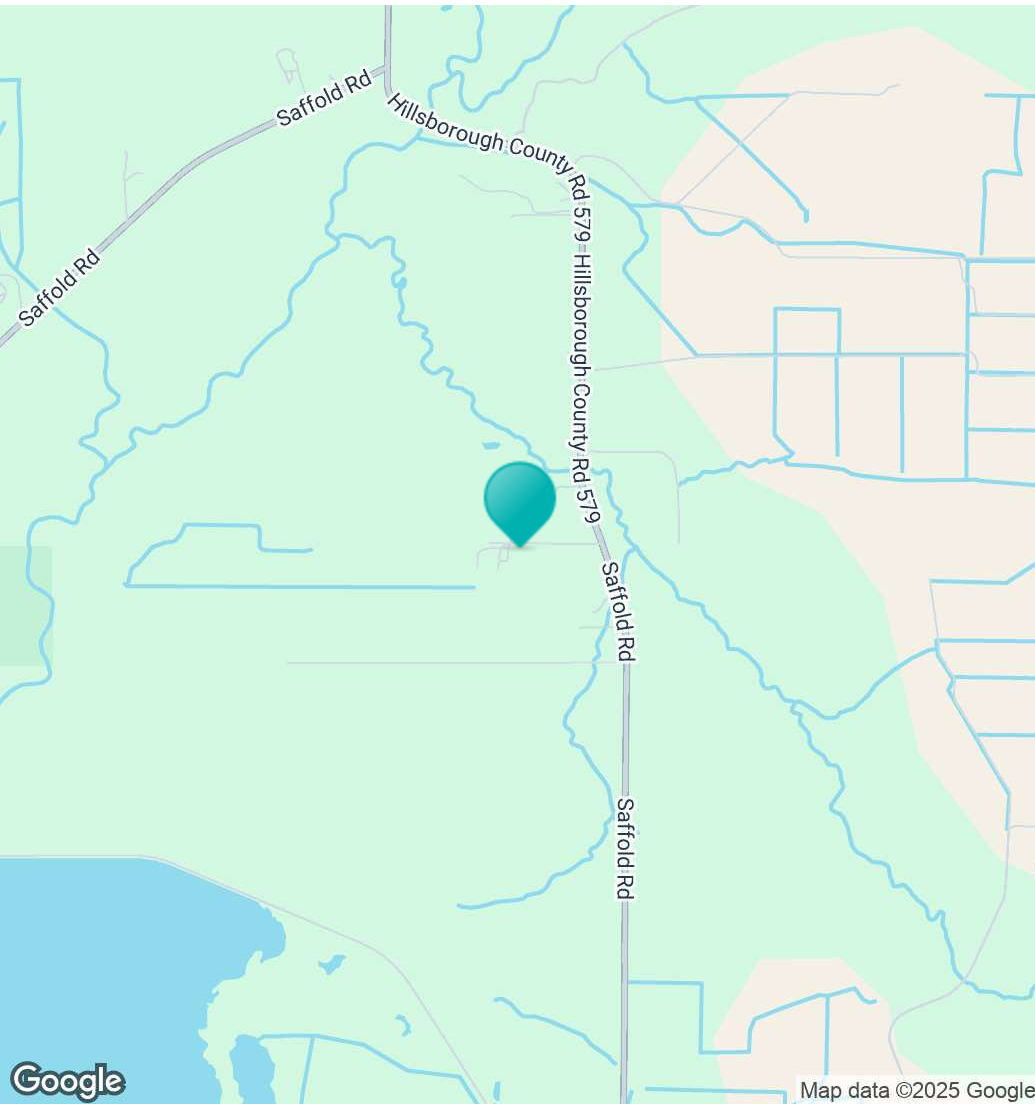
HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	25	218	5,473
# of Persons per HH	3	3.5	2.8
Average HH Income	\$101,647	\$97,814	\$99,272
Average House Value	\$541,864	\$469,534	\$433,167

Demographics data derived from AlphaMap



Location Map



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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Eshenbaugh Land Company, LLC in compliance with all applicable fair housing and equal opportunity laws.

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