



Palm View Marina | 10.32± Acre Waterfront Redevelopment Opportunity

10.32 +/- Acres | Manatee County, FL | \$5,495,000



ADDRESS

6817 Bayshore Road
Palmetto, FL 34221

LOCATION

From I-75, take I-275 N toward St. Pete. Go 2 miles and take Exit 2 for US41. Turn L onto US41 S and go 2.5 miles. Turn R onto Palm View Rd and go 1.3 miles. Turn R onto Bayshore Rd and go 0.7 mile. Palm View Marina will be on the L at 6817 Bayshore Road, Palmetto, FL.

PROPERTY SUMMARY

Palm View Marina is a rare income producing marine asset and waterfront development tract on Florida's Gulf Coast. Located at 6817 Bayshore Road in Palmetto, the property encompasses 10.32± acres along McMullen Creek, with navigable access to Terra Ceia Bay, Tampa Bay and Gulf waters. The operating private marina features approximately 25 wet slips, floating piling free air lift systems, a concrete boat ramp, dry storage, workshop and updated air conditioned member clubhouse. Privately owned submerged lands and approximately 3± acres of usable upland enhance its long-term value. Zoned Planned Development Waterfront (PD-W), with a Village (VIL) future land use designation, the property offers potential for expanded marina operations, residential or mixed-use development, hospitality or a private boating compound, subject to approvals and due diligence. Convenient to US-41, I-275 and I-75, it provides excellent access throughout the Tampa Bay and Sarasota markets.

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