



**Don Lewis**  
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 Outstanding Agents! Outstanding Results!

**A4420098 11938 82ND LN E, PARRISH, FL 34219**



**County:** Manatee  
**Status:** Sold  
**Subdiv:** NONE  
**Style:** Residential  
**List Date:** 11/27/2018  
**Total Acreage:** Two + to Five Acres  
**Backups Requested:** Yes  
**Price Per Acre:** \$69,355.00  
**List Price:** \$230,000  
**For Lease:** No  
**Special Sale:** None  
**Sold Price:** \$215,000  
**ADOM:** 10  
**Sold Date:** 01/31/2019  
**CDOM:** 10  
**Flood Zone Code:** X & AE  
**Pets:** Yes

For Sale! 3.1 Acres, Village of Parrish, Easy access to US 301 N & Erie Rd. Zoning is Village of Parrish which allows single family residential and some agricultural uses and some light commercial uses with an Administrative Permit or Special Permit. Existing buildings were used for Agricultural Worker Housing and are deemed to have no value. Sold AS IS!

**Land, Site, and Tax Information**

<b>SE/TP/RG:</b> 20-33-19	<b>Zoning:</b> VILLAGE	<b>Block/Parcel:</b>
<b>Subdivision #:</b>	<b>Future Land Use:</b> RES-6	<b>Front Footage:</b> 210
<b>Tax ID:</b> <a href="#">405700059</a>	<b>Zoning Comp:</b> Yes	<b>Front Exposure:</b> South
<b>Taxes:</b> \$4,543	<b>Tax Year:</b> 2017	<b>Lot #:</b> 0
<b>Homestead:</b>	<b>Annual CDD Fee:</b>	<b>Other Exemptions:</b>
<b>Add Parcel:</b> Yes	<b>Additional Tax IDs:</b> 405700109 & 405900002	<b>Mill Rate:</b>
<b>Legal Desc:</b> Long Legal attached for Parcel ID #4057.0005/9, #4057.0010/9, #4059.0000/2.	<b>Complex/Comm Name:</b>	
<b>Ownership:</b> Fee Simple	<b>Land Lease Fee:</b>	
<b>Book/Page:</b>	<b>Lot Size Acres:</b> 3.10	<b>Lot Size SqFt:</b> 135,036
<b>Lot Dimensions:</b> irregular	<b>Waterfront Ft:</b> 0	
<b>Water Frontage:</b> No		
<b>Utilities:</b> Electricity Available		
<b>Water:</b> Well		
<b>Sewer:</b> Septic Tank		

**Community Information**

<b>HOA / Comm Assn:</b> No	<b>HOA Fee:</b>	<b>HOA Pmt Sched:</b>	<b>Mo Maint\$(add HOA):</b>
<b>Elementary School:</b> Virgil Mills Elementary		<b>Middle School:</b> Buffalo Creek Middle	<b>High School:</b>

**Realtor Information**

<b>List Agent:</b> <a href="#">Don Lewis</a>	<b>List Agent ID:</b> 266501498	<b>List Agent Direct:</b> 941-920-3919
<b>E-mail:</b> <a href="mailto:DonLewis@remax.net">DonLewis@remax.net</a>	<b>List Agent Fax:</b> 941-746-1108	<b>List Agent Cell:</b> 941-920-3919
<b>Office:</b> <a href="#">RE/MAX ALLIANCE GROUP</a>		<b>Office ID:</b> 266509058
<b>Original Price:</b> \$230,000	<b>Office Fax:</b> 941-746-1108	<b>Office Phone:</b> 941-758-7777
<b>Previous Price:</b>	<b>Price Change:</b>	<b>Expiration Date:</b> 01/30/2019
<b>Owner:</b> TCA ACQUISITIONS III, LLC	<b>Owner Phone:</b>	<b>Listing Type:</b> Exclusive Right To Sell
<b>Contract Status:</b> Inspections	<b>Days to Cont:</b> 15	<b>Exp Clsg Date:</b> 01/31/2019
<b>Contract:</b> 12/12/2018		
<b>Selling Agent:</b> <a href="#">Ryan Hoffman</a>	<b>Sell Office:</b> <a href="#">WAGNER REALTY</a>	<b>SP/LP Ratio:</b> 93
<b>Terms:</b> Cash	<b>Seller Credit:</b> \$0.00	<b>Bonus Exp Date:</b>
<b>Listing Service Type:</b> Full Service	<b>Bonus:</b>	<b>Trans Broker:</b> 2.0%
<b>Single Agent:</b> 2.0%	<b>Non-Rep:</b> 2.0%	
<b>Realtor Info:</b> Sign, Sold As-Is		

**Showing Instructions:** Call Listing Agent  
**Driving Directions:** US 301 N in Parrish, turn north on 82nd St E, turn right on 120th Av E, turn left on 82nd Lane E to the property on the right (11938 & 11944).  
**Realtor Remarks:** Develop Single Family Lots - Detached, Semi-Detached or Attached; or Light Commercial Uses and some Agricultural Uses. The Flood Zone is mostly X. There is a Drainage Ditch running through the southerly portion of the property that is in Flood Zone AE. Includes 11938 82nd Lane E, 11944 82nd Lane E, & 8311 120th Av E, Parrish FL 34219.