

OFFERED BY COGNOTERRA

FOR SALE

Prime Land

LUXURY LAND IN THE MOUTH OF TAMPA BAY, FLORIDA

Adjacent to the
Sunshine Skyway
Bridge

1,000±
Acres MOL

SEVERAL PARCELS INCLUDING RATTLESNAKE KEY
IN MANATEE COUNTY



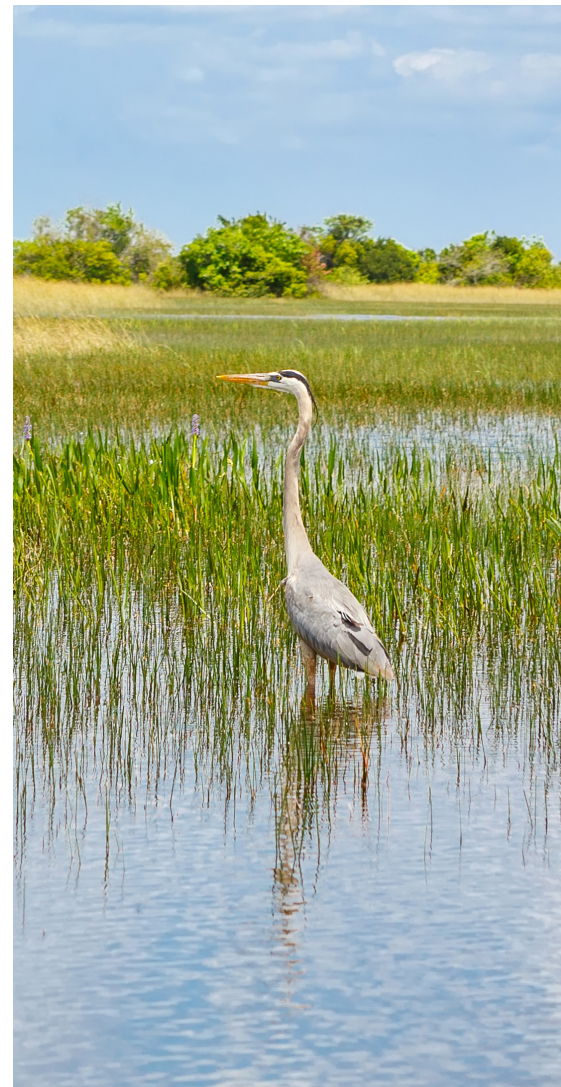
Potential Usage

- Public Park on Rattlesnake Key — Island-Only Access
- Seagrass and Mangrove Mitigation
- Commercial Marina for Boats & Super-Yachts
- Private Island Estate—Build Your Home — Unsurpassed Gulf Views
- Cruise Port Terminal – Gulf Access Available — Avoids air draft bridge restrictions
- Resort Destination Hotel with Gulf of Mexico Frontage
- Bring Your Own Concepts!



Property Highlights

- Vacant lands located adjacent to the Skyway Bridge and on the Gulf side of I-275 in Manatee County
- Consisting of several parcels and islands, the largest of which is Rattlesnake Key (660± ac) and the Knott-Cowen Tract (343± ac) along Skyway Bridge causeway
- Mostly mangrove habitat with 30± ac uplands – all vacant
- Specific rights for dredge & fill in over 200± ac of bay bottom
- Access to I-275 Interchange near Rest Area and South Fishing Pier
- Smaller Islands Available & included in Package



Contact Us for More Information:
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