

\$109,900 - 1632 Ballard Park Drive, BRADENTON

MLS® #A4653546

\$109,900

Bedroom, Bathroom,
Land on 0.11 Acres

CORNWELL HORTON ADD, BRADENTON,
FL

Historic and eclectic Wares Creek Area!
Exciting and unique opportunity to build on
Ballard Park Drive! Close to Old Main Street
and Down Bradenton. This shaded lot is
located in a rapidly changing area with many
new homes with “Old Florida Cottage”
character and design. Bradenton’s T4-O/
General Urban zoning offers reduced
setbacks, single family, multi family designs,
office or neighborhood serving commercial
uses (Contact City for specifics)! A previously
removed home on this lot adds to the appeal
with at site water, sewer and electric along
with impact fee credits towards your new
project! Many new homes nearby showcase
the potential and paired with numerous Florida
Wind Rated modular home plans, this can
make building your new home or rental
property a delight. Build new and save on
rising insurance costs. Neal Park on Wares
Creek just step from your door offers a kayak
launch out to the Manatee River! Catch a
game at nearby LECOM Park, stroll Village of
the Arts, then dinner on Old Main Street.
You’ll love it here!



Essential Information

MLS® #	A4653546
Price	\$109,900
Acres	0.11

Type	Land
Sub-Type	Land
Status	Sold
Property Taxes	1,286.00

Community Information

Address	1632 Ballard Park Drive
Area	Bradenton
Subdivision	CORNWELL HORTON ADD
City	BRADENTON
County	Manatee
State	FL
Zip Code	34205-6723

Amenities

View	City, Garden
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Additional Information

Date Listed	May 28th, 2025
Days on Market	145
Zoning	T4O

Listing Details

Listing Office	MATTHEW GUTHRIE AND ASSOCIATES REALTY LLC
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