

Desoto Square Mall



Cortez Rd 49,500 AADT



OFFERING MEMORANDUM

26TH STREET BRADENTON MF SITE

4605-4635 WEST 26TH STREET, BRADENTON, FL 34207

RYAN SAMPSON, CCIM, ALC
Principal
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Celebrating 25 Years

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PROPERTY DESCRIPTION

This 10.44 acres of vacant land is currently zoned for up to 92 residential units that can be either townhouse or apartments. The parcel is located along 26th Street and is adjacent to the Park Plaza Shopping Center, the Bay Club Apartment Homes complex, and the Hope Lutheran Church campus.

Concept plans available for 92 townhouse units with 22' X 120' wide lot sizes. A bus stop directly in front of the site. To view video of property go to YouTube search "4605 4635 26th Street".

LOCATION DESCRIPTION

The property is located at 4605 W. 26th Street in Bradenton, FL. 26th Street is a major north-south artery in West Bradenton. The property is 1/3rd of a mile walk (7 minutes) south of Cortez Road, the primary retail avenue in Bradenton. The Average Daily Traffic Count is 17,500 on 26th Street.

PROPERTY SIZE

10.44 Acres

ZONING

PD-R for 92 multifamily/townhome units

PROPERTY OWNER

Tapestry Properties

PRICE

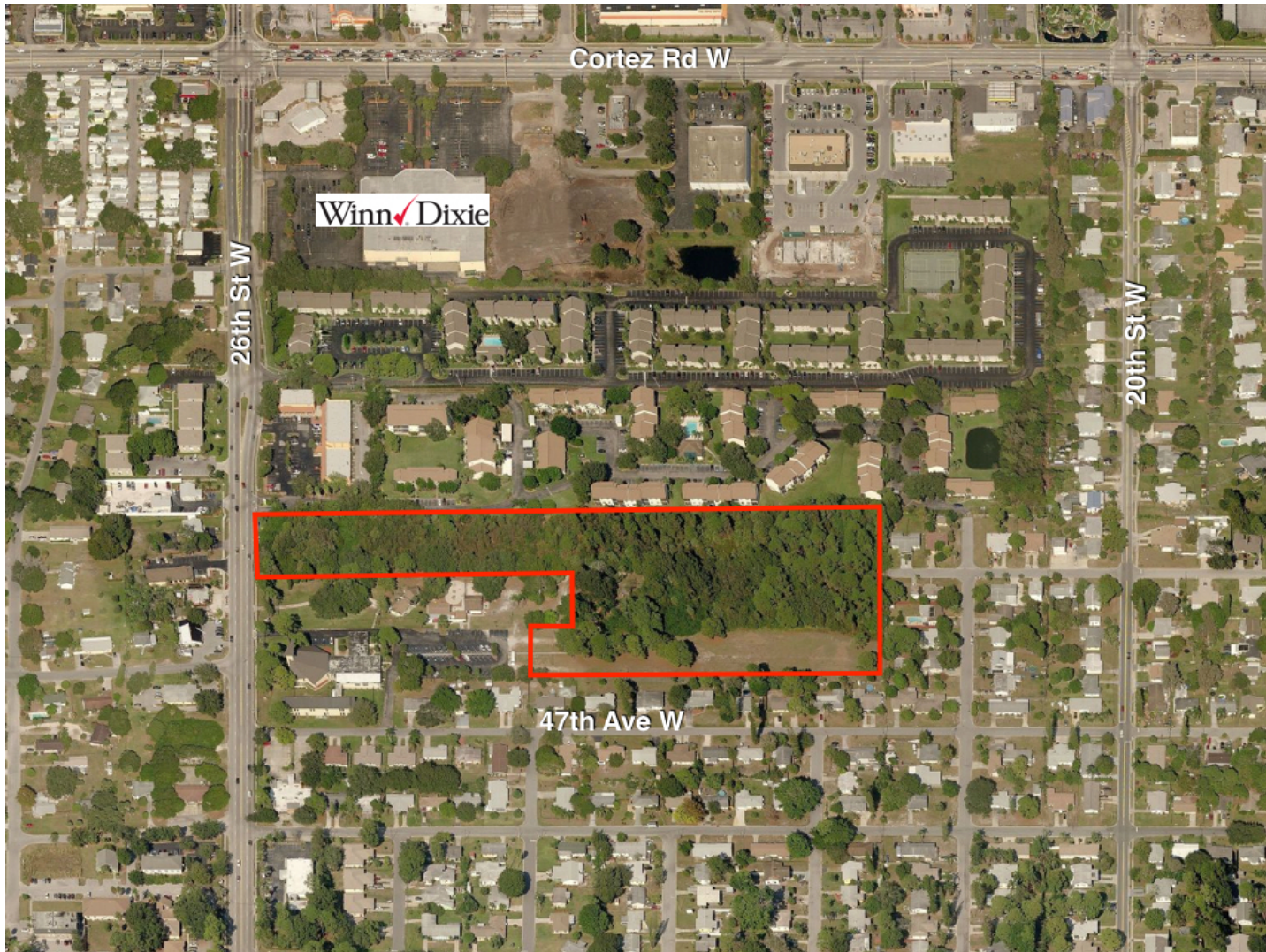
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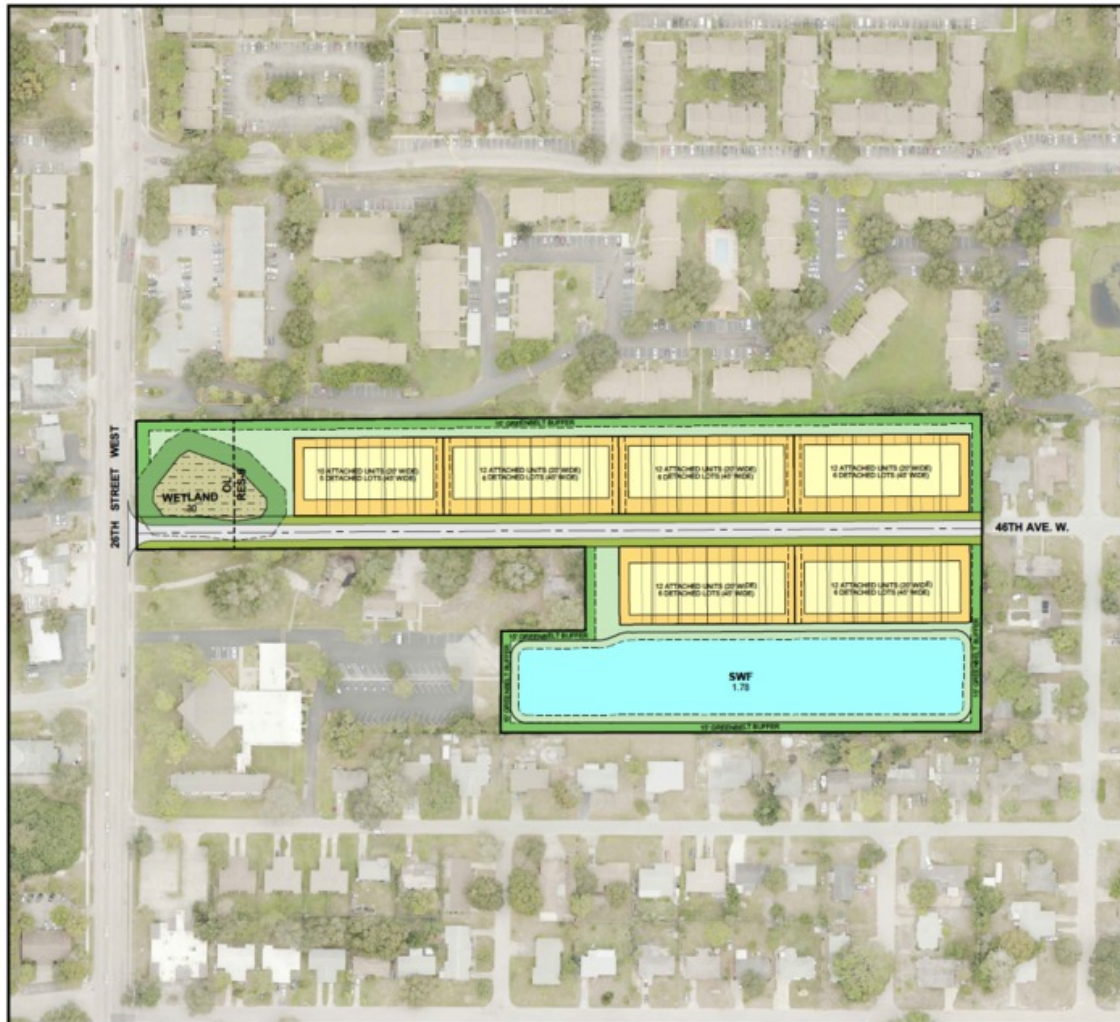
BROKER CONTACT INFO

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Principal
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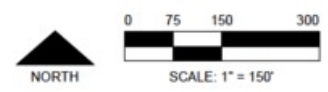




DEVELOPMENT DATA

Total Area of Parcel:	10.44± Acres
Area of Wetlands/Wetland Buffers:	68± Acres
Total Developable Area (See Note 1):	9.76± Acres
Area of Stormwater Lakes (See Note 2):	1.78± Acres
Open Space Required (See Note 3):	2.61± Acres
Open Space Provided (See Note 3):	4.59± Acres
Total Number of Units Allowed:	92
OL Designated Area (6 DU/AC) X 68 = 4 Units	
RES 9 Designated Area (9 DU/AC) x 9.76 = 88 Units	
Total Number of Units Proposed (See Note 4):	70/35

- Notes:
1. The Developable Area is the Total Parcel Area less the area of the Wetlands and Wetland Buffer. (10.44 - 68 = 9.76)
 2. The area of the SWF (1.78 Acres) is 18% of the Developable Area.
 3. Open Space includes; Common Areas, Wetlands, Wetland Buffers & Stormwater Lakes. Open Space Required is 25% of the Parcel Area. Open Space Provided (4.59) is 44% of the Parcel Area.
 4. The plan illustrates 70 townhome units (6 buildings with 20'x80' units). The plan also illustrates 35 single family detached lots (45'x120')



DEVELOPMENT CONCEPT PLAN
TOWNHOME
 Crisci - 26th Street West Parcel
 SECTION 10, TOWNSHIP 35 SOUTH, RANGE 17 EAST
 MANATEE COUNTY, FLORIDA

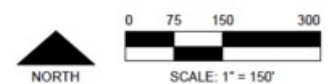
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DEVELOPMENT DATA	
Total Area of Parcel:	10.44± Acres
Area of Wetlands/Wetland Buffers:	6.8± Acres
Total Developable Area (See Note 1):	9.76± Acres
Area of Stormwater Lakes (See Note 2):	2.15± Acres
Open Space Required (See Note 3):	2.61± Acres
Open Space Provided (See Note 3):	6.55± Acres
Total Number of Units Allowed:	92
OL Designated Area (6 DU/AC) X 68 = 4 Units	
RES 9 Designated Area (9 DU/AC) x 9.76 = 88 Units	
Total Number of Units Proposed (See Note 4):	92
Parking Spaces Required (See Note 5):	194
Parking Spaces Provided:	226

- Notes:
1. The Developable Area is the Total Parcel Area less the area of the Wetlands and Wetland Buffer. (10.44 - .68 = 9.76)
 2. The area of the SWF (2.15 Acres) is 22% of the Developable Area.
 3. Open Space includes; Common Areas, Wetlands, Wetland Buffers & Stormwater Lakes. Open Space Required is 25% of the Parcel Area. Open Space Provided (6.55) is 63% of the Parcel Area.
 4. All of the multi-family buildings are 2 story.
Four of the buildings include 15 units and two include 16 units.
 5. Parking spaces required is 2 spaces / unit plus 1 space / 10 units.

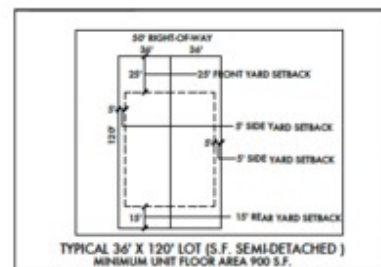
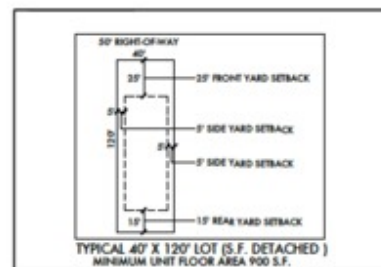
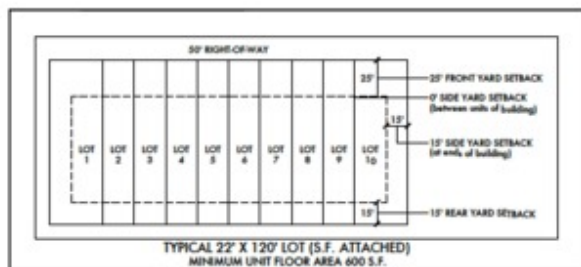
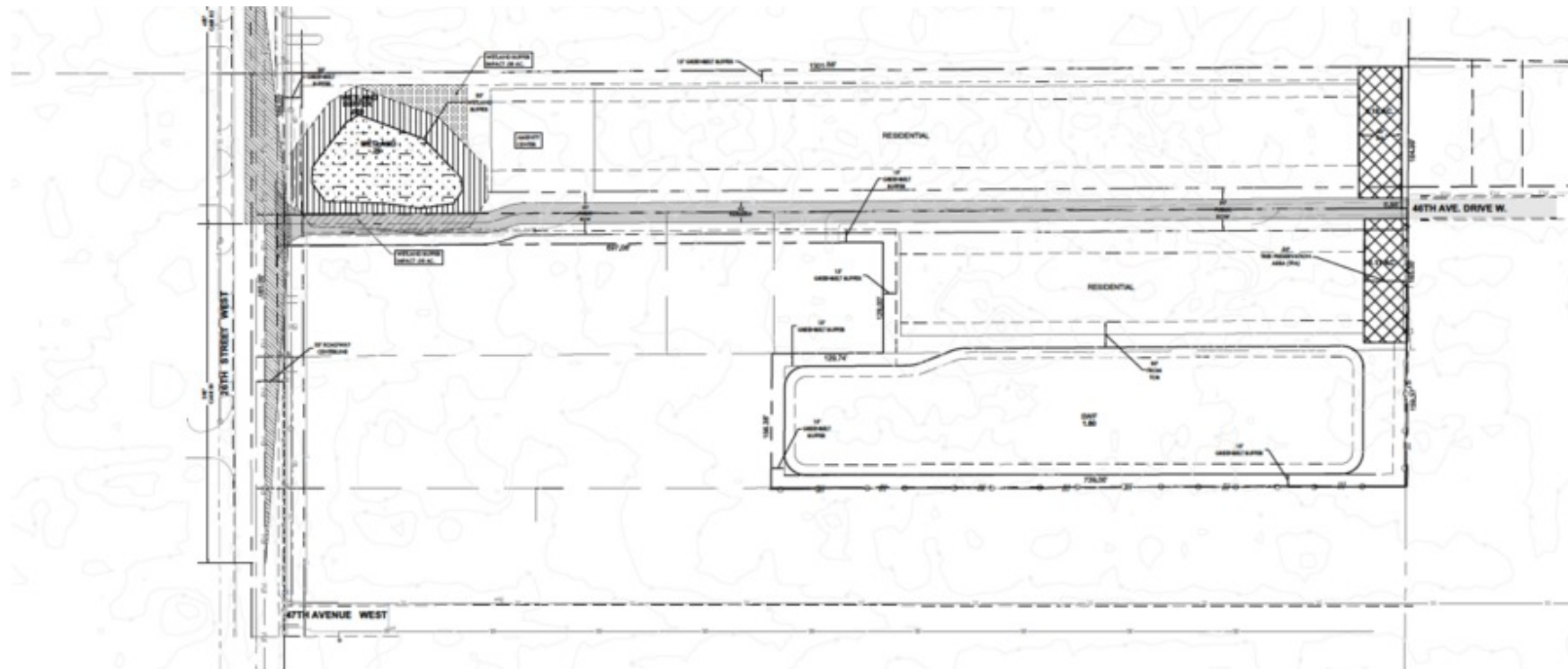


**DEVELOPMENT CONCEPT PLAN
 MULTIFAMILY**

Crisci - 26th Street West Parcel
 SECTION 10, TOWNSHIP 35 SOUTH, RANGE 17 EAST
 MANATEE COUNTY, FLORIDA



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NOTES:

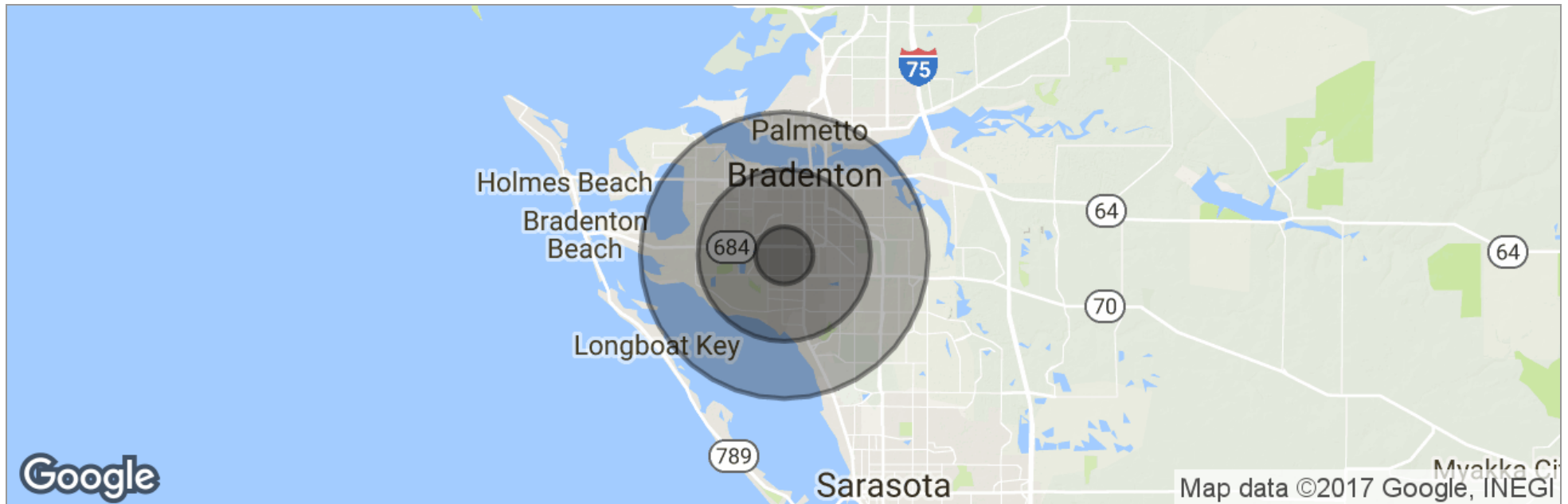
- LAND USE OPERATIVE PROVISION 3
 DENSITY COMPLIANCE
 0.6 = 72 AC. 8.4 DENSITY UNITS
 0.824 = 9.89 AC. 8.19 DENSITY UNITS
 TOTAL 90 UNITS
- ZONING
 RM 4.27 AC (PARCEL A)
 RM04 6.87 AC (PARCEL B)

ZNS ENGINEER
 ENGINEERS | ARCHITECTS | SURVEYORS
 1100 N. W. 13TH AVENUE, SUITE 200
 MIAMI, FL 33136
 (305) 571-1100

GENERAL DEVELOPMENT PLAN FOR TAPESTRY PROPERTIES
 LOCATION IN HAWAII COUNTY, FLORIDA

OWNER: ESHENBAUGH LAND COMPANY, LLC
PROJECT: 26TH STREET WEST MF DEVELOPMENT
DATE: 11/15/2023
SCALE: AS SHOWN
PROJECT NO.: 23-0001
DATE OF PRELIMINARY PLAN: 11/15/2023
DATE OF FINAL PLAN: 11/15/2023
DATE OF REVISION: 11/15/2023





	1 Mile	3 Miles	5 Miles
Total Population	16,396	101,734	171,849
Population Density	5,219	3,598	2,188
Median Age	36.4	42.2	42.6
Median Age (Male)	36.2	40.8	41.1
Median Age (Female)	37.3	43.5	44.1
Total Households	6,934	42,700	70,592
# of Persons Per HH	2.4	2.4	2.4
Average HH Income	\$41,577	\$47,755	\$52,172
Average House Value		\$185,263	\$218,314

* Demographic data derived from 2010 US Census

