



**SALE**

# SW Florida 1+ Acre Hard Corner Retail Development Site

**3522 36TH AVENUE EAST**

Palmetto, FL 34221



**PRESENTED BY:**

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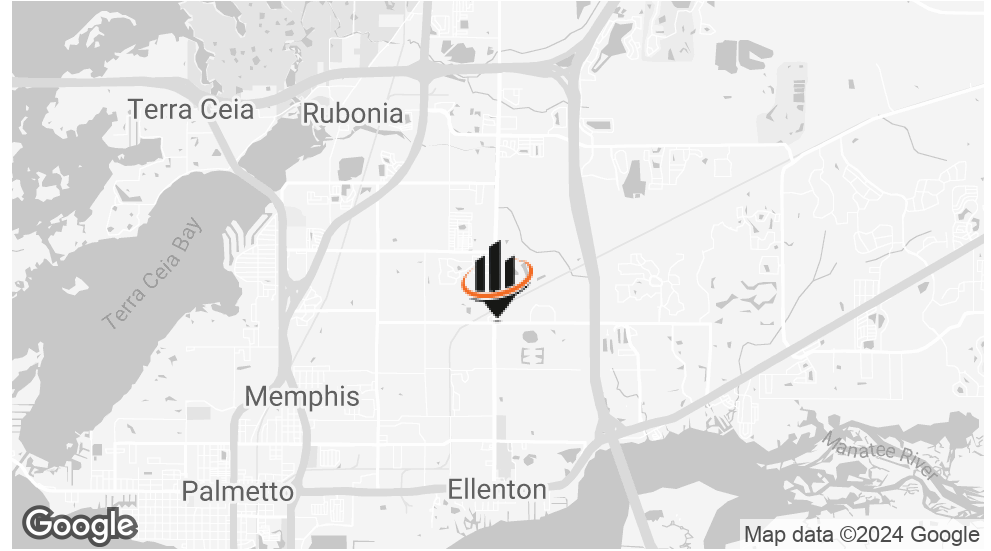
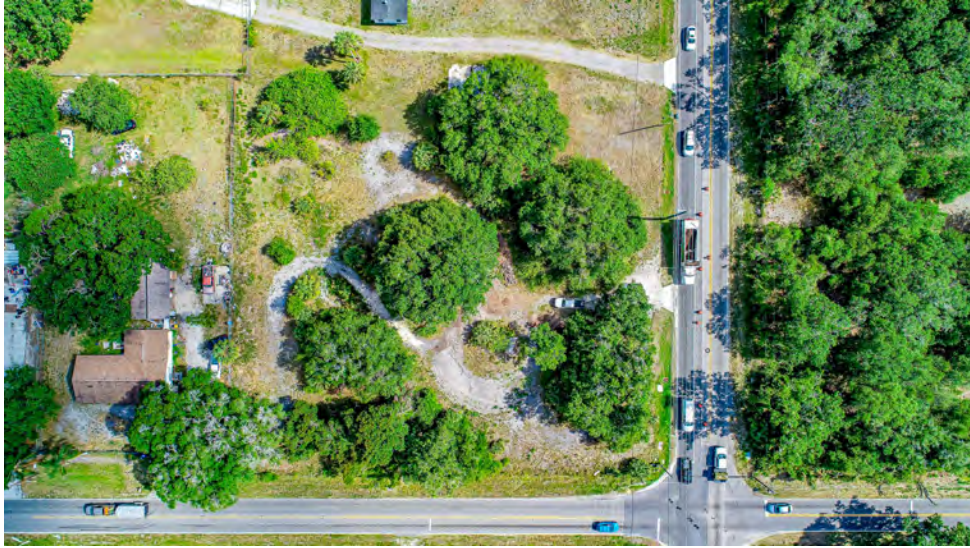
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**Proposed ROW Taking**



# PROPERTY SUMMARY



<b>SALE PRICE</b>	<b>\$690,000</b>
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## OFFERING SUMMARY

<b>LOT SIZE:</b>	1 Acres
<b>PRICE / ACRE:</b>	\$690,000
<b>ZONING:</b>	A-1 (Suburban Agricultural)
<b>MARKET:</b>	Palmetto-Ellenton
<b>TRAFFIC COUNT</b>	17,000

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## PROPERTY OVERVIEW

1 + Acre (After proposed Right-of-Way taking) hard corner lot in North Manatee County ready for commercial retail development in the rapidly-growing Palmetto-Ellenton area. The site sits at the Southeast corner of Mendoza Road and Ellenton Gillette Road, and is positioned between Interstate-75, US-41 and Interstate-275. Currently a 4-way stop, this busy intersection is destined for a traffic light in the future.

This is one of the fastest growing areas of Manatee County with over 23,000 residential units approved or under construction in the North River submarket.

## PROPERTY HIGHLIGHTS

- 1 + Acre (After proposed Right-of-Way taking) Hard-Corner Commercial Development Site
- Centrally located between St. Pete, Tampa, Bradenton, Lakewood Ranch, and Sarasota
- Large North River employers include Port Manatee, The Ellenton Premium Outlets, Feld Entertainment, Sysco, and ItWorks!



## PROPERTY DESCRIPTION



## LOCATION DESCRIPTION

The subject property is located in northern Manatee County, a mid-sized county on the West Coast of Florida. The property, located on Mendoza Road (36th Avenue East), is less than 2.3 miles from US-41 to the west and 1 mile to Interstate 75 to the east. It is also 1.6 miles to Interstate 275. The property is a short 25 minute drive to downtown St. Petersburg, 30 minutes to downtown Sarasota and 40 minutes to Tampa. Due to its central location to all of these larger cities, this area of Palmetto is a great bedroom community, with significant residential demand.

The North River market has seen significant residential and commercial development over the past 5+ years, including 23,000+ residential units approved or under construction and numerous other commercial/retail projects. Large employers including Port Manatee, The Ellenton Premium Outlets, Feld Entertainment, Sysco and ItWorks! are all located north of the Manatee River.

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# AERIAL NORTHEAST



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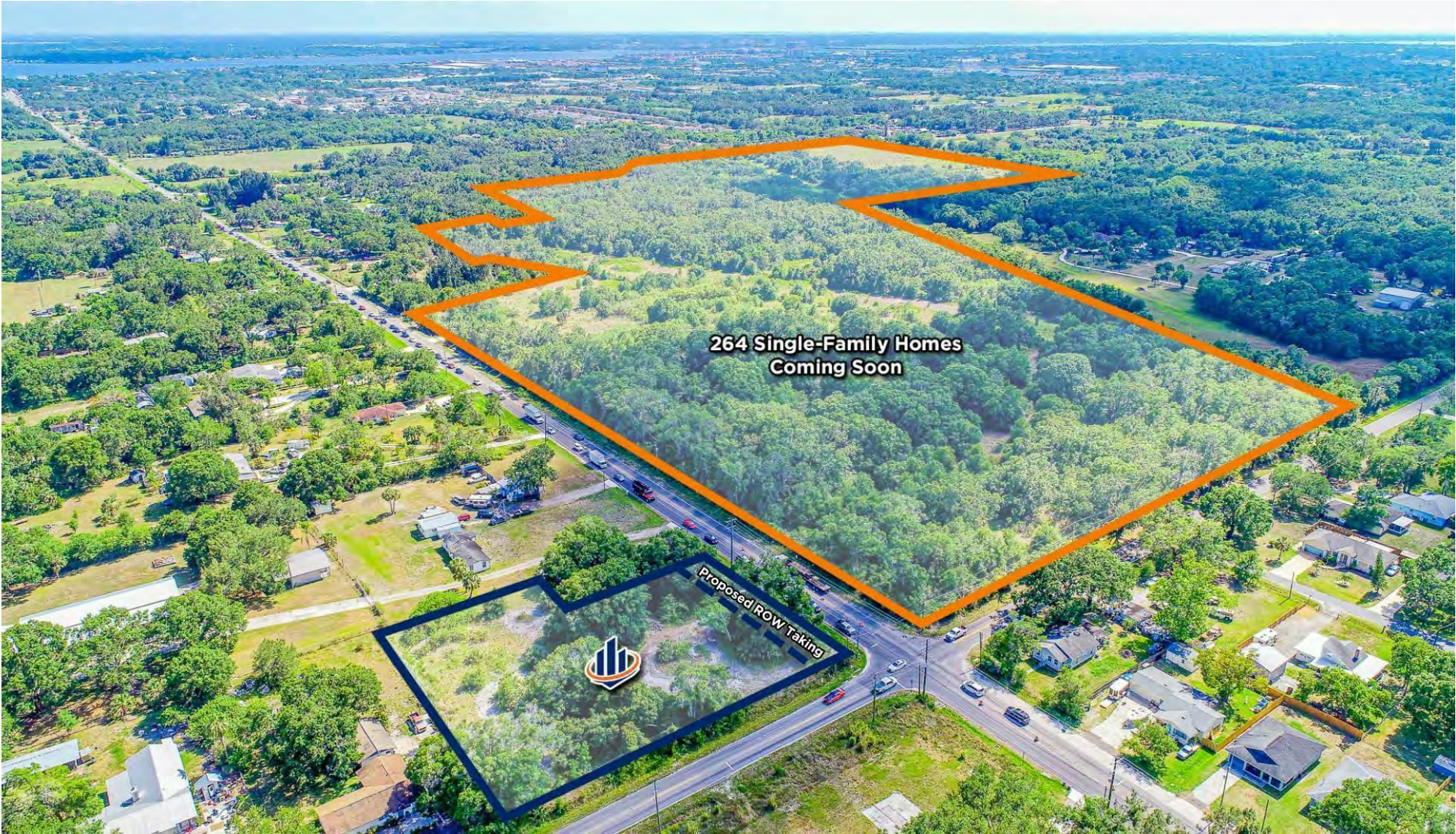
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# SURROUNDING COMMERCIAL & RESIDENTIAL PROJECTS



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**THIS IS NOT A FIELD SURVEY**

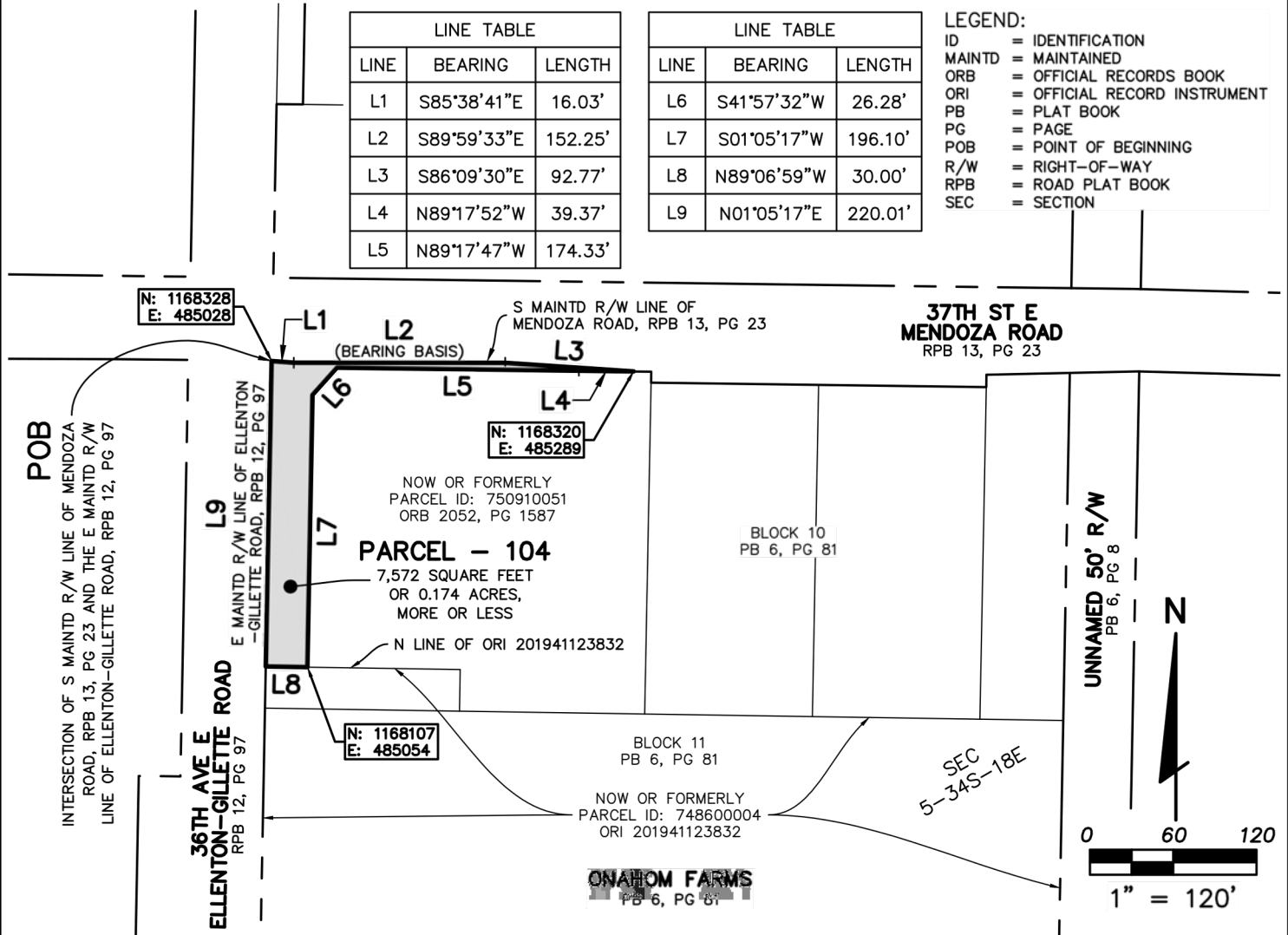
**Proposed Right-of-Way Taking for Intersection Improvements  
1.25 +/- Acres less .17 Acre taking leaves 1.08 +/- Acre remaining**

LINE TABLE		
LINE	BEARING	LENGTH
L1	S85°38'41"E	16.03'
L2	S89°59'33"E	152.25'
L3	S86°09'30"E	92.77'
L4	N89°17'52"W	39.37'
L5	N89°17'47"W	174.33'

LINE TABLE		
LINE	BEARING	LENGTH
L6	S41°57'32"W	26.28'
L7	S01°05'17"W	196.10'
L8	N89°06'59"W	30.00'
L9	N01°05'17"E	220.01'

**LEGEND:**

- ID = IDENTIFICATION
- MAINTD = MAINTAINED
- ORB = OFFICIAL RECORDS BOOK
- ORI = OFFICIAL RECORD INSTRUMENT
- PB = PLAT BOOK
- PG = PAGE
- POB = POINT OF BEGINNING
- R/W = RIGHT-OF-WAY
- RPB = ROAD PLAT BOOK
- SEC = SECTION



NOTE: THE GEOMETRY AND COORDINATES (NORTH AMERICAN DATUM 1983/2011) PERTAINING TO THE PARCEL OF LAND DESCRIBED HEREIN IS BASED UPON THAT CERTAIN SPECIFIC PURPOSE SURVEY FOR RIGHT-OF-WAY DELINEATION TITLED "ELLENTON GILLETTE ROAD (36TH AVE E) AND MENDOZA ROAD (37ST ST E), PREPARED BY FLORIDA DESIGN CONSULTANTS, INC., JOB NUMBER 2022-0072, DATED 2-8-2023, AND THE RECORD DOCUMENTS AS REFERENCED HEREON AND IS SUBJECT TO AN ACCURATE FIELD BOUNDARY SURVEY.

PREPARED FOR: **MANATEE COUNTY**

SHEET DESCRIPTION: **RIGHT-OF-WAY - PARCEL 104**  
PARCEL ID: 750910051

SCALE: 1"=120'	DATE: 7-10-2023	DRAWN: SMS	CALCED: BGD	CHECKED: BGD	SEE SHEET 1 FOR LEGAL DESCRIPTION SEE SHEET 2 FOR SKETCH AND LEGEND
JOB No.: 2022-0072	EPN: 873	SECTION: 5	TOWNSHIP: 34S	RANGE: 18E	REV 2: 8-3-2023 (SMS)

NOT VALID WITHOUT A DIGITAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

**FLORIDA DESIGN CONSULTANTS, INC.**

— THINK IT. ACHIEVE IT. —

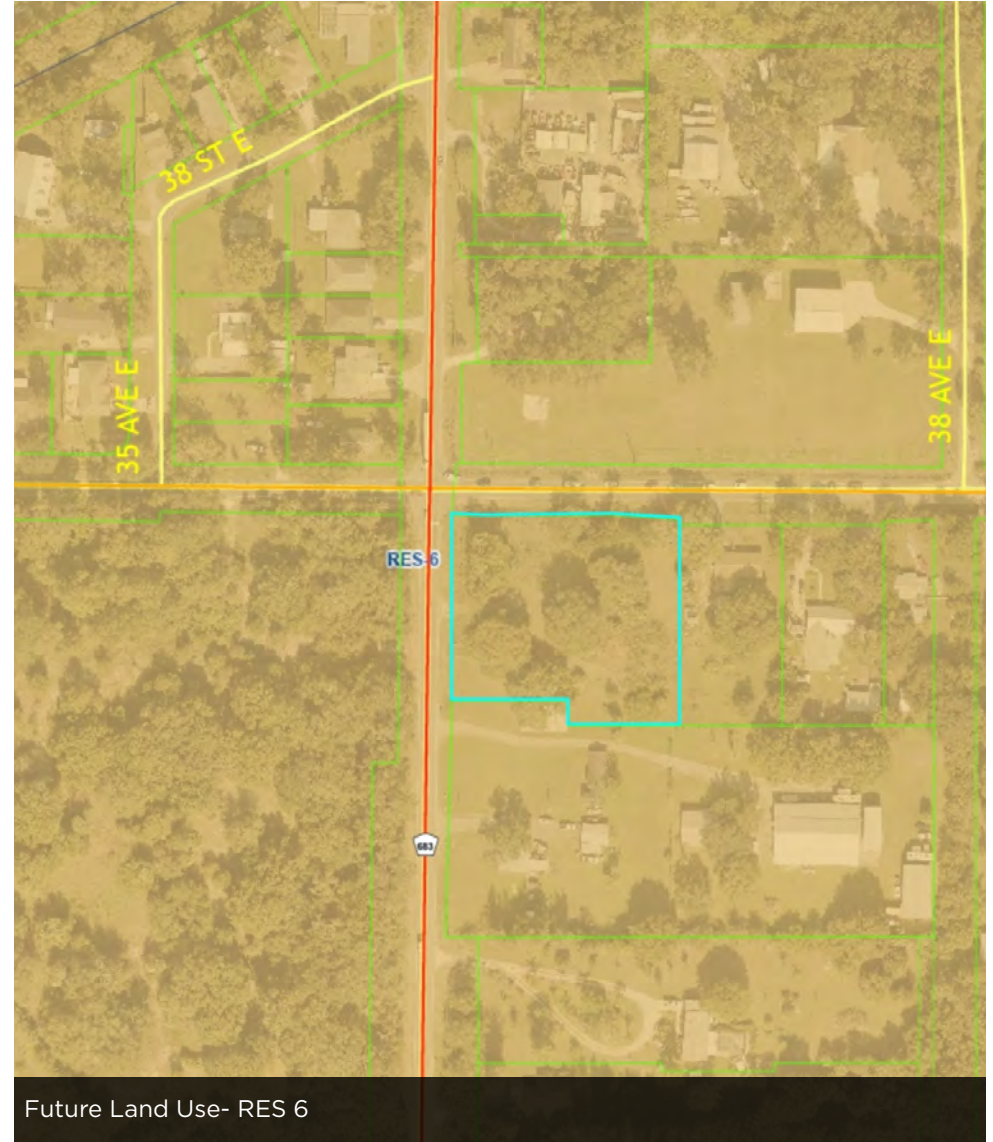
20525 ANNEBERRIFIELD DRIVE, SUITE 2001, LAKELAND FLORIDA 33463  
PHONE 888-032-5227 - 1044 (Fax) 848-7284884 www.fdcsl.com LICENSE NO. 0607  
L.B. NO. 6707

CERTIFIED AS TO LEGAL DESCRIPTION AND SKETCH

# ZONING AND FUTURE LAND USE



Zoning: A-1



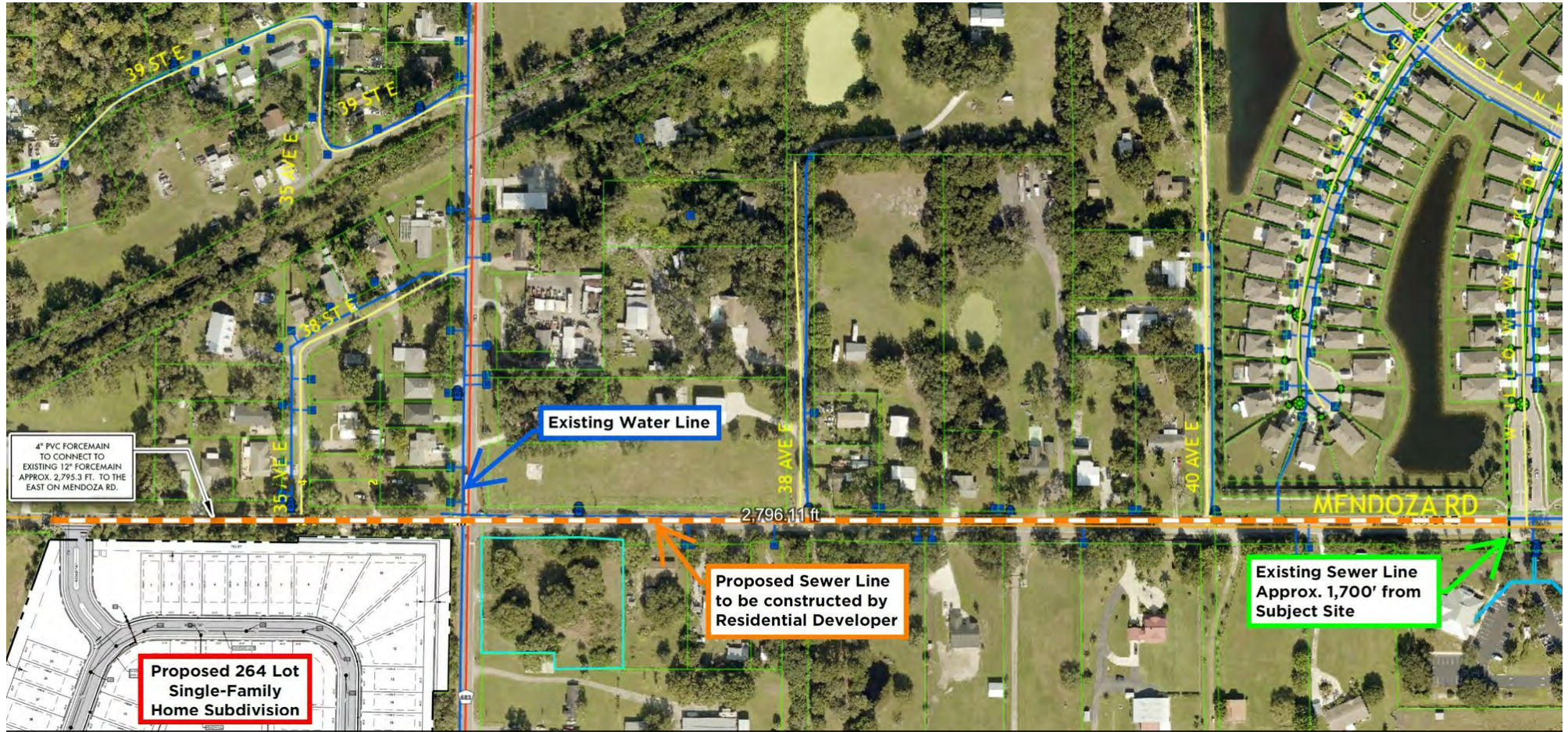
Future Land Use- RES 6

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# WATER & SEWER MAP



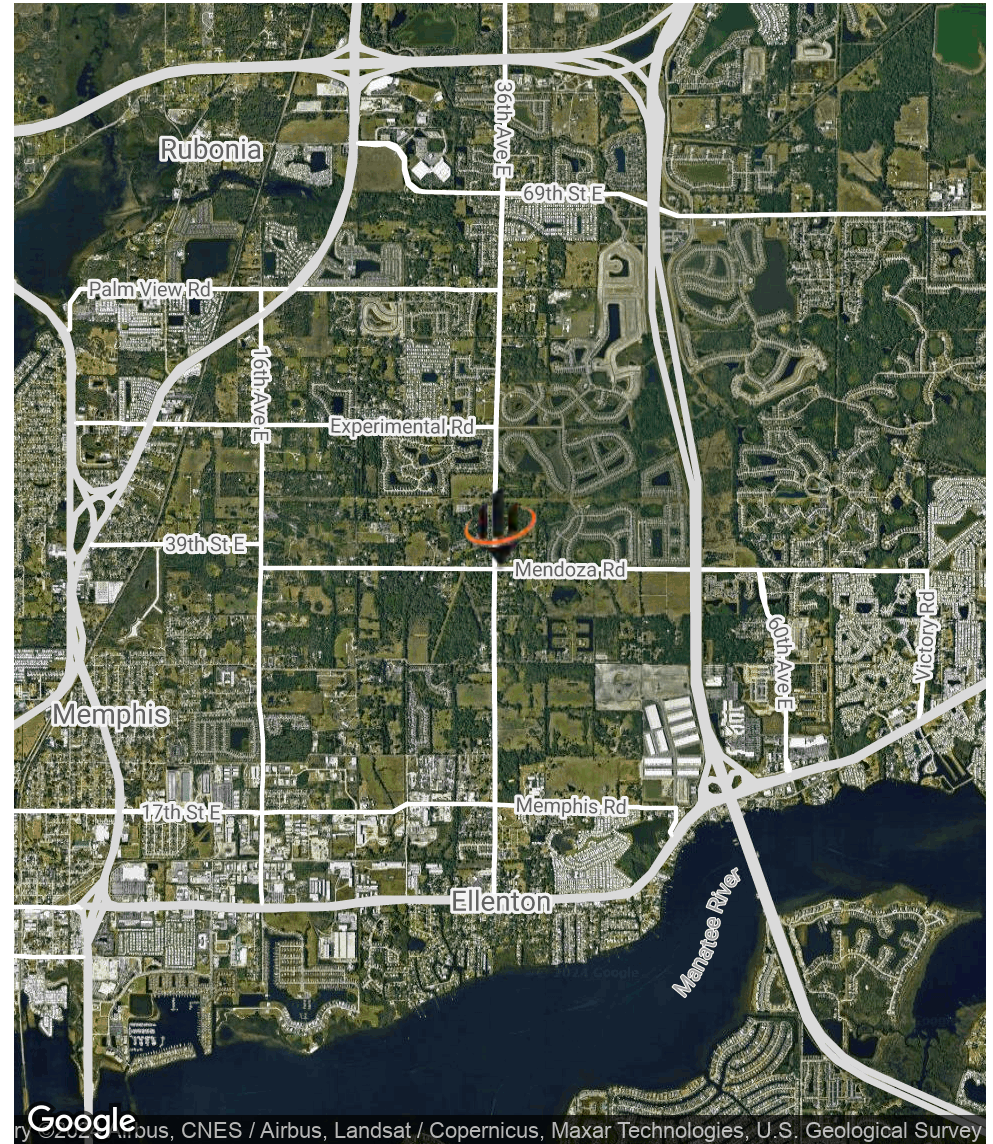
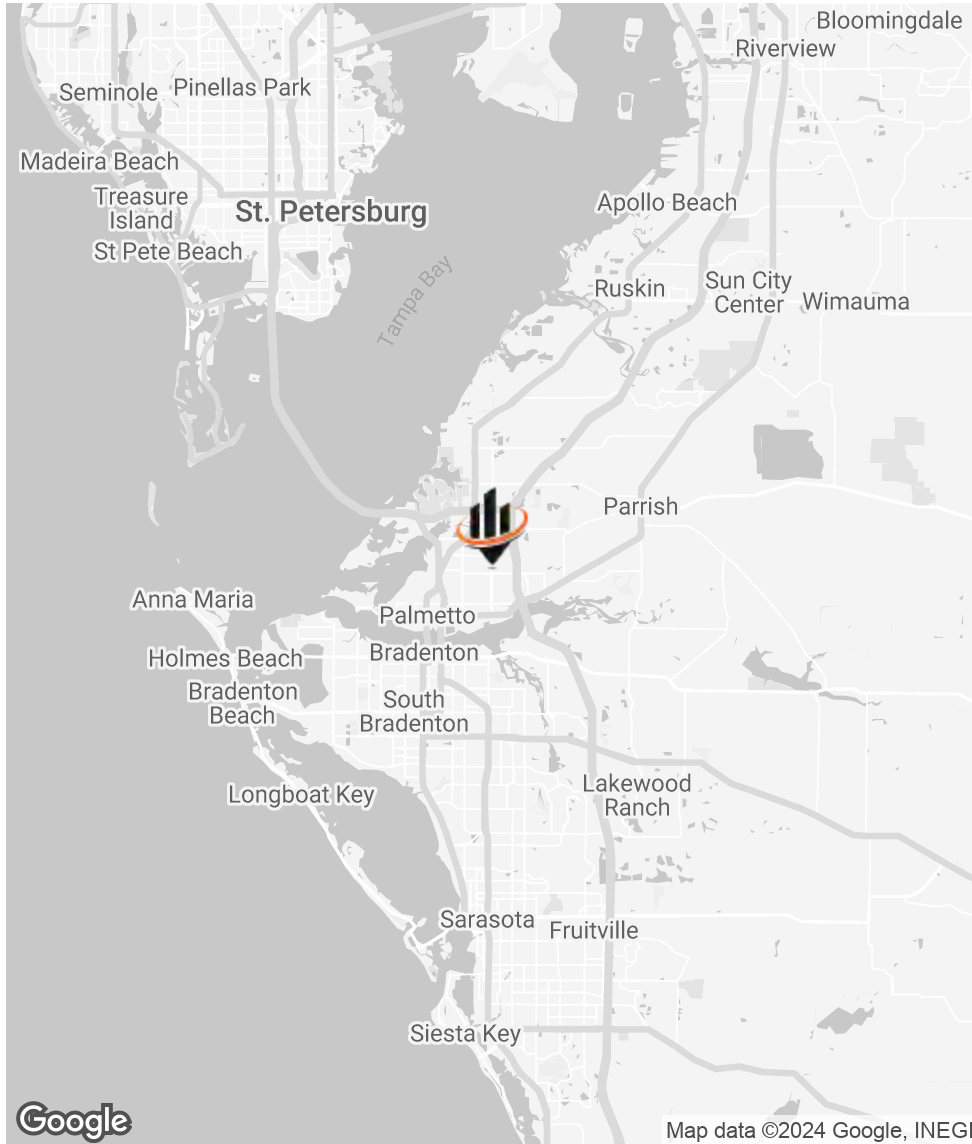
There are existing water lines running along both Mendoza Road & Ellenton Gillette Road. The closest sewer line is approximately 1,700' east of the subject property at Willow Walk Drive. It is anticipated that the new residential development project directly west of this site will be running the sewer line past this site to their development. **\*This information is not warranted nor guaranteed. A potential buyer must verify water/sewer access and capacity availability with Manatee County Utilities.**

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# LOCATION MAPS



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# RETAILER MAP



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# DEMOGRAPHICS MAP & REPORT

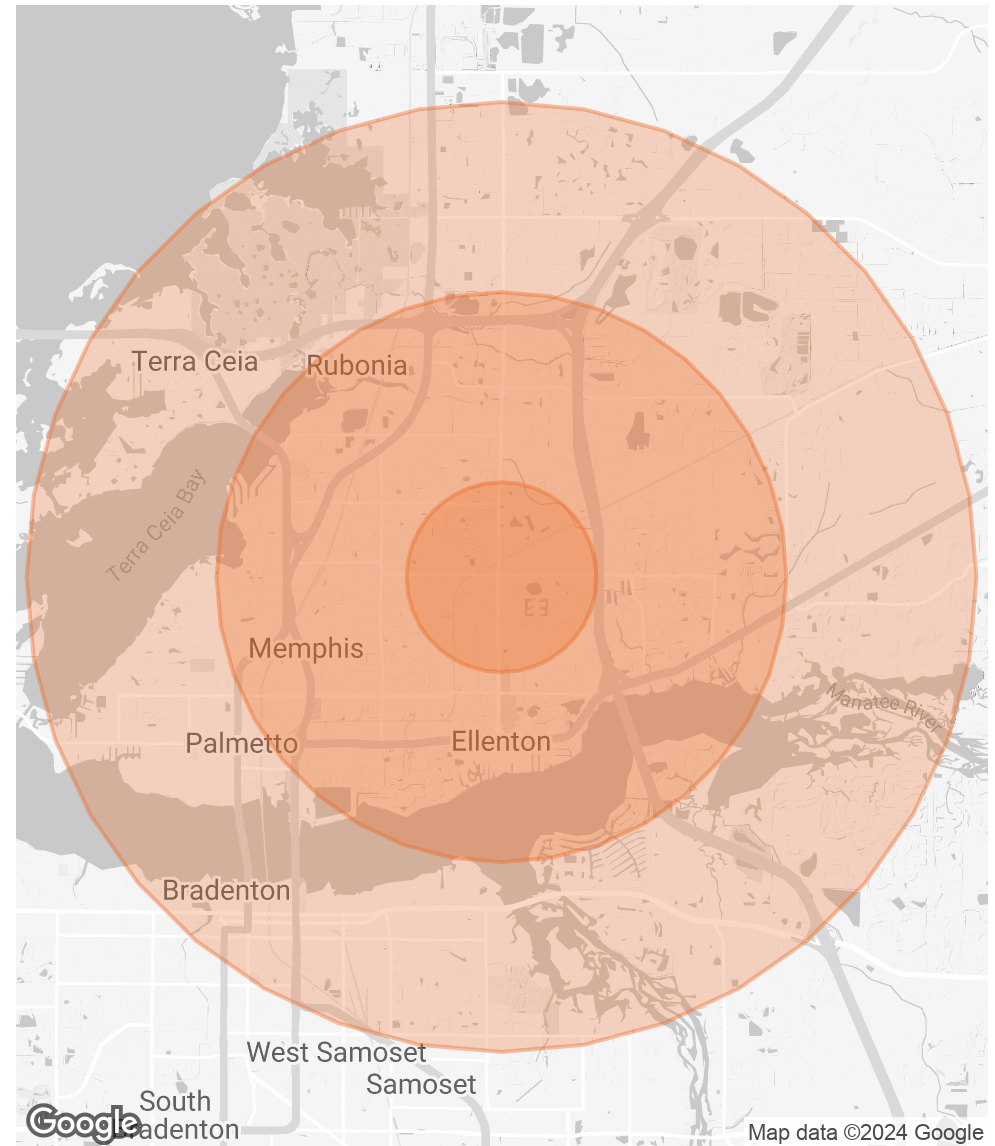
## POPULATION

	1 MILE	3 MILES	5 MILES
<b>TOTAL POPULATION</b>	3,082	43,545	103,461
<b>AVERAGE AGE</b>	36.8	47.2	44.3
<b>AVERAGE AGE (MALE)</b>	39.2	47.5	43.0
<b>AVERAGE AGE (FEMALE)</b>	34.6	46.3	45.1

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
<b>TOTAL HOUSEHOLDS</b>	906	20,619	47,362
<b># OF PERSONS PER HH</b>	3.4	2.1	2.2
<b>AVERAGE HH INCOME</b>	\$57,546	\$54,315	\$57,750
<b>AVERAGE HOUSE VALUE</b>	\$199,091	\$188,358	\$202,719

\* Demographic data derived from 2020 ACS - US Census



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## ALL ADVISOR BIOS



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### Tony Veldkamp, CCIM

Senior Advisor  
SVN | Commercial Advisory Group

Tony Veldkamp, CCIM serves as a Senior Advisor at SVN Commercial Advisory Group in Sarasota. His primary focus is on office and industrial investment properties, and all types of vacant land for development in Manatee, Sarasota and Charlotte Counties. With over thirty years of commercial real estate experience exclusively in this area, he has numerous sales and leasing transactions with a career sales volume in excess of \$300 Million.

Prior to joining SVN, Tony served as a 12-year veteran Commercial Broker for Michael Saunders & Company in Sarasota. He specialized in land and development, but also handled office and industrial buildings, retail, and apartment complexes. Previous to that he served as a Land Broker for Brown Real Estate in Bradenton, Florida, but he began his real estate career here on the Sun Coast as a real estate appraiser.

Tony will be the 2022 President of the Realtor® Association of Sarasota and Manatee (RASM). In 2016 he was President of the Commercial Investment Division of RASM, and he also won the 2016 Commercial Realtor® of the Year awarded by them. RASM has also awarded him the Presidents Award in 2019, and Distinguished Service Award in 2020. He is recognized annually by SVN International as a top ranking producer nationwide winning the Achiever Award, President's Award, and the coveted Partner's Circle Award. In 2018 he was ranked #1 in the State of Florida and #8 in the World with SVN.



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### Matt Fenske

Advisor  
SVN | Commercial Advisory Group

Matt Fenske serves as Advisor for SVN Commercial Advisory Group in Sarasota, Florida. Matt's primary focus is on vacant land, as well as retail, office and industrial sales. Matt has been involved in over \$100 million worth of sale and lease transactions thus far since joining SVN. Matt brings a wealth of local market knowledge and digital marketing expertise to best serve his commercial clients and expedite the sales process.

Prior to joining SVN, he worked as a Purchasing Analyst for a construction company, specializing in the construction of single and multi-family homes, which has proven valuable in conversations with contractors and developers.

Matt received his Bachelor's of Science degree from the Florida State University College of Business. During his time there, he was a member of the Alpha Tau Omega National Leadership Development Fraternity and completed numerous internships at high-end private golf courses across the United States.

Matt grew up in New Hampshire, before moving to Bradenton over ten years ago. Matt currently resides in Bradenton and enjoys playing golf and spending time on the water.

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## DISCLAIMER

The material contained in this Offering Memorandum is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Memorandum. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Memorandum must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Memorandum may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Memorandum, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

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