

DOWNTOWN BRADENTON MIXED-USE DEVELOPMENT SITE

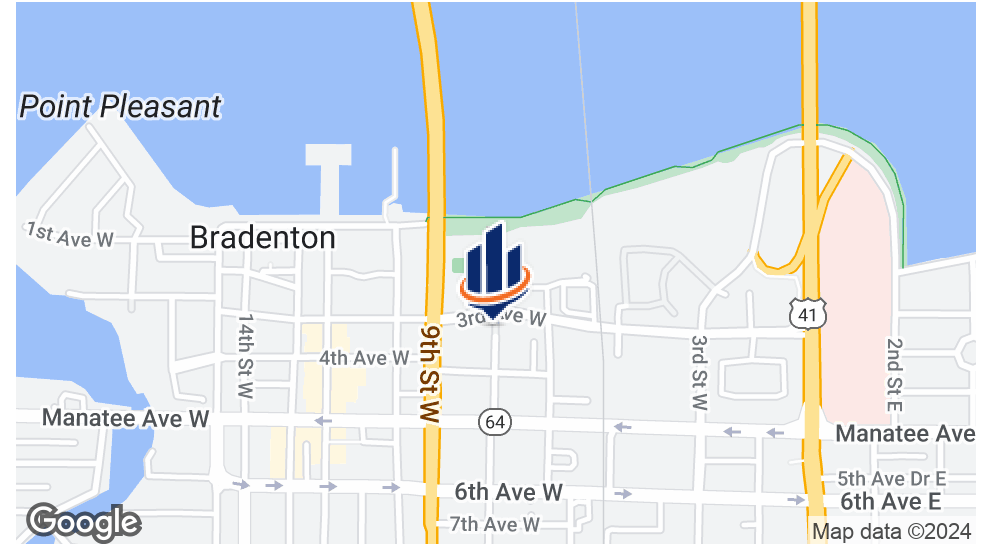
302 8TH STREET WEST
BRADENTON, FL 34205

Tony Veldkamp, CCIM
Senior Advisor
941.487.6990
tony.veldkamp@svn.com

Matt Fenske
Senior Advisor
941.487.3794
matt.fenske@svn.com



Property Summary



Sale Price

\$2,300,000

OFFERING SUMMARY

Available SF:

Lot Size: 1.95 Acres (Subject to ROW vacation)

Price / Acre: \$1,179,487

Zoning: T-6, URBAN CORE

Market: Downtown Bradenton
Central Business District

Submarket: Bradenton Riverwalk
District

APN: 3283800209, 3284300109

PROPERTY OVERVIEW

This incredible 1.95+/- acre downtown development site (subject to ROW vacation) centrally located between U.S. 41, Business 41, Manatee Avenue West and the banks of the Manatee River. Additional parcels could be assembled getting upwards of 3-3.5 Acres total. You can't get more centrally located than that with potential views of the beautiful Manatee River. The site is a short walk to the acclaimed Bradenton Riverwalk, Old Main Street's restaurants and bars, The Bishop Museum, The Manatee Performing Arts Center and other downtown amenities.

The site is zoned T-6, Urban Core which is the most intense designation in the City of Bradenton's form-based code, allowing for a base density of 60 units/acre (up to 200 units/acre subject to City Council approval), max height of 8 stories (up to 20 stories with height bonuses), and the greatest variety of uses. There is a 40' wide right-of way running through the property that was previously vacated for the current owner's development plans. However the vacation is plan-specific and must be reapplied for with new development plans.

PROPERTY HIGHLIGHTS

- Central Downtown Bradenton mixed-use development site with potential water views
- Located between the two major north-south thoroughfares through Bradenton - US-41 and Business 41
- A short walk to the Bradenton Riverwalk, historic Old Main Street, The Bishop Museum, The Manatee Performing Arts Center and other downtown amenities
- Base density of 60 units/acre (up to 200 units/acre subject to City Council approval) and max height of 8

Property Description



LOCATION OVERVIEW

Located in the heart of the Downtown Bradenton Central Business District between U.S. 41, Business 41, Manatee Avenue West and the banks of the Manatee River.

The development site is located very close to many large employers including Manatee Memorial Hospital, Manatee County Government, Sunz Insurance and Tropicana among others. Also located immediately adjacent to the Manatee County Central Energy Chiller plant which has excess capacity that could benefit a large-scale project on this site. This \$12 Million plant offers a more energy efficient way to provide cold-water energy to air condition buildings.

In the past year, downtown Bradenton has seen significant private and public investment, including the \$22-million Marriott SpringHill Suites hotel and rooftop bar operated by Oak & Stone, the city's new \$12.5-million 500-space parking garage, the \$4.5-million Twin Dolphin Marina expansion and renovation, the \$12-million South Florida Museum expansion/renovation project and a \$6-million streetscaping project on Old Main Street.

ZONING

T-6, URBAN CORE - By definition the T-6 Urban Core Zone consists of the highest density and height, with the greatest variety of uses, and civic buildings of regional importance. It may have larger blocks; streets have steady street tree planting and buildings are set close to wide sidewalks

Right Of Way Easement



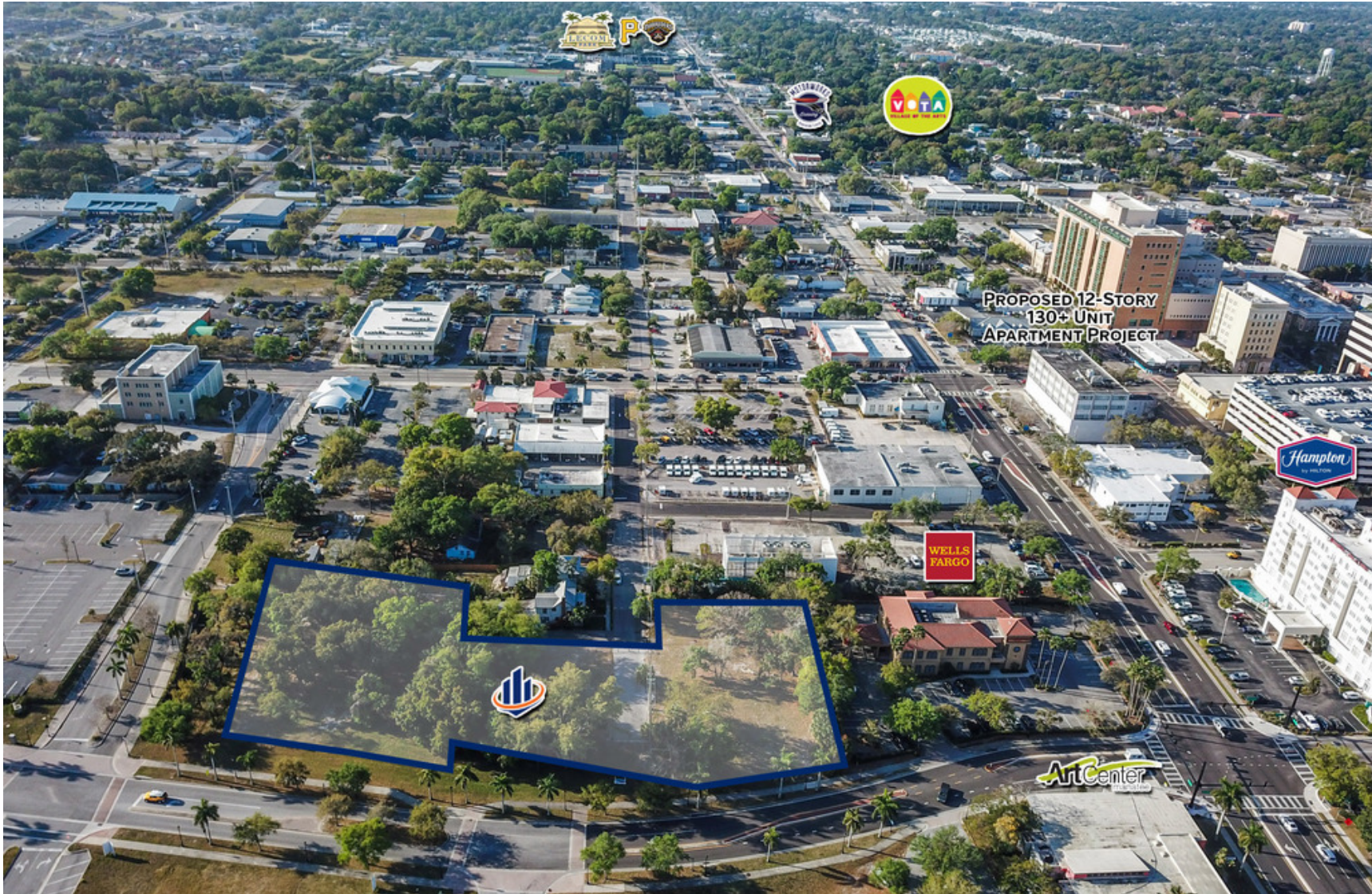
North Aerial



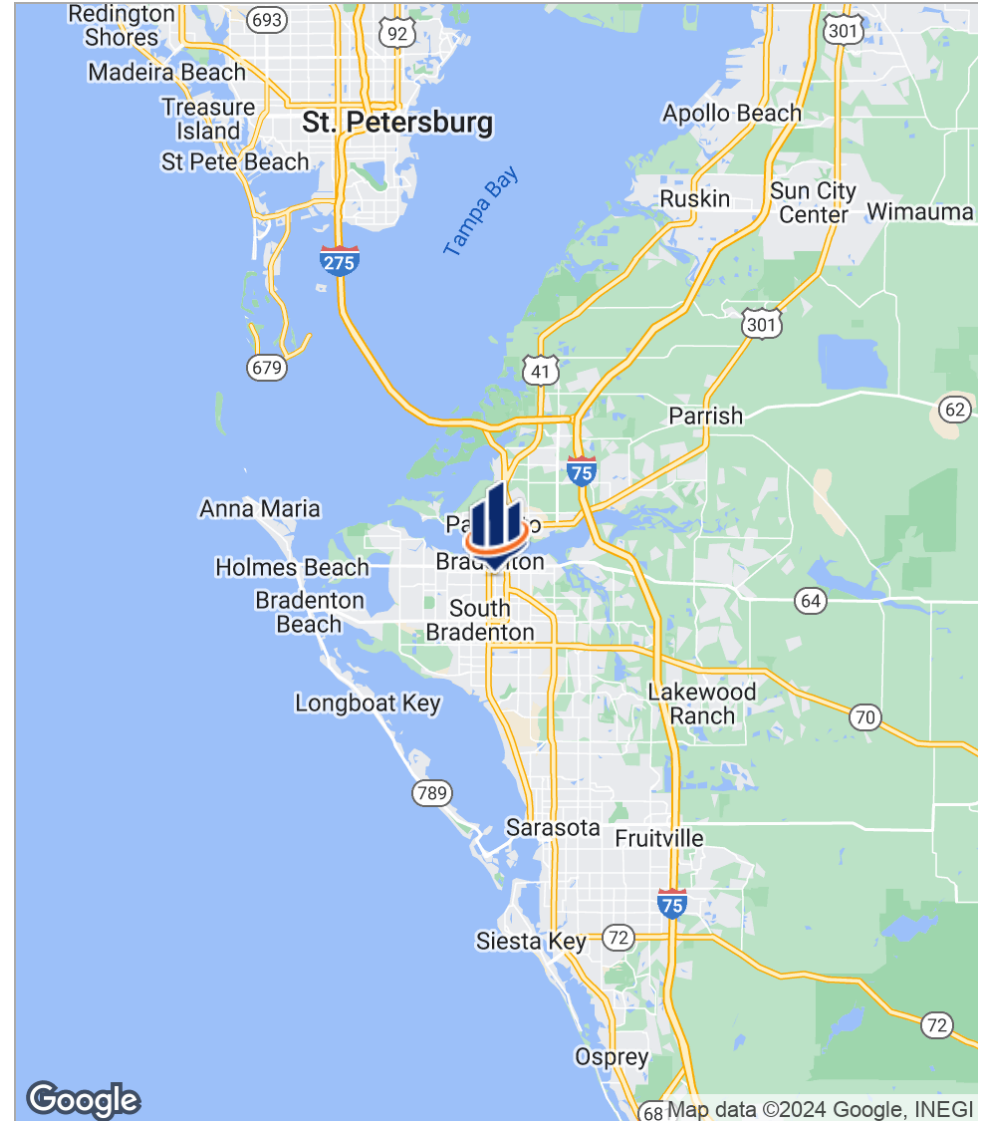
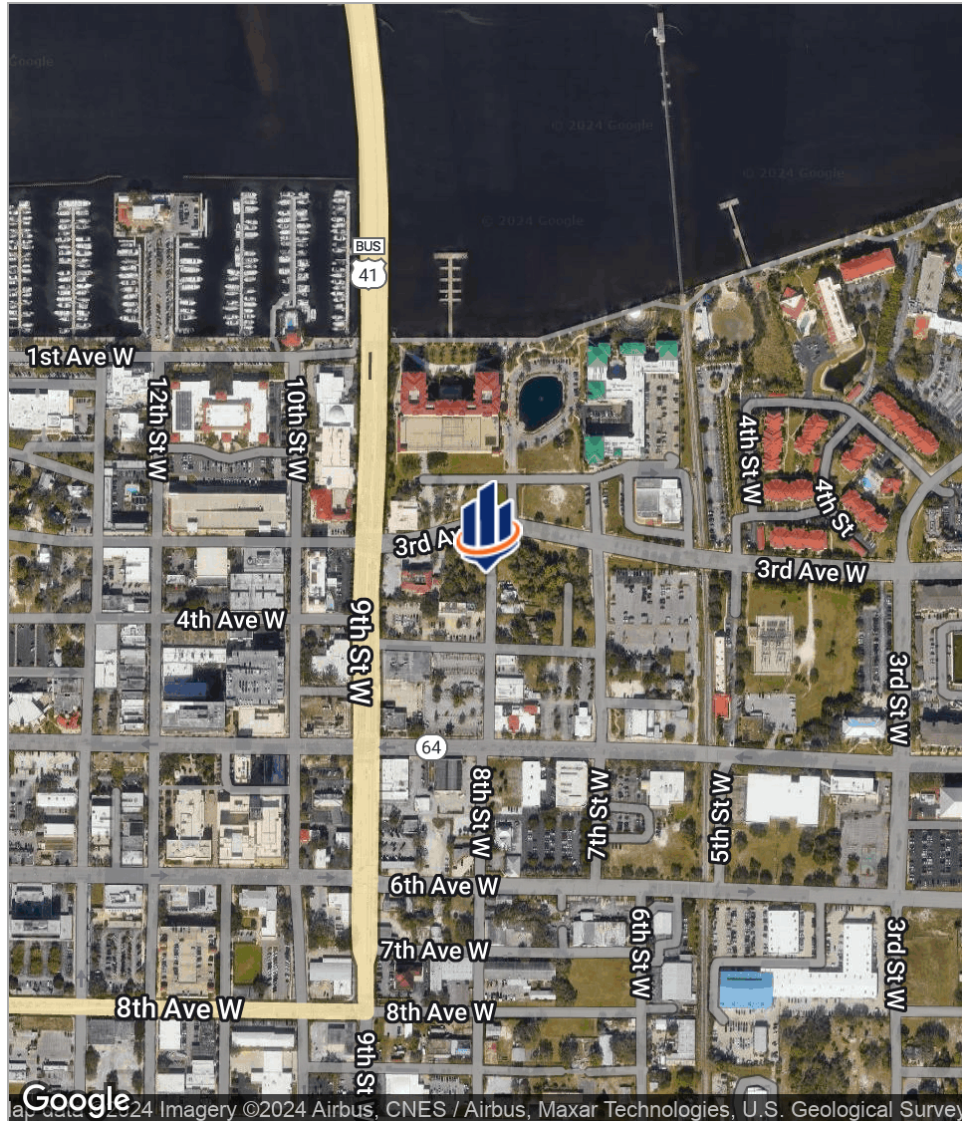


Northeast Aerial





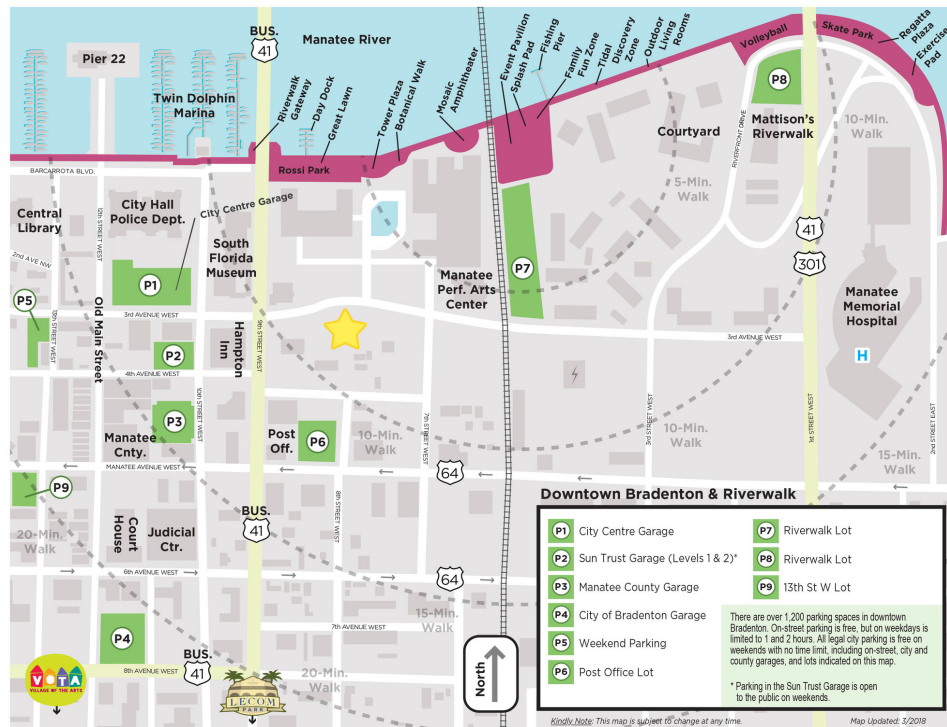
Location Maps



Retailer Map



Bradenton Riverwalk



Bradenton Area Location Overview

TOURIST ATTRACTIONS

- The Bradenton Area attracted more than 3,098,200 visitors in 2016, for an estimated economic impact exceeding \$1.1 billion. Visitors come for the white-sand beaches, the variety of accommodations, recreational opportunities, arts and culture, and the activities provided by a rapidly growing sports tourism industry. For unique experiences, tour Gamble Plantation Historic Park, which features the only surviving plantation house in South Florida. For a taste of old Florida, visit Cortez Historic Fishing Village.
- But beaches remain the main attraction, and the Bradenton area boasts 27 miles of coastline and plenty of public access. At the northern tip of Anna Maria, with a view of the Skyway Bridge and Egmont Key, is Anna Maria Bayfront Park. Further south are the white-sand beaches of Manatee Beach Park, Coquina Bayside Park, Coquina Gulfside Park, and the dog-friendly beach at Palma Sola Causeway Park.
- Sports tourism is becoming a huge industry in the Bradenton area with many professional, amateur and recreational activities, including rowing, soccer, tennis, swimming, golf and polo. Visitors will find rowing at the new world-class rowing facility at Nathan Benderson Park; competitive soccer, lacrosse and Ultimate Frisbee at Premier Sports Campus at Lakewood Ranch; baseball at Pirate City; skating and hockey at Ellenton Ice and Sports Complex; and tennis, golf and more at IMG Academy.



Demographics Map & Report

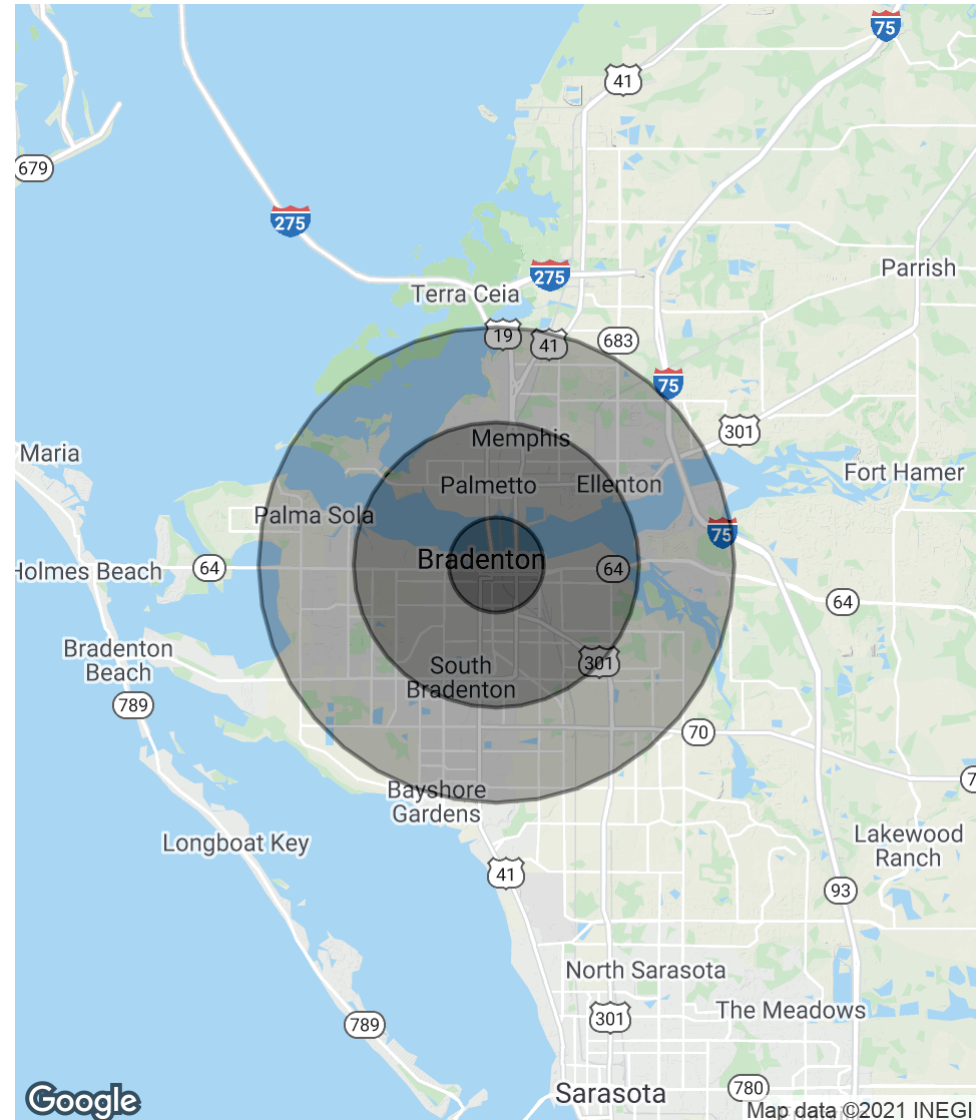
POPULATION

	1 MILE	3 MILES	5 MILES
2010 Population	6,997	80,907	176,685
2020 Population	10,436	95,883	206,732
2025 Population Projection	11,893	106,730	229,773
Annual Growth 2010-2020	4.9%	1.9%	1.7%
Annual Growth 2020-2025	2.8%	2.3%	2.2%

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
2010 Households	2,859	31,989	73,627
2020 Households	4,366	37,426	84,859
2025 Household Projection	4,966	41,395	93,691
Annual Growth 2010-2020	2.6%	0.7%	0.7%
Annual Growth 2020-2025	2.7%	2.1%	2.1%

* Demographic data derived from CoStar





Phone: 941.487.6990
Cell: 941.374.9657
Email: tony.veldkamp@svn.com
1626 Ringling Boulevard, Suite 500
Sarasota, FL 34236

Tony Veldkamp, CCIM

Senior Advisor
SVN | Commercial Advisory Group

Tony Veldkamp, CCIM serves as a Senior Advisor at SVN Commercial Advisory Group with offices in Sarasota and Bradenton. 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 twenty five 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 \$250 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 was the President of the Commercial Investment Division of the Realtor® Association of Sarasota and Manatee in 2016, and he also won the 2016 Commercial Realtor® of the Year awarded by them. He is recognized annually by SVN International as a top ranking producer nationwide. Tony very much enjoys life on the SunCoast with his wife Debbie, their five children, and their families. They enjoy boating, hiking, and family time.

- 2018 #1 for the State of Florida, #8 in the World, SVNIC
- 2018, 2017, 2016 & 2012 Nationally Ranked Award Winner, SVNIC
- 2016 Commercial Realtor® of the Year, President of the Commercial Investment Division - Realtor Association of Sarasota & Manatee



Phone: 941.487.3794
Cell: 941.773.9984
Email: matt.fenske@svn.com
1626 Ringling Boulevard, Suite 500
Sarasota, FL 34236

Matt Fenske

Senior 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.