SVN
COMMERCIAL ADVISORY GROUP

13 +/- ACRE MULTIFAMILY DEVELOPMENT SITE

3105 MOCCASIN WALLOW ROAD
PALMETTO, FL 34221

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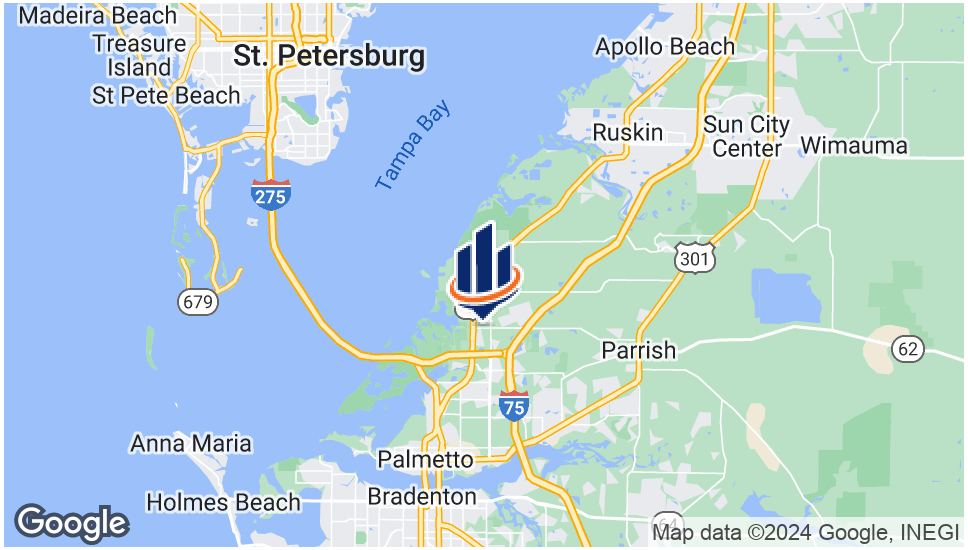
Property Summary



Sale Price	**$1,280,000**

OFFERING SUMMARY

Available SF:	
Lot Size:	13 Acres
Price / Acre:	$98,462
Zoning:	A-1 with Future Land Use of RES-6
Submarket:	North River
Traffic Count:	5,500
APN:	641100003
Video:	View Here

PROPERTY OVERVIEW

This residential development site, located in rapidly-growing northern Manatee County is on Moccasin Wallow Road between US-41 to the west and Interstate 75 to the east. Its central location makes it a short drive to downtown St. Petersburg and Tampa to the north and Bradenton, Lakewood Ranch and Sarasota to the south.

The 13+/- acre site is ideal for a 64 unit townhome site, small apartment project, or a build-for-rent community. It's possible that the site could be rezoned for up to 78 units with a rezone to Planned Development-Residential. This is one of the fastest growing areas of Manatee County with over 23,000 residential units approved or under construction. The site is in close proximity to a Circle K and 7-Eleven convenience store, Dollar General, a new Publix shopping center, a brewery and other restaurants.

PROPERTY HIGHLIGHTS

- 13+/- acre residential development site; ideal for multifamily, townhomes or build-for-rent community
- Potential to rezone to Planned Development-Residential. Future Land Use may allow for max of 78 units
- Centrally located with a short drive to St. Pete, Tampa, Bradenton, Lakewood Ranch and Sarasota
- Large North River employers include Port Manatee, The Ellenton Premium Outlets, Feld Entertainment, Sysco

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Property Description

LOCATION OVERVIEW

The subject property is located in northern Manatee County, a midsized county on the West Coast of Florida. The property, located on Moccasin Wallow Road, is less than a half mile from US-41 to the west and 1.5 miles to Interstate 75 to the east. It is also 1.5 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.

Other projects in the general vicinity of this project include Taylor Morrison's Esplanade at Artisan Lakes subdivision, a brand new Publix shopping center and multiple luxury RV resorts. With all of the new residential growth in this area, Manatee County opened a new high school and elementary school in the fall of 2019 and a new State College of Florida campus is proposed.

Manatee County is currently in the land acquisition phase of a road widening project that will eventually widen Moccasin Wallow Road to 6 lanes. Moccasin Wallow is designated as one of two major arterial roadways north of the Manatee River in the Manatee County 2035 traffic plan. This will greatly improve accessibility from this property to the new schools and other amenities to the east.

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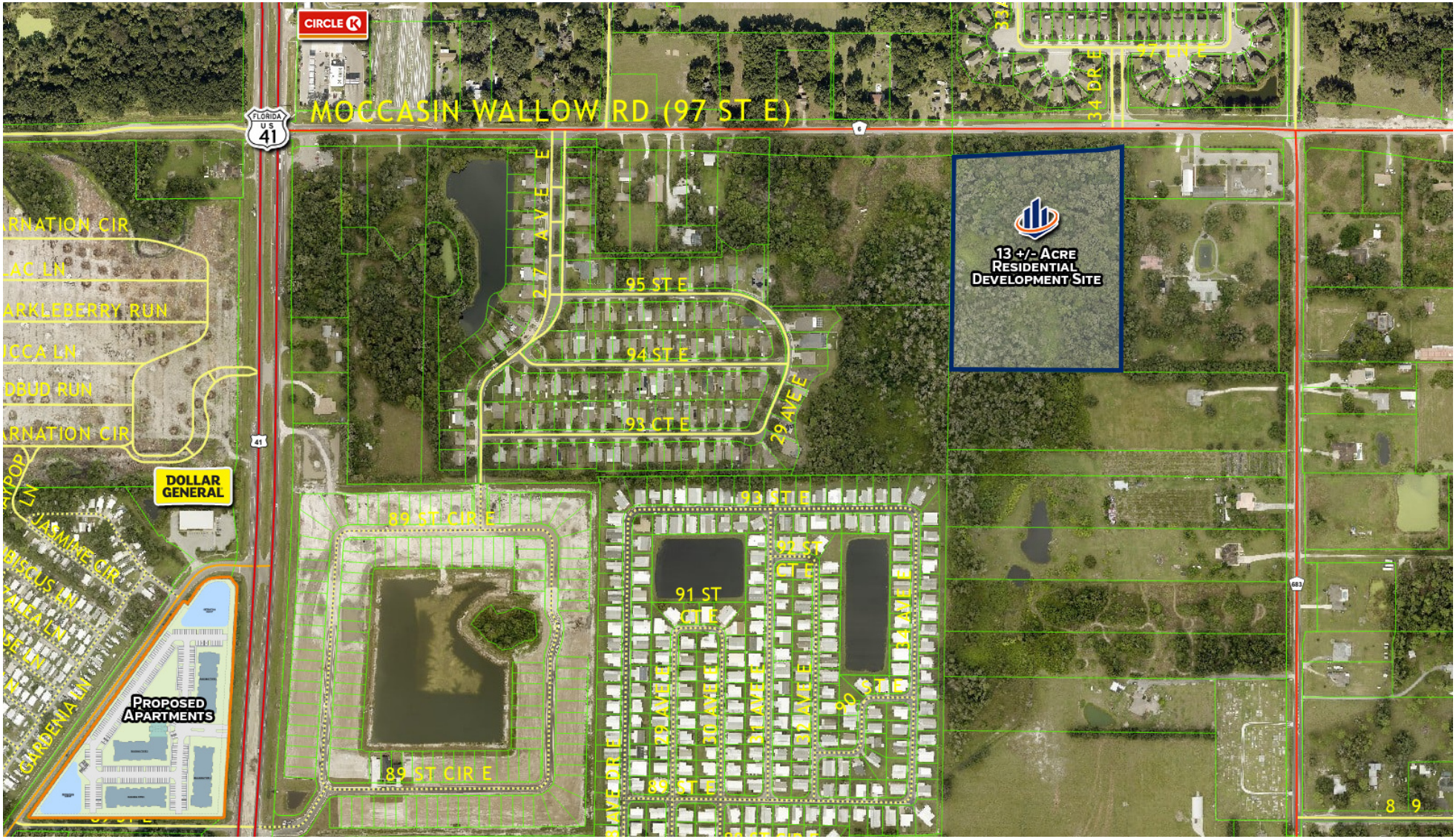
Property Appraiser Aerial Map



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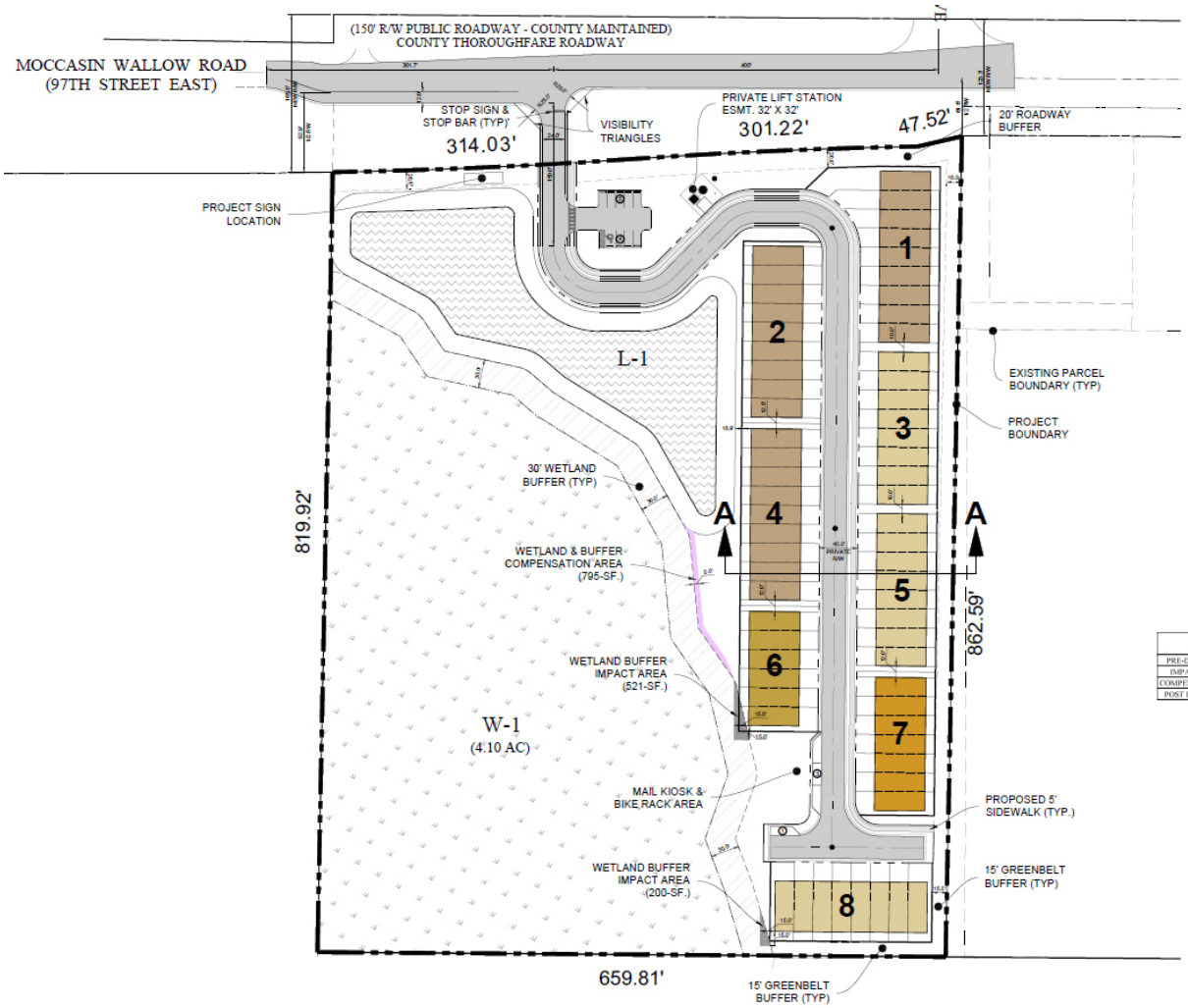
Proposed Site Plan - 64 Unit Townhome



0 60 120 180
GRAPHIC SCALE 1" = 60'

SITE DATA

TOTAL PROJECT BOUNDARY AREA (SURVEYED)
552,440± SF (12.68± AC)

OWNER: CORNER PROPERTIES OF ST. PETE INC.
SITE ADDRESS: 3105 MOCCASIN WALLOW RD., PALMETTO, FL. 34221

P.I.D.: 641100003

FUTURE LAND USE: RES-6

ZONING: CURRENT - A-1
PROPOSED - PD-R

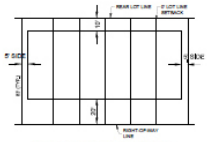
FLOOD ZONE: X (MAP# 12081C0157E) - DATED 3/17/2014

TOTAL UNITS PROPOSED (20'x53' UNITS): 64 UNITS

MAX BUILDING HEIGHT = 35'

PROPOSED DENSITY:
GROSS: 5.05 UNITS / AC.
NET: 8.56 UNITS / AC.

PARKING: 2 SPACES PROVIDED @ EACH UNIT
(INCLUDES 1 SPACE IN GARAGE)
4 PARALLEL SPACES NEAR MAIL KIOSK
9 SPACES FOR SALES INCL. (1) ADA



TYPICAL LOT DETAILS

PROJECT AREA

Areas	Sq. Ft.	Acres	%
Project Area	552,458	12.68	100.00%
Wetlands	178,643	4.10	32.34%
Lakes / Ponds	39,488	0.91	7.15%
R.O.W.	50,128	1.15	9.07%
L.S. Buffer	27,587	0.63	4.99%
Preserves	47,916	1.10	8.67%
6-Unit TH	6,360	0.15	1.15%
7-Unit TH	7,420	0.17	1.34%
8-Unit TH	25,440	0.58	4.60%
9-Unit TH	28,620	0.66	5.18%
Open Space	140,856	3.23	25.50%

LOT SIZES AND SETBACKS

UNIT SIZE	LOT WIDTH	FRONT SETBACK	SIDE SETBACK	REAR SETBACK	WETLAND BUFFER SETBACK
(6) -UNIT TOWNHOUSE	20'	20'	5' *	10'	15'
(7) -UNIT TOWNHOUSE	20'	20'	5' *	10'	15'
(8) -UNIT TOWNHOUSE	20'	20'	5' *	10'	15'
(9) -UNIT TOWNHOUSE	20'	20'	5' *	10'	15'

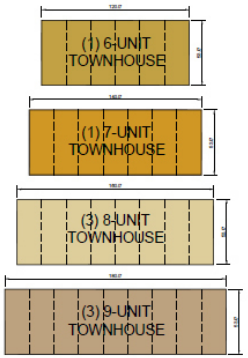
NOTE: * PER BUILDING, 10' BUILDING SEPARATION

WETLANDS

	WETLAND AREA	WETLAND BUFFER AREA
PRE-DEVELOPMENT	4.10 AC.	0.64 AC.
IMPACTED AREAS	0.00 AC.	0.02 AC.
COMPENSATION AREAS	0.00 AC.	0.02 AC.
POST DEVELOPMENT	4.10 AC.	0.64 AC.

OPEN SPACE

LAND USE	AREA (AC)	% OF TOTAL
LAKES / PONDS	0.91	7%
PRESERVES	1.10	9%
L.S. BUFFER & OPEN SPACE	3.87	30%
TOTAL	5.87	46%
OPEN SPACE REQUIRED	3.17	25%



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Proposed Plan Overlay - 64 Units

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Aerial Northwest

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Aerial Northeast

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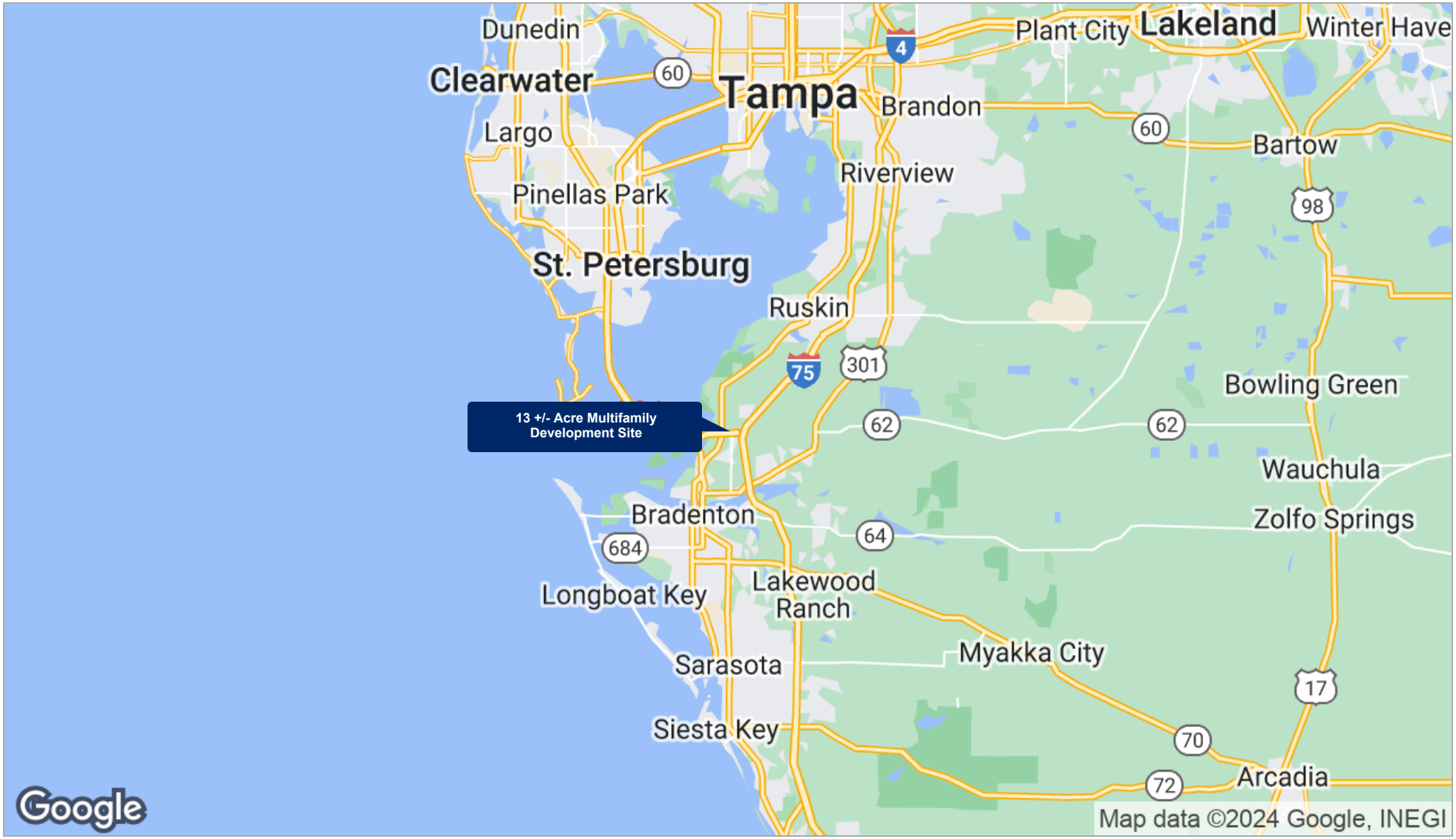
Regional Map



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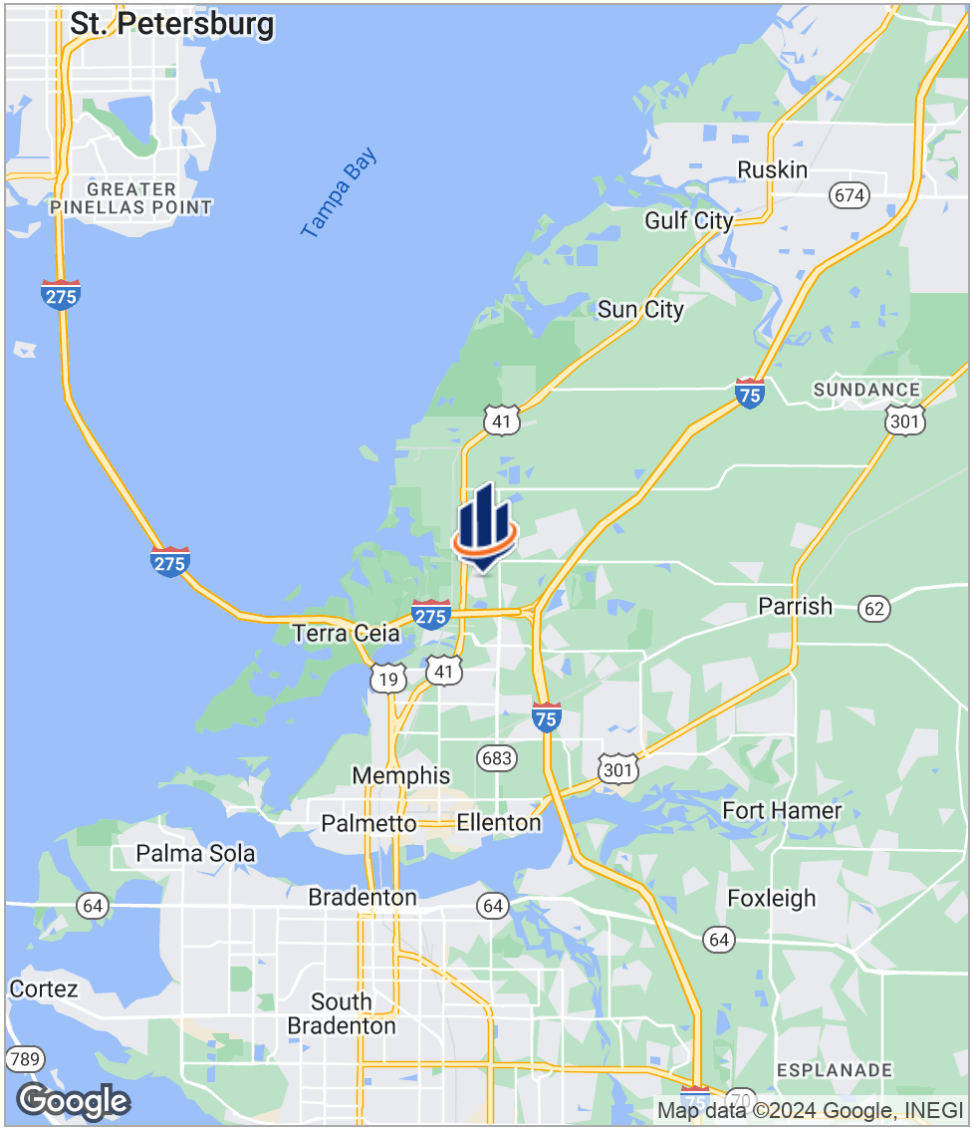
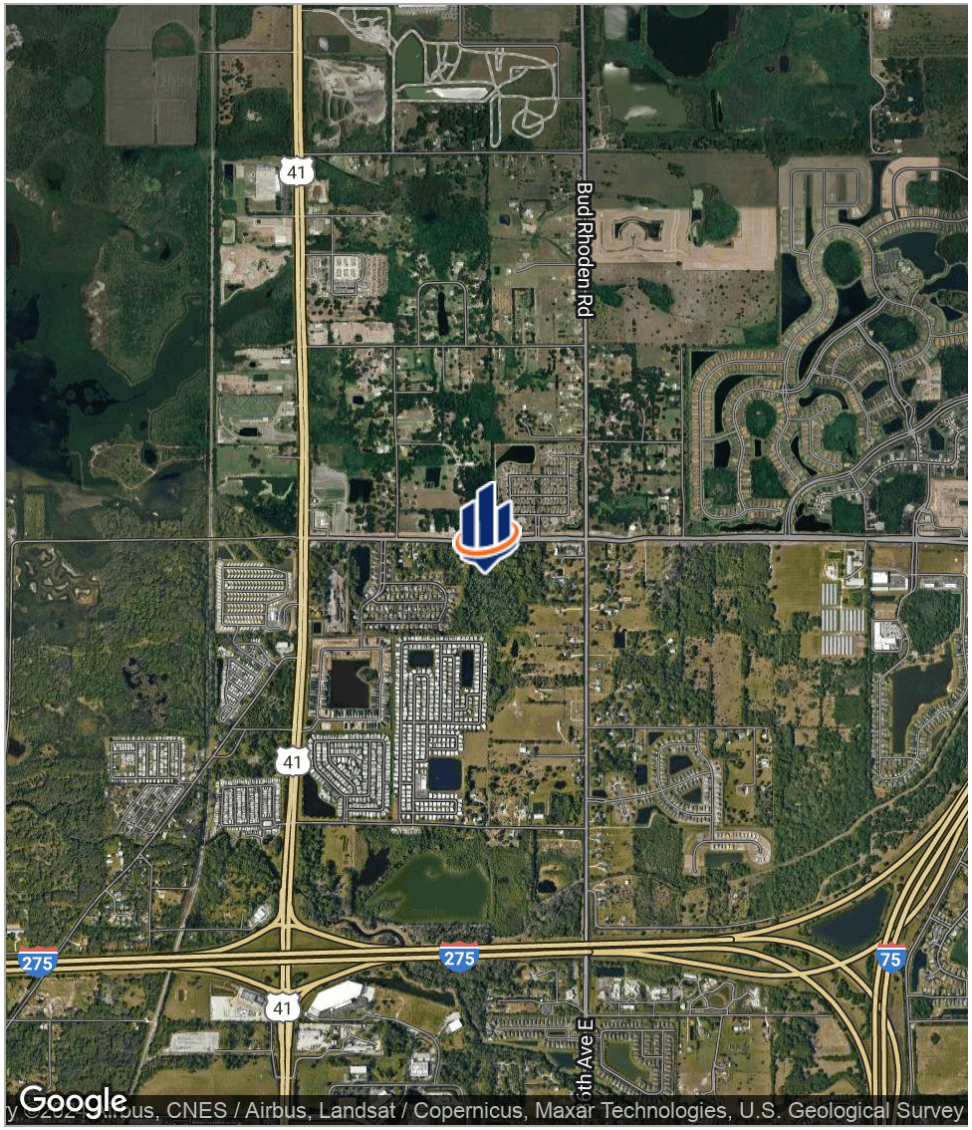
Location Maps





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Retailer Map

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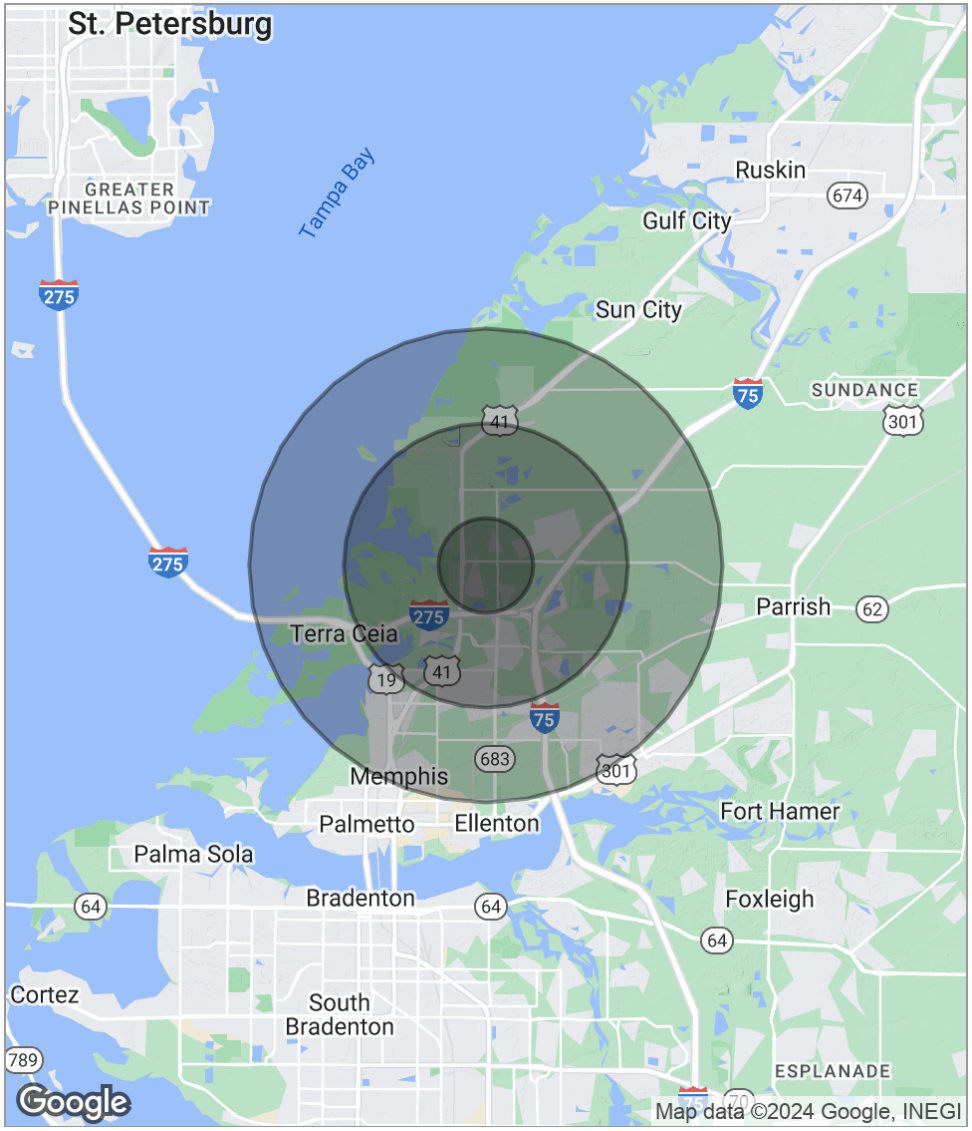
Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
Total population	2,207	15,170	45,108
Median age	60.5	50.5	46.3
Median age (Male)	61.6	51.2	46.9
Median age (Female)	60.5	53.6	47.1

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,102	7,148	19,998
# of persons per HH	2.0	2.1	2.3
Average HH income	$78,020	$60,848	$62,081
Average house value	$254,234	$247,322	$253,372

** Demographic data derived from 2020 ACS - US Census*

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All Advisor Bios

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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.

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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

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