

# PALMETTO PLAZA MULTI-USE DEVELOPMENT SITE

9025 U.S. 41  
PALMETTO, FL 34221

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**DOLLAR  
GENERAL**

**CIRCLE K**

13,000 AVERAGE VEHICLES PER DAY

# Property Summary



Sale Price **\$650,000 - \$2,500,000**

## OFFERING SUMMARY

Lot Size: 9.16 Acres  
Price / Acre: \$70,961  
Zoning: Planned Development Commercial (PD-C)  
Market: North County  
Traffic Count: 13,000  
APN: 631800409  
Video: [View Here](#)

## PROPERTY OVERVIEW

This 9.1+/- acre retail development site has existing general development plan approvals in place for a 6,000 SF convenience store, gas with diesel truck island, and fast food drive through lanes. Additional proposed uses for the property approved with the plan include a 60,000 SF multi story storage facility, fast food out-parcels and retail strip center with end cap drive through lane.

The property has full access with median cuts on US-41 at Bayshore Road and Rock Payne Road. Because of the property's location on the direct route from Port Manatee to I-275, plus two new RV resorts just to the south (one under construction, one recently approved) a gas station with diesel pumps has been incorporated into the plan.

Property is priced as four separate parcels with different intended uses. However, the owner is willing to sell combined parcels or the entire property in bulk as well. Pricing is based on raw land, but credits may be available for developers who put in master development infrastructure.

## PROPERTY HIGHLIGHTS

- General Development Plan Approvals in Place for Various Commercial Uses
- Retail, Self-storage, Convenience Store, Gas Station, QSR, and other retail uses
- Potential to Rezone for Industrial or Distribution use
- Full Access with Median Cuts on US-41 at Bayshore Road and Rock Payne Road
- Only a half mile north of the Interstate 275 interchange with US-41, Direct Route to Port Manatee
- Almost 8,000 new residential units permitted or under development in the general vicinity

# Location Description



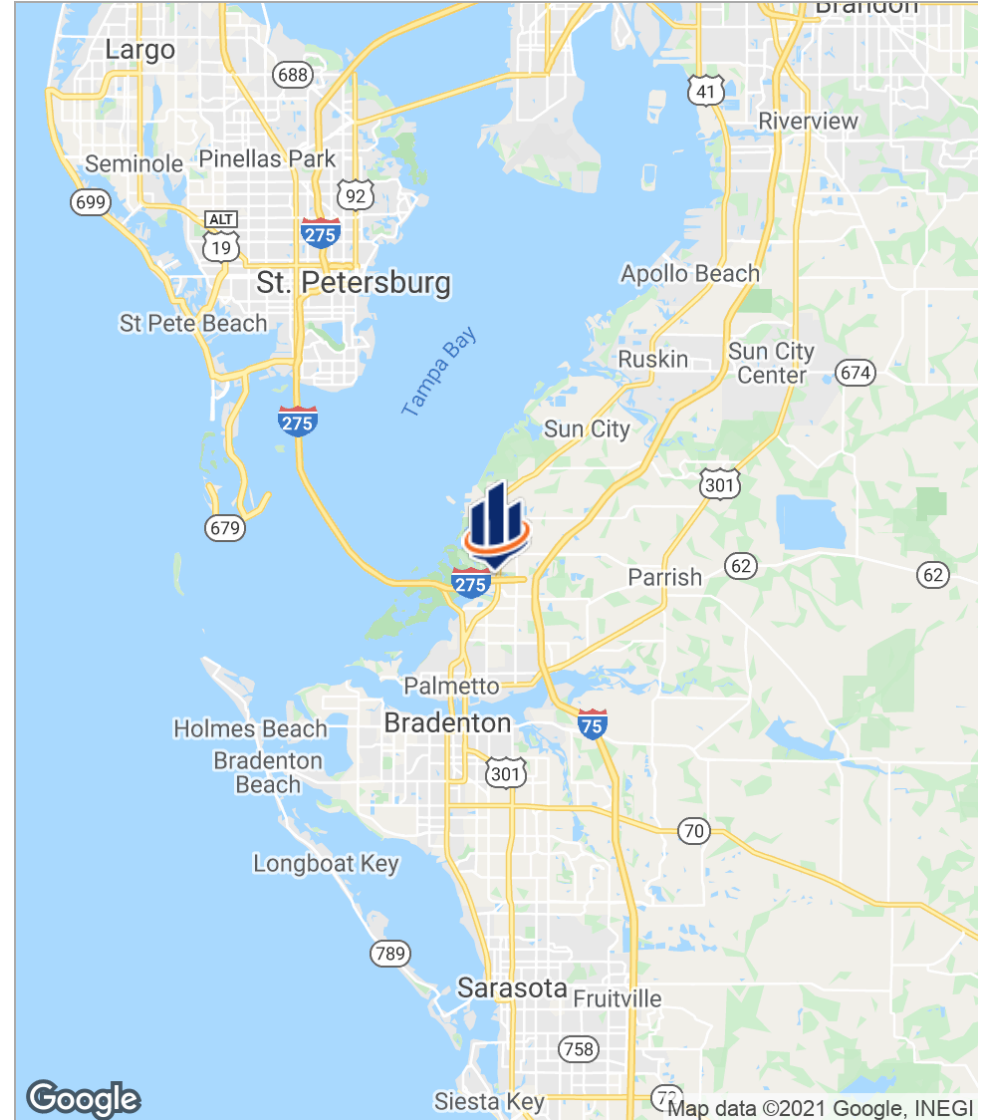
## LOCATION DESCRIPTION

This 9.1 +/- acre retail development site is located a half mile north of the Interstate 275 interchange with U.S. Highway 41 in Palmetto, Florida. This is the last exit of I-275 before heading north over the Skyway Bridge and into St. Petersburg. The site provides extremely easy access to St. Petersburg and Tampa to the north, and Bradenton and Sarasota to the south. It is located on the easiest and most direct route from Port Manatee to the I-275 interchange.

Northern Manatee County continues to see population growth that is among the highest in the entire Tampa Bay region. Over 23,000 new homes are approved in the North River market, nearly 8,000 of which are within a 3-mile radius of this site. Those residential developments include Taylor Morrison's Artisan Lakes community which upon completion will have over 2,300 new units, Trevesta, which will have 1,100 units upon completion and the brand new "Tides" and "Surf" luxury RV resorts with over 800 pads combined.

Also in close proximity to the site is the Imagine Charter School and a brand new Publix shopping center. Large employers including Sysco and Southeastern Guide Dogs have facilities 1 mile south of this site.

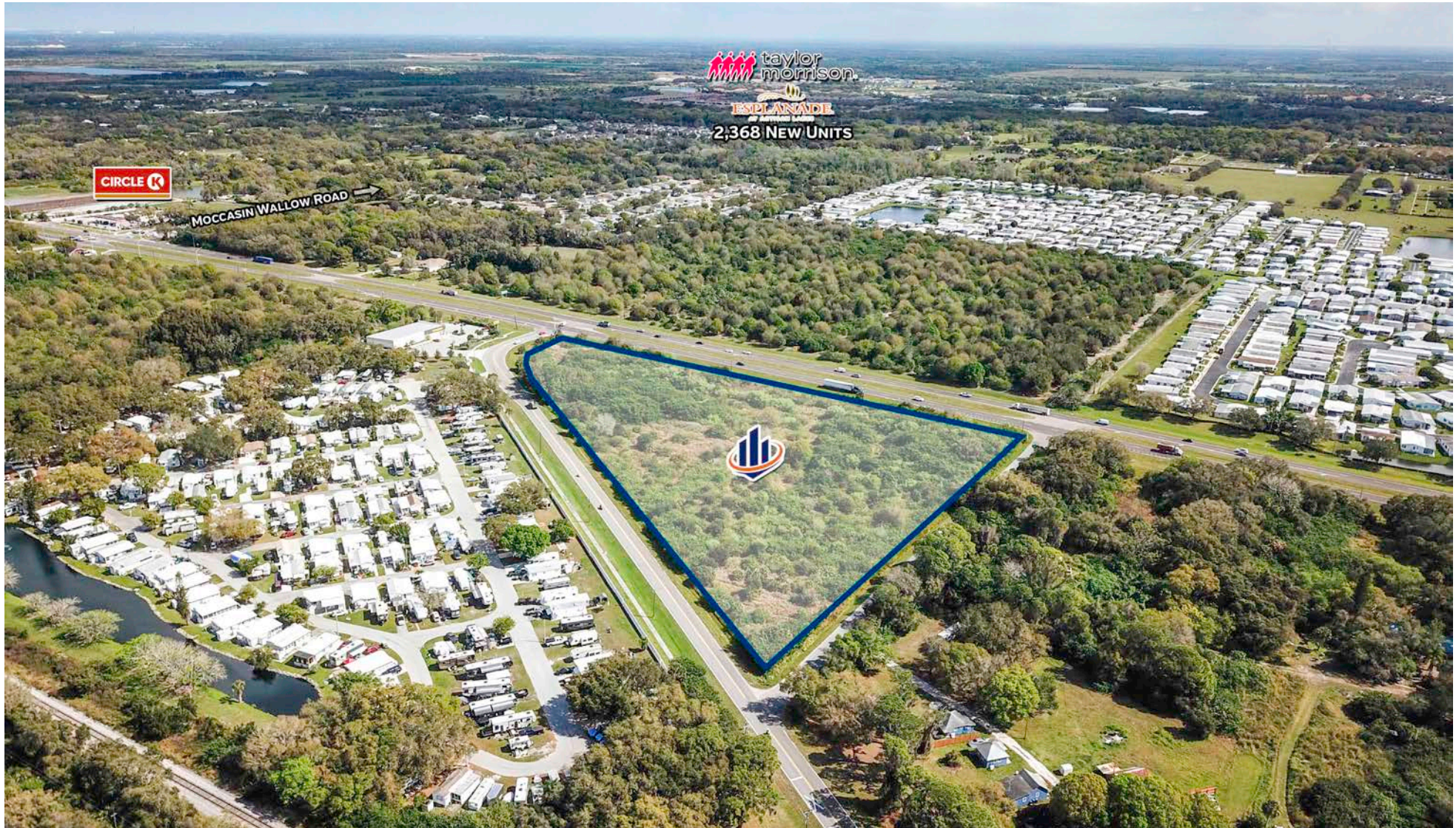
# Location Maps



# Site Plan



Lot #	Size (AC)	Price/Acre	Sale Price	Status	Description
<b>Entire 9.1 +/- Acre Site</b>	<b>9.1</b>	\$274,725	<b>\$2,500,000</b>	Available	Purchase the entire 9.1 +/- Acre Site with all zoning and entitlements in place for retail, gas station/truck stop, restaurant and self-storage. Or rezone for industrial/distribution or other use.
Outparcel 1 - Retail Strip, Restaurant, Office, Medical Office	1.74	\$373,563	\$650,000	Available	Up to 7,350 SF BUILDING Can be multiple or larger single unit. Can include a drive thru on the end cap.
Outparcel 2 - Quick Service Restaurant	1.23	\$609,756	\$750,000	Available	Up to 4,667 SF DRIVE-THRU RESTAURANT BUILDING
Outparcel 3 - Gas Station/Convenience Store with Diesel Island	1.87	\$692,513	\$1,295,000	Available	6,000 SF GAS STATION / CONVENIENCE STORE BUILDING Designed for diesel trucks/RV usage & traffic.
Outparcel 4 - Self-Storage	4.32	\$230,324	\$995,000	Available	60,200 SF 2-STORY STORAGE FACILITY BUILDING Outside Storage Area for Boats/RV's



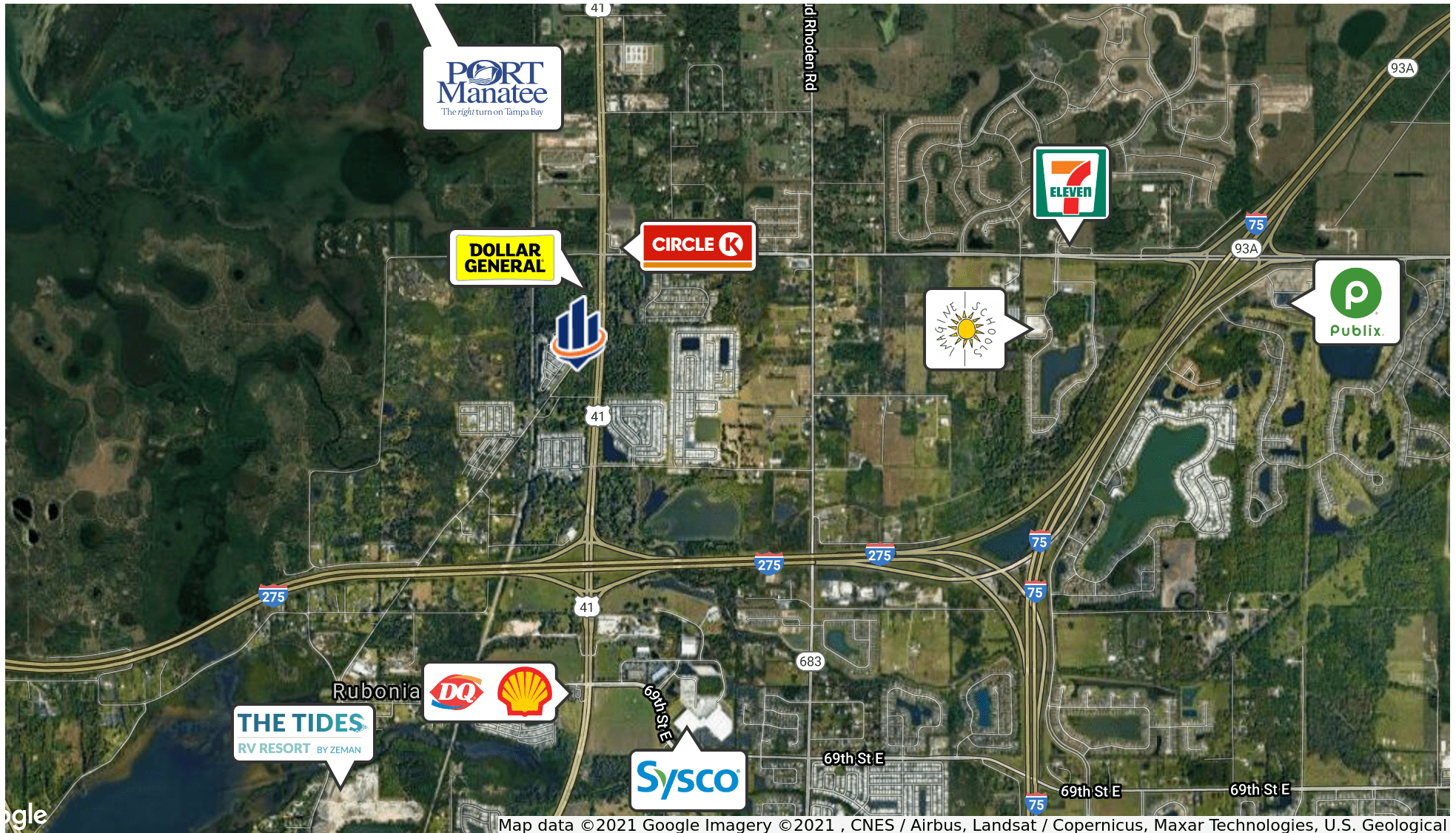




# New Residential Projects



# Retailer Map



# PORT Manatee

*The right turn on Tampa Bay*



## PORT INFORMATION

Located in the eastern Gulf of Mexico at the entrance to Tampa Bay, Port Manatee is regarded as the closest U.S. deepwater seaport to the Panama Canal, and is the shortest route between Mexican and Central American production facilities, providing easy access to Florida's nearly 20 million consumers. The Florida International Gateway includes nearly 5,000 acres of land adjacent to Port Manatee and features excellent customized economic development incentives and expedited permitting.

A robust consumer base of 8 million Florida residents live within a two-hour drive of Port Manatee, and the majority of Florida's nearly 113 million annual visitors may be found within a three-hour drive. Located in Foreign Trade Zone 169, Port Manatee offers exceptional highway and interstate connections with 60-mph access to Interstate 75 and Interstate 275. Trucks leaving Port Manatee reach I-75 and I-275 in less than four minutes via U.S. Highway 41.

The port and its partners move approximately 8 million tons of bulk, bulkbreak and container and project cargo each year. Commodities include fresh produce, forestry products, petroleum products, citrus juice products, fertilizer, steel, aluminum, cement, aggregate, automobiles and more. Port Manatee has more than 1 million square feet of public warehouse and office space, featuring 207,000 square feet of refrigerated space. The port offers nearly 1.5 miles of berthing for ships with two Gottwald HMK 6407 mobile harbor cranes for efficient movement of commodities.

# Demographics Map & Report

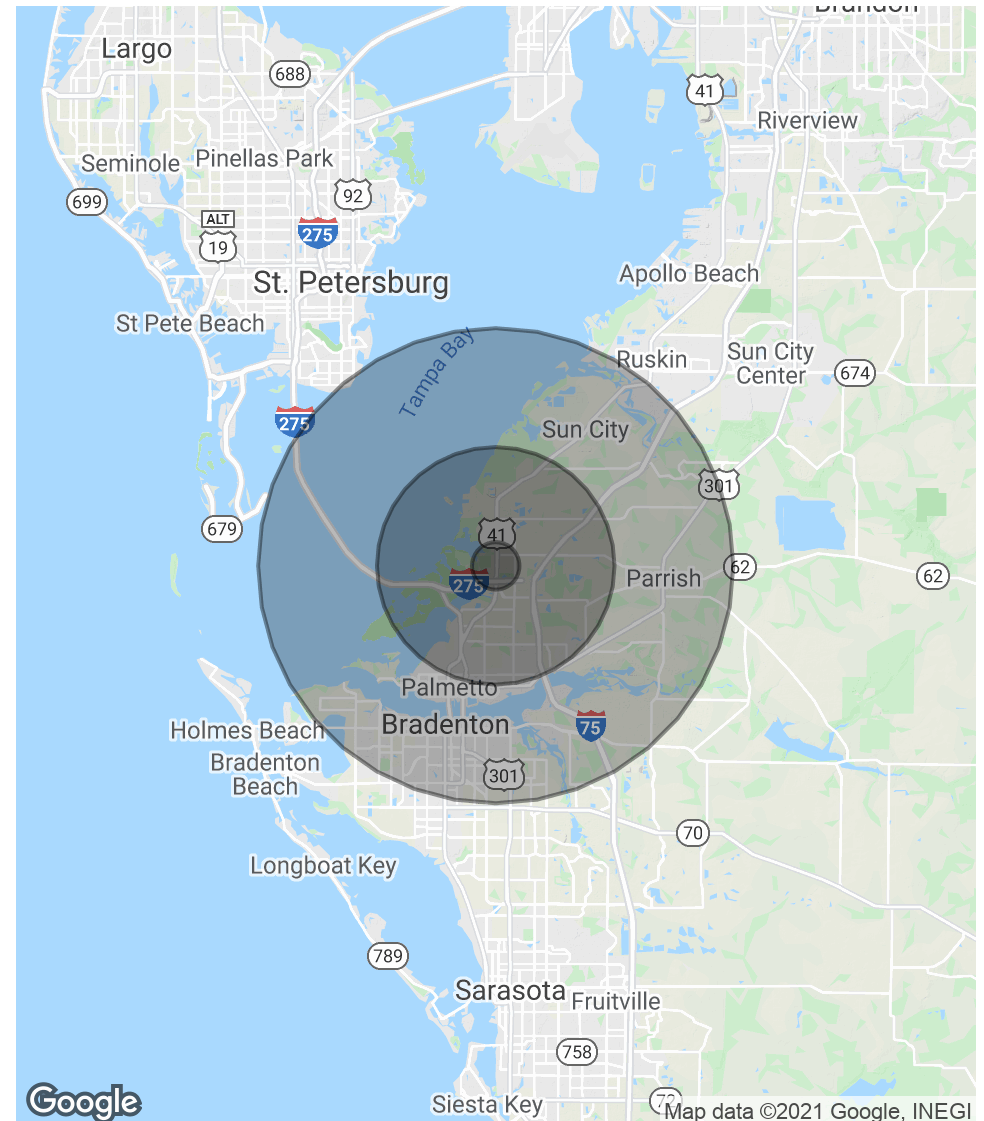
## POPULATION

	1 MILE	5 MILES	10 MILES
2010 Population	3,247	36,305	184,779
2020 Population	4,325	46,716	231,552
2025 Population Projection	4,877	52,476	259,026
Annual Growth 2010-2020	3.3%	2.9%	2.5%
Annual Growth 2020-2025	2.6%	2.5%	2.4%

## HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
2010 Households	1,088	14,651	75,616
2020 Households	1,531	18,569	93,111
2025 Household Projection	1,728	20,730	103,495
Annual Growth 2010-2020	1.8%	1.5%	1.3%
Annual Growth 2020-2025	2.6%	2.3%	2.2%

\* Demographic data derived from CoStar





## 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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## 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 office and industrial sales. Matt has been involved in over \$40 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 Downtown Sarasota and enjoys playing golf and spending time on the water.

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