

1+/- ACRE DEVELOPMENT SITE ON US-301

9906 NORTH US 301
PARRISH, FL 34219



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Property Summary



OFFERING SUMMARY

Sale Price:	\$550,000
Lot Size:	1.03 Acres
Zoning:	Zoning: RSF-4.5 Future Land Use: RES-6
Traffic Count:	21,500
Price / SF:	\$12.26

PROPERTY OVERVIEW

Located in area that has been quickly developing with residential, this site has great potential for a doctor or other small office user to build and own their own building! There is strong demand for office and medical office along this corridor. This property is one acre with 275 feet of frontage on US-301 in Parrish. The site has great access from traffic traveling North or South on US-301. An alternate entrance to the Harrison Ranch subdivision (1,000+ homes) sits directly East of this site. Manatee County is currently working on updates to their Land Development Code that will allow for Commercial uses in this residential zoning designation. This is one of the only small development sites along the US-301 corridor, as the majority of other land for sale is 10+ acres.

PROPERTY HIGHLIGHTS

- Great for a medical office or other small office user
- Easy access from I-75 to the West and the new Ft. Hamer Bridge that connects to Lakewood Ranch to the East
- 275 feet of frontage
- 21,500 average vehicles per day
- Left turn access off of US-301

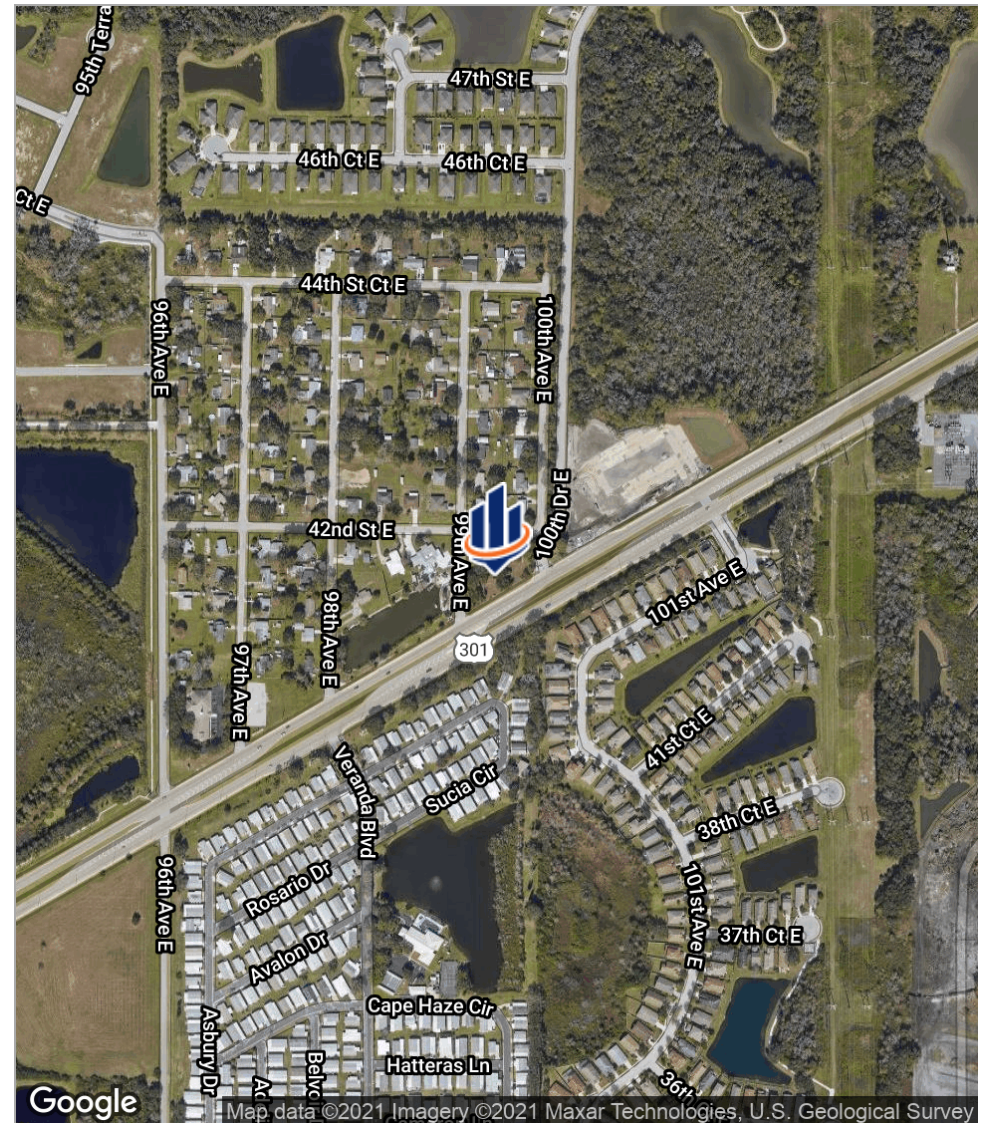
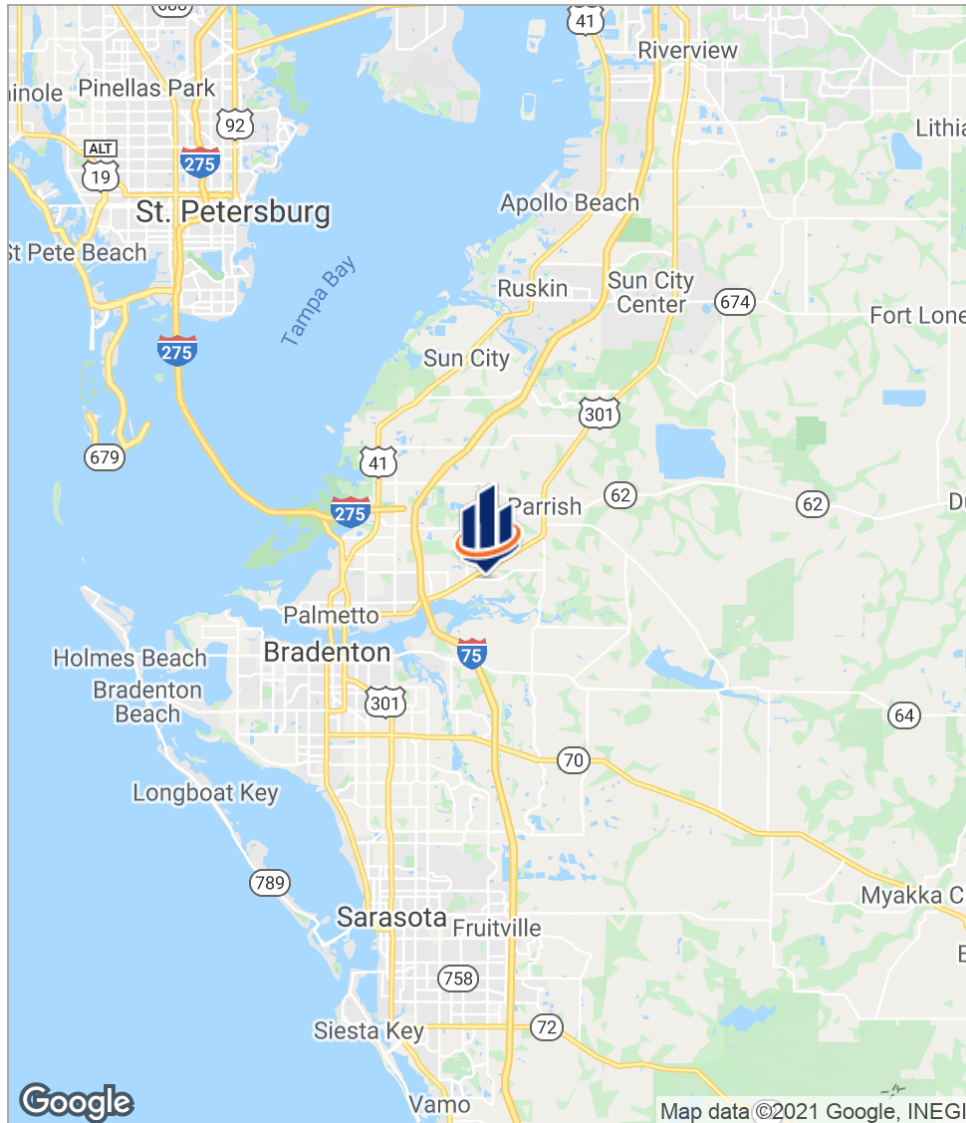
Aerial Looking West



Aerial Looking North



Location Maps



Retailer Map



Demographics Map & Report

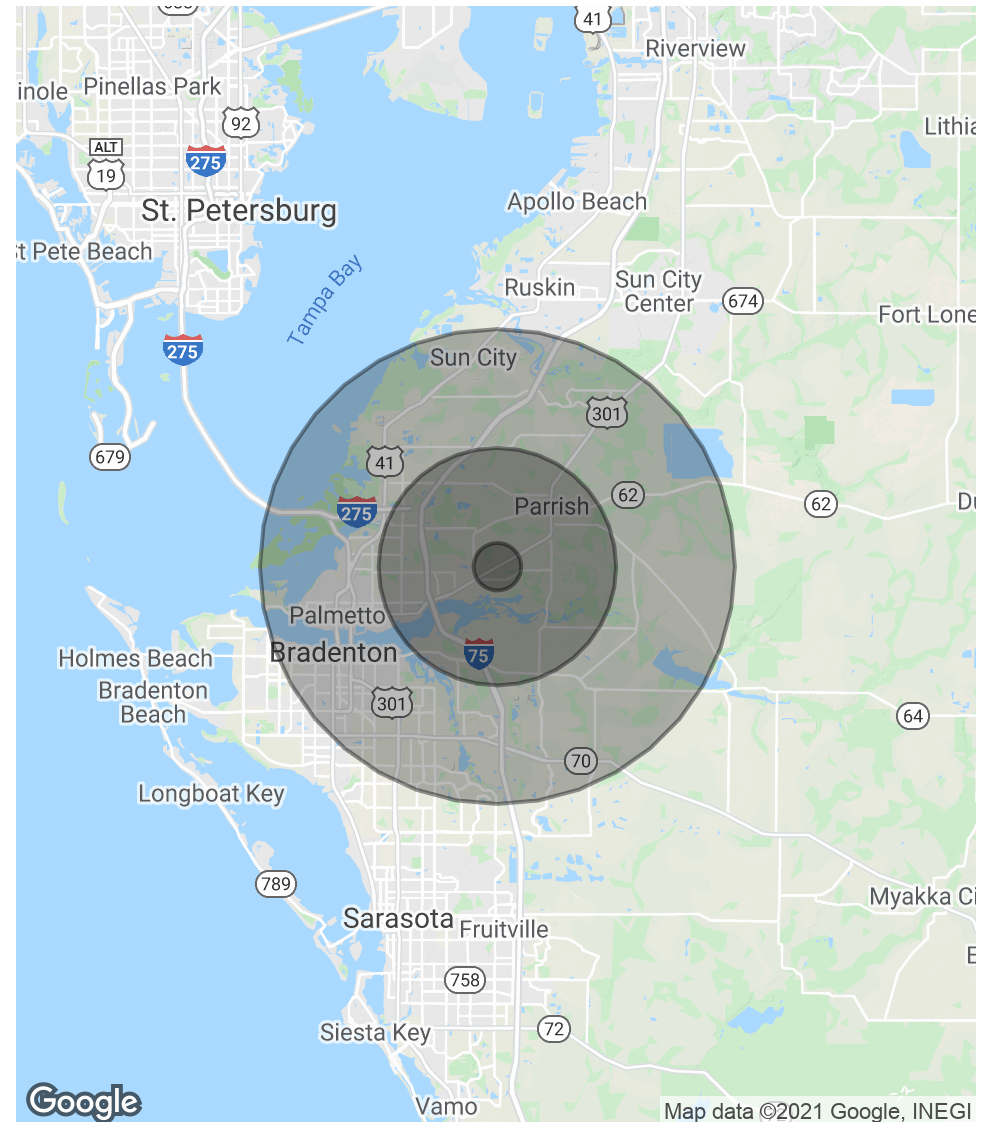
POPULATION

	1 MILE	5 MILES	10 MILES
2010 Population	3,708	55,955	214,514
2020 Population	5,786	77,664	282,256
2025 Population Projection	6,621	87,916	317,593
Annual Growth 2010-2020	5.6%	3.9%	3.2%
Annual Growth 2020-2025	2.9%	2.6%	2.5%

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
2010 Households	1,463	23,100	85,657
2020 Households	2,247	31,387	111,748
2025 Household Projection	2,556	35,298	125,080
Annual Growth 2010-2020	4.0%	2.4%	1.9%
Annual Growth 2020-2025	2.8%	2.5%	2.4%

* Demographic data derived from CoStar





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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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