

SALE

Palmetto Mixed-Use Development Site

9025 U.S. 41

Palmetto, FL 34221

PRESENTED BY:

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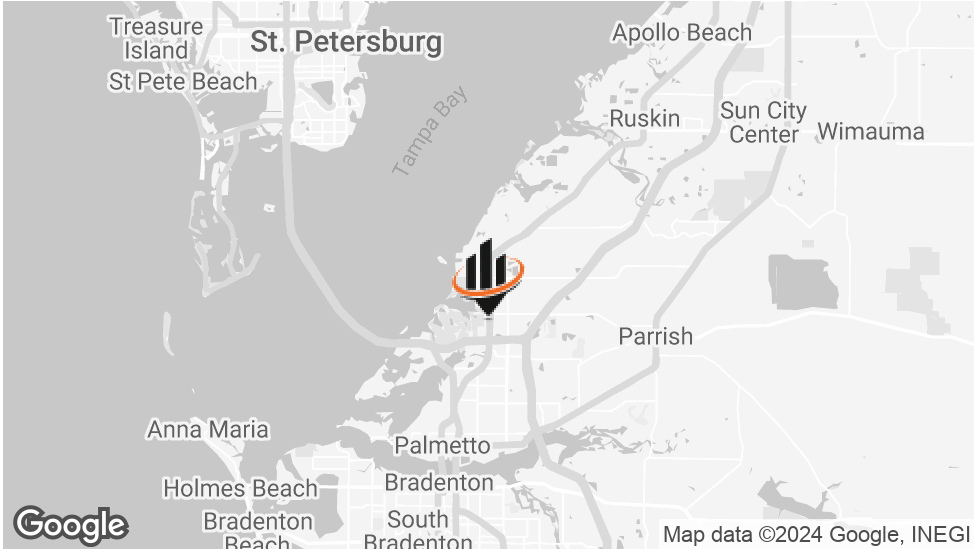
FL #SL3373336

CIRCLE K

**DOLLAR
GENERAL**

13,000 AVERAGE VEHICLES PER DAY

PROPERTY SUMMARY



SALE PRICE	\$2,850,000
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OFFERING SUMMARY

LOT SIZE:	9.16 Acres
PRICE / ACRE:	\$311,135
ZONING:	Planned Development Commercial (PD-C)
MARKET:	North County
TRAFFIC COUNT:	13,000

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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 cut on US-41 at Bayshore 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 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 Cut on US-41 at Bayshore Road
- Only a half mile north of the Interstate 275 interchange with US-41 , Direct Route to Port Manatee

PROPERTY DESCRIPTION



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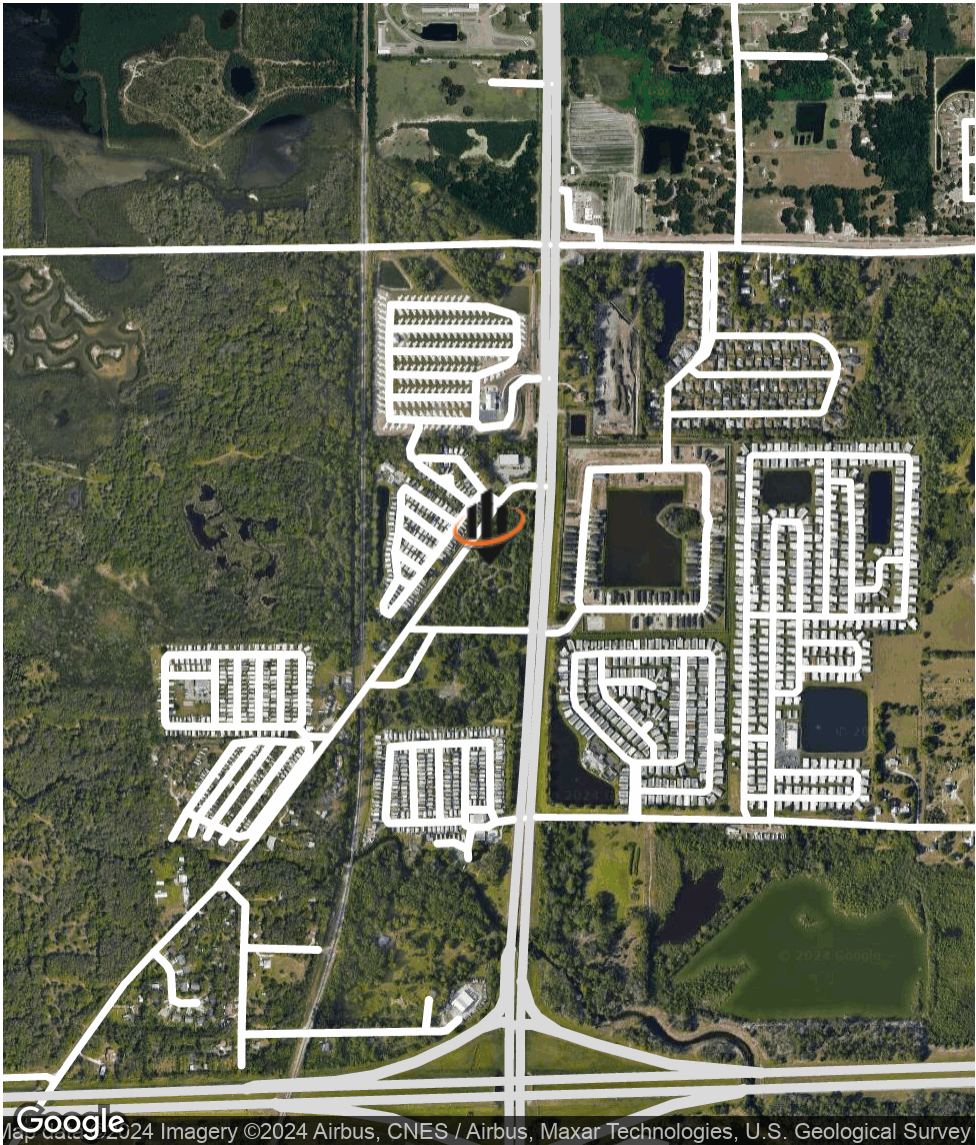
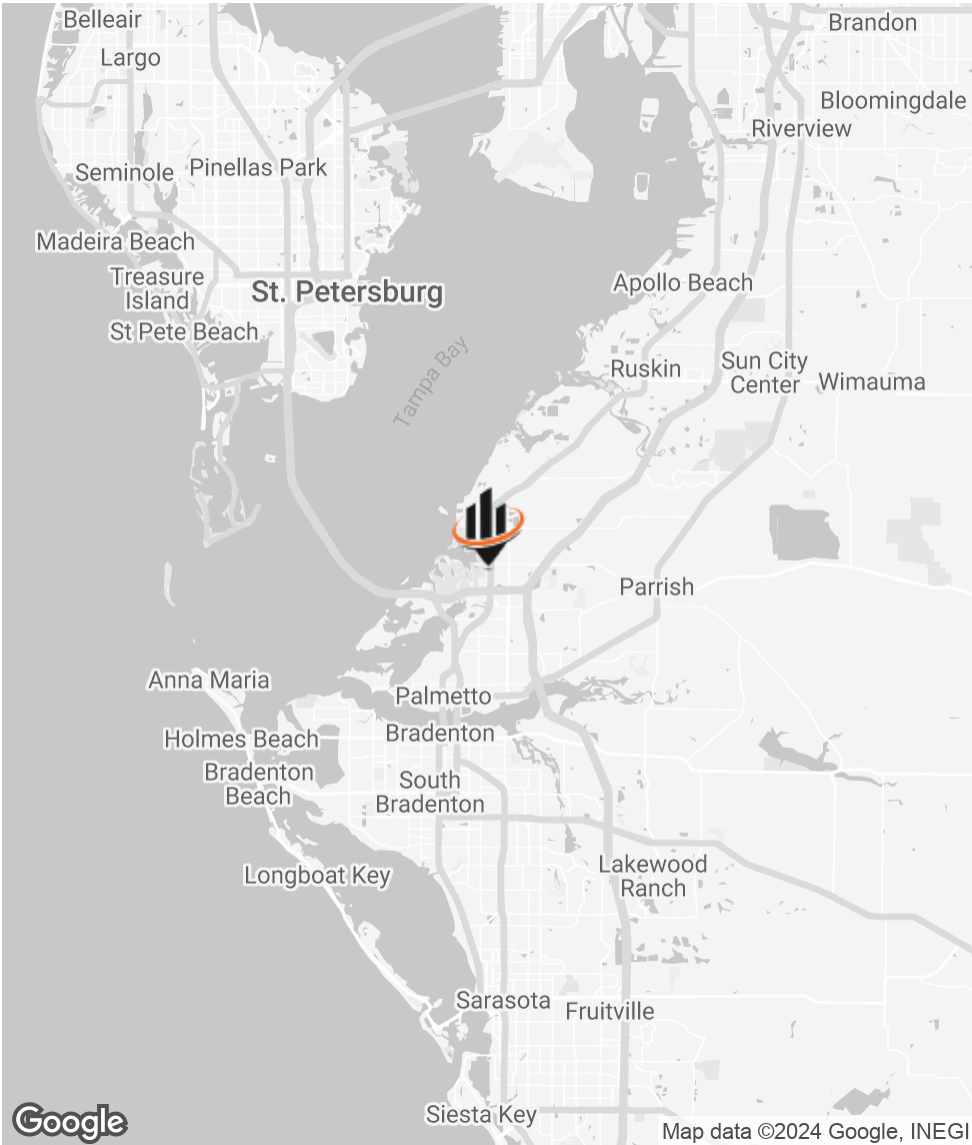
LOCATION DESCRIPTION

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 MAP



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AERIAL NORTHEAST



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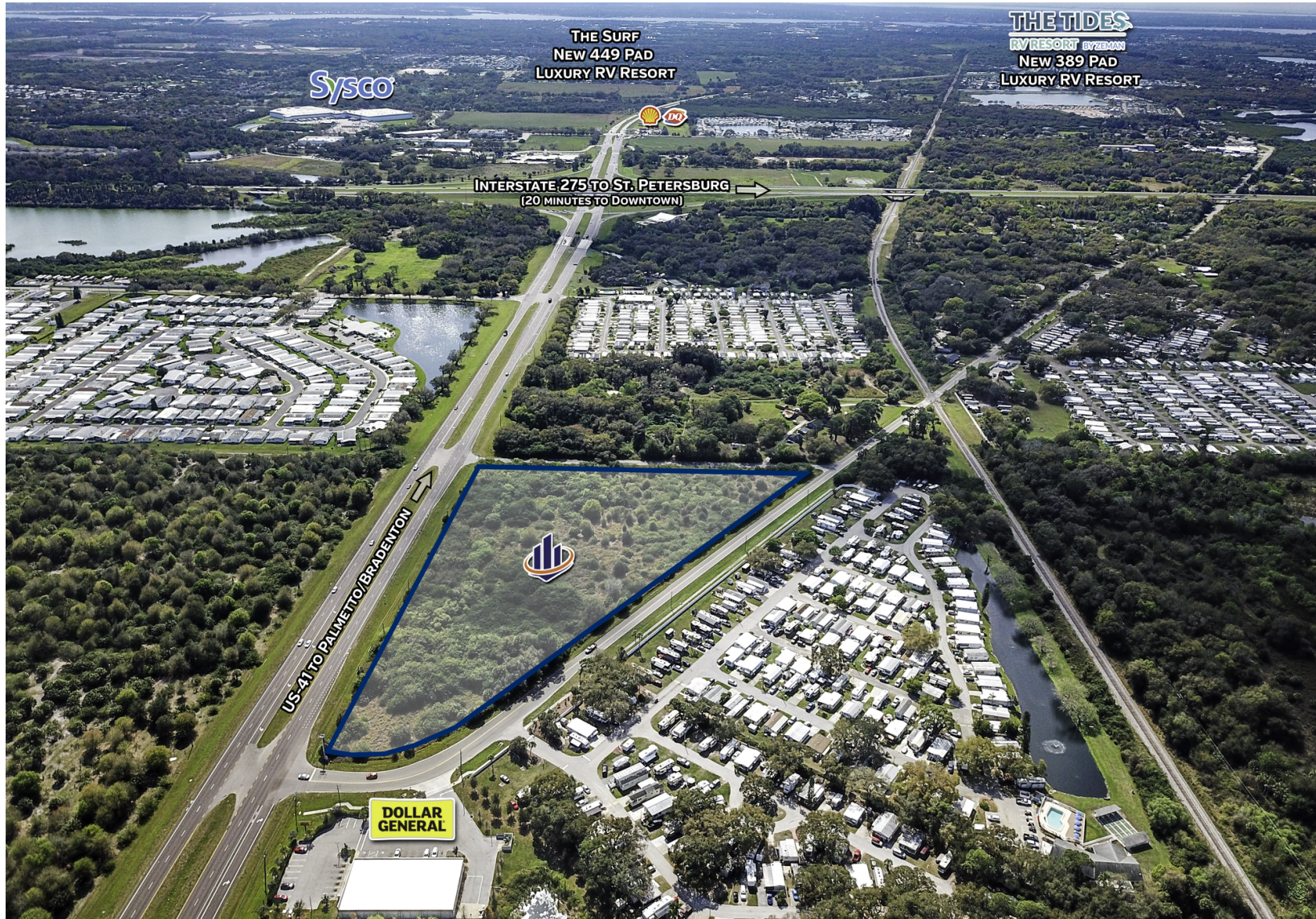
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AERIAL SOUTH



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AERIAL



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NORTH PALMETTO PROPOSED RESIDENTIAL PROJECTS



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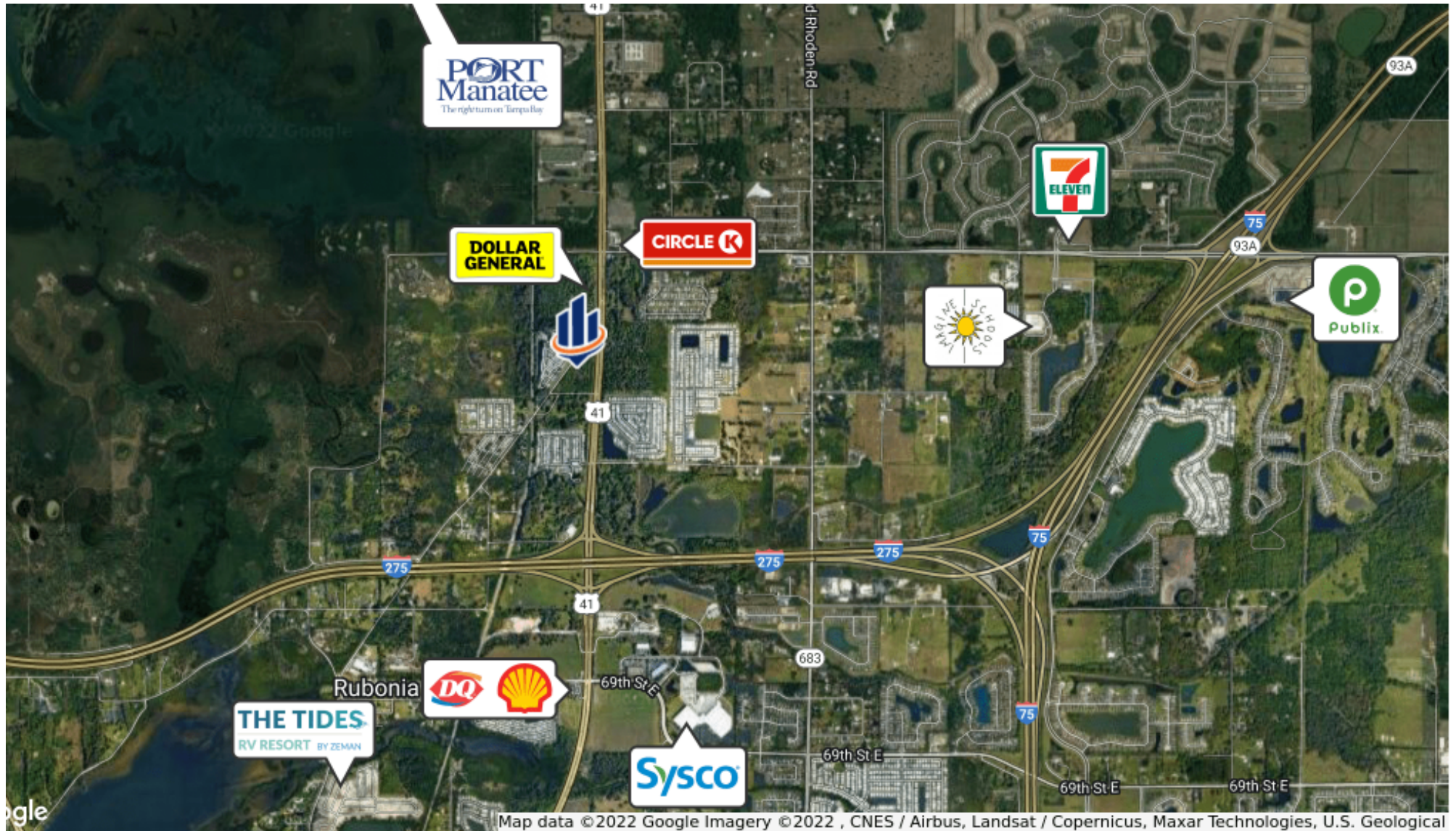
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RETAILER MAP



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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.

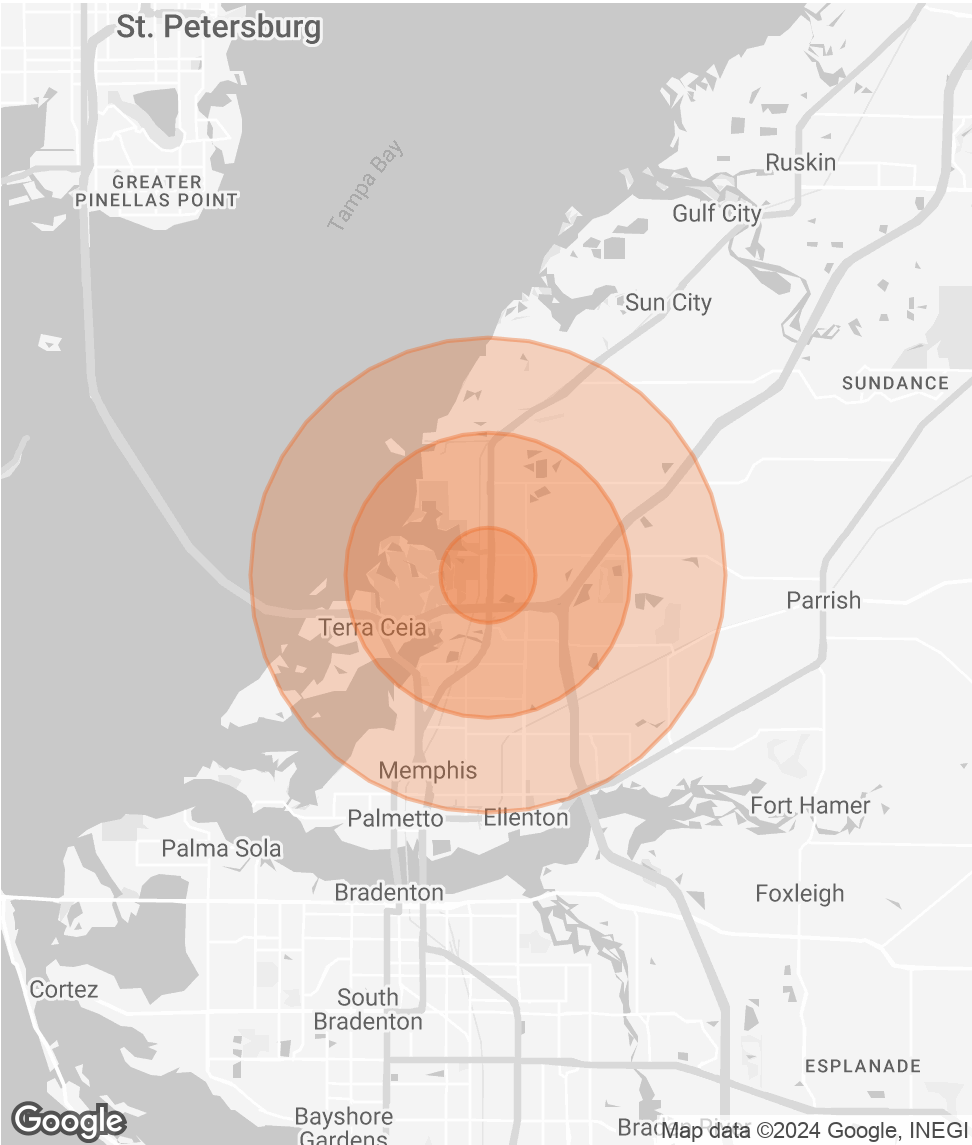
A robust consumer base of 8 million Florida residents live within a two-hour drive of Port Manatee, and the majority of Florida's nearly 113 million annual visitors may be found within a three-hour drive. Located in Foreign Trade Zone 169, Port Manatee offers exceptional highway and interstate connections 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	3 MILES	5 MILES
TOTAL POPULATION	944	16,081	33,937
AVERAGE AGE	48.9	50.7	45.8
AVERAGE AGE (MALE)	48.0	51.5	46.3
AVERAGE AGE (FEMALE)	58.2	53.5	47.0
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	414	7,835	14,829
# OF PERSONS PER HH	2.3	2.1	2.3
AVERAGE HH INCOME	\$48,464	\$57,816	\$63,306
AVERAGE HOUSE VALUE	\$980,416	\$232,888	\$314,517

* 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 \$350 Million. As a graduate of Florida State University with a degree in Real Estate, Tony went on to earn his CCIM designation in 2005, and has been a commercial real estate advisor with SVN Commercial Advisory Group in Sarasota since 2011.

Tony has been very active in the Realtor® community which includes being the 2022 President of the Realtor® Association of Sarasota and Manatee (RASM), 2016 President of the Commercial Investment Division of RASM, and 2023 President of the RASM Realtor® Charitable Foundation. He is also a Florida Realtors® Board Member and serves on their Public Policy Committee, Florida CCIM Committee Chair, and will be Chair of the Florida Realtors® Commercial Alliance in 2025.

Awards & Accolades include 2016 Commercial Realtor® of the Year, President's Award in 2019, and Distinguished Service Award in 2020 all from the Realtor® Association of Sarasota & Manatee. He is recognized annually by SVN International as a top-ranking producer nationwide including 2018 when he was ranked #1 in the State of Florida and #8 in the World with SVN.



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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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DISCLAIMER

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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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