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COMMERCIAL ADVISORY GROUP

OFFERING MEMORANDUM

# 15.53 Acre Site on US41

**10308 & 10110 US HIGHWAY 41**

Palmetto, FL 34221

PRESENTED BY:


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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.

SECTION 1

# Property Information

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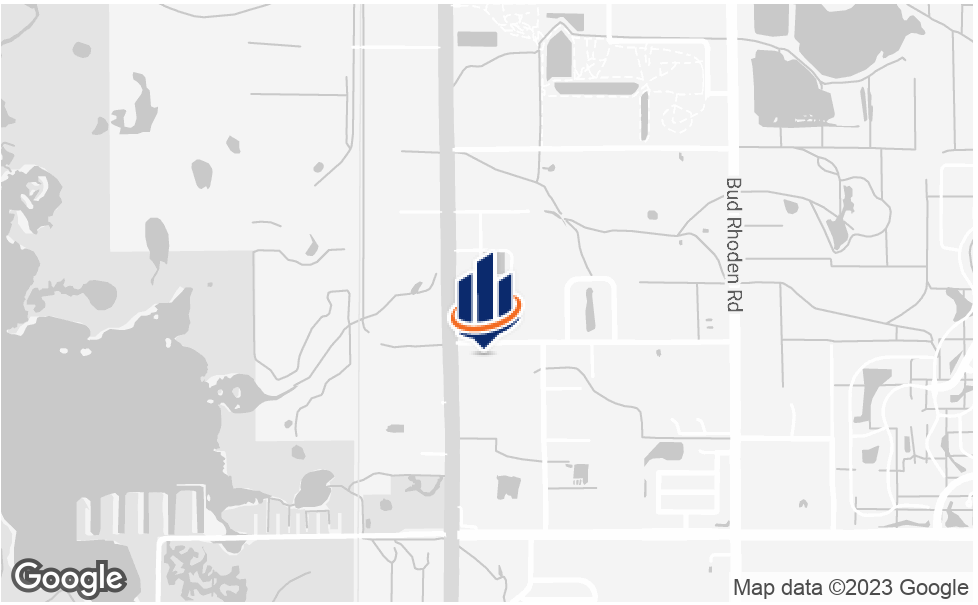
# PROPERTY SUMMARY




## OFFERING SUMMARY

| | |
|---|---|
| **SALE PRICE:** | $3,500,000 |
| **LOT SIZE:** | 15.43 Acres |
| **PRICE / ACRE:** | $226,831 |
| **ZONING:** | HC |
| **MARKET:** | Palmetto |
| **SUBMARKET:** | SW Florida |
| **APN:** | 6255-0000-4 & 6257-0000-0 |

## PROPERTY OVERVIEW

Prime location that consist of 2 parcels with 1,293 direct US41 Frontage. Current zoning allows indoor and outdoor self storage use with a designated future land use ROR zoning that permits up to 139 residential units. High and dry location near The Port of Manatee and major arteries I-75 and 275. Ideally situated for travel between St Petersburg and Bradenton/Sarasota.

## PROPERTY HIGHLIGHTS

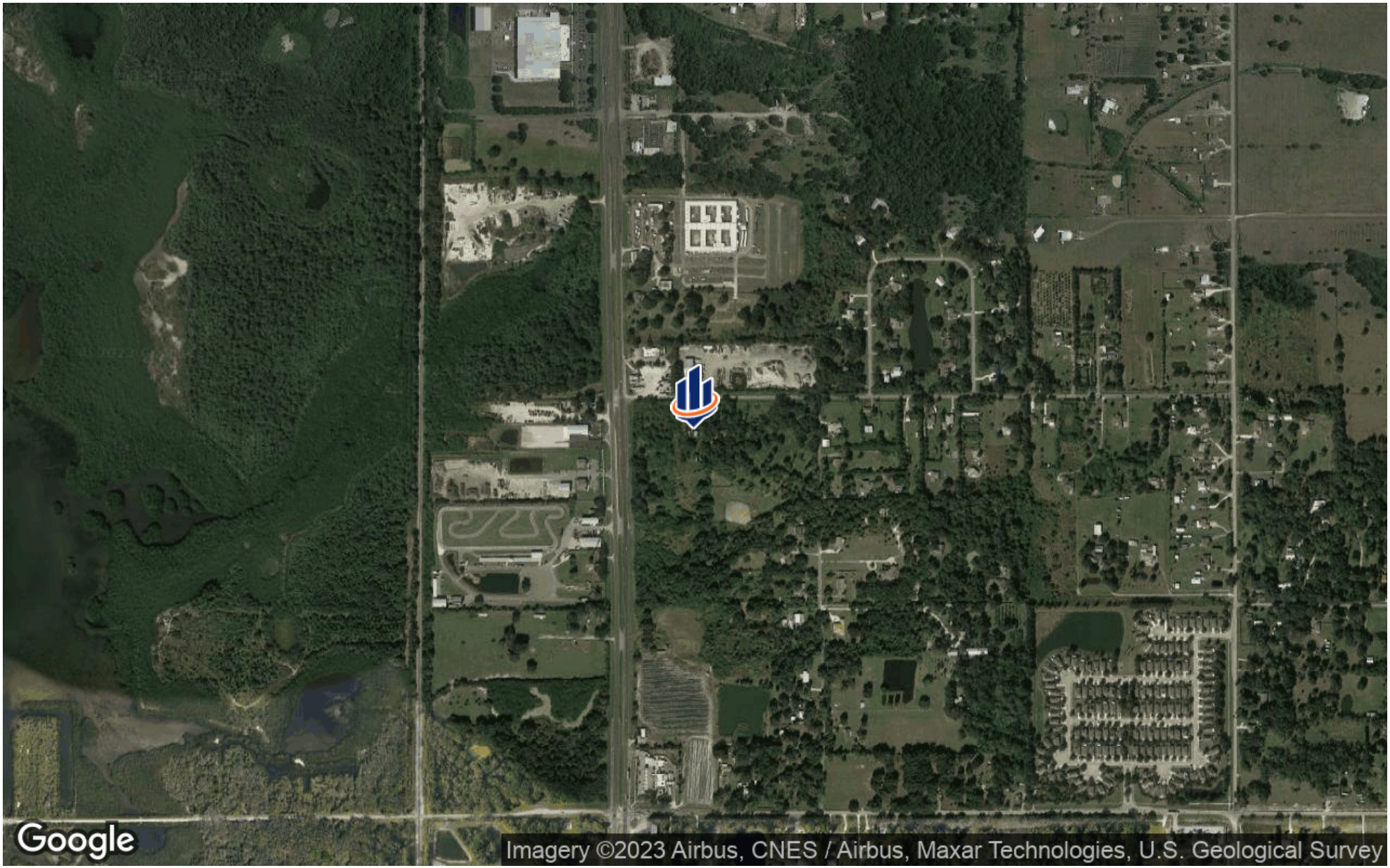
- Zoned for Indoor/Outdoor Self Storage Use
- 1,293 Feet of Direct US41 Frontage
- Future Land Use Permits up to 139 Residential Use
- Close to Tampa Bay
- Rapidly Growing Area

# LOOKING WEST TOWARDS TAMPA BAY

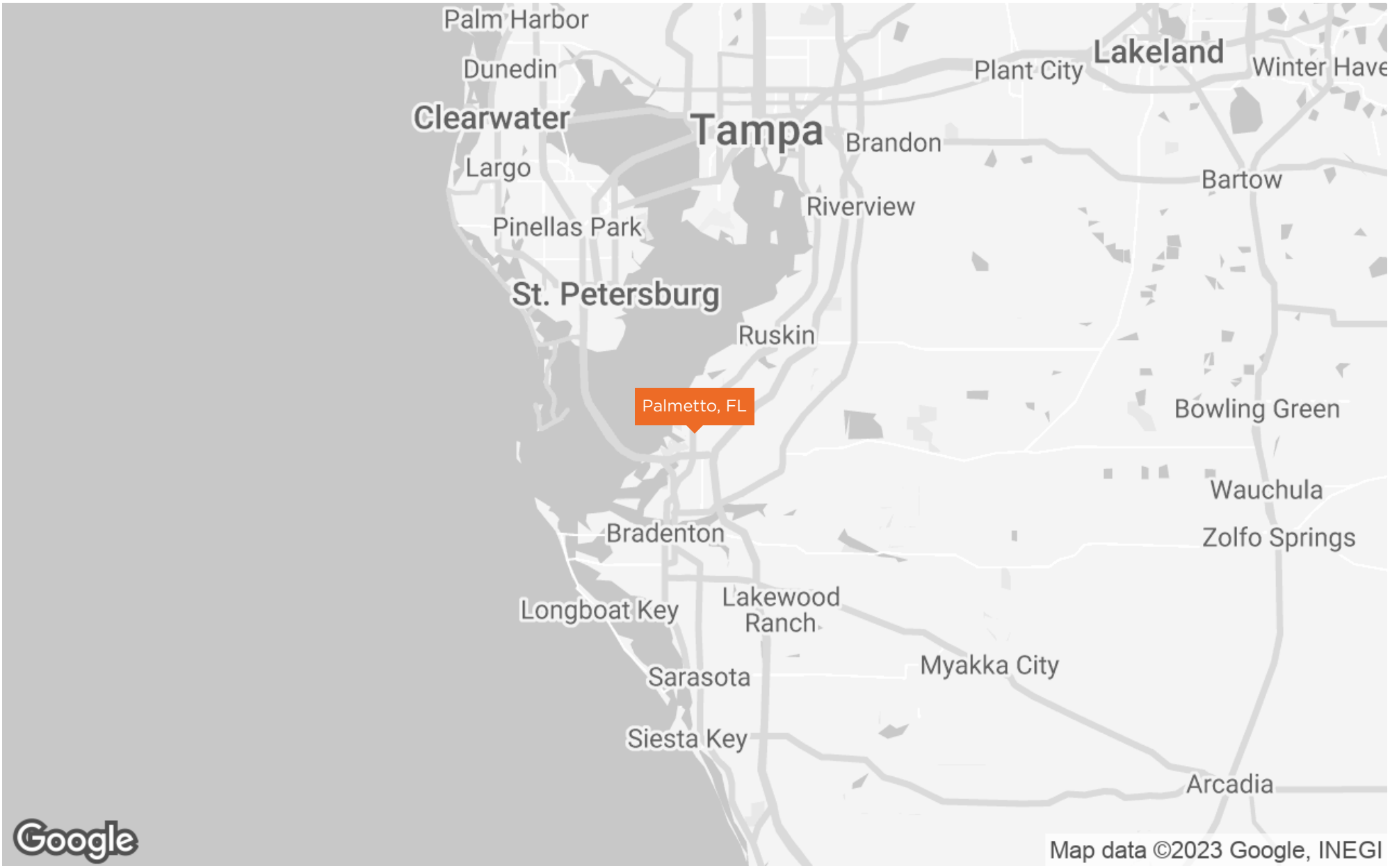
# LOOKING SOUTH

# LOOKING SOUTH EAST

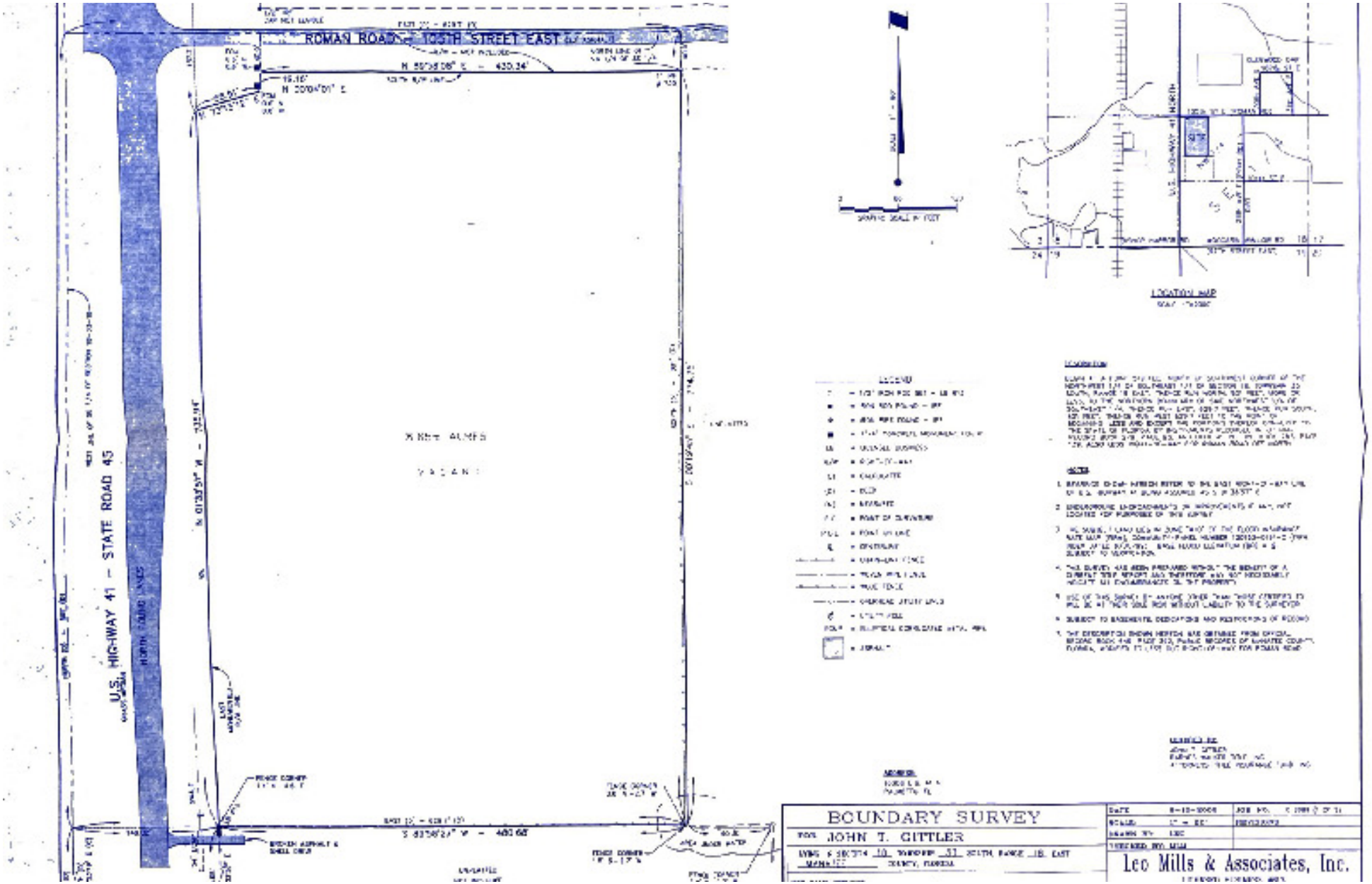
# AERIAL MAP


Google
Imagery ©2023 Airbus, CNES / Airbus, Maxar Technologies, U.S. Geological Survey

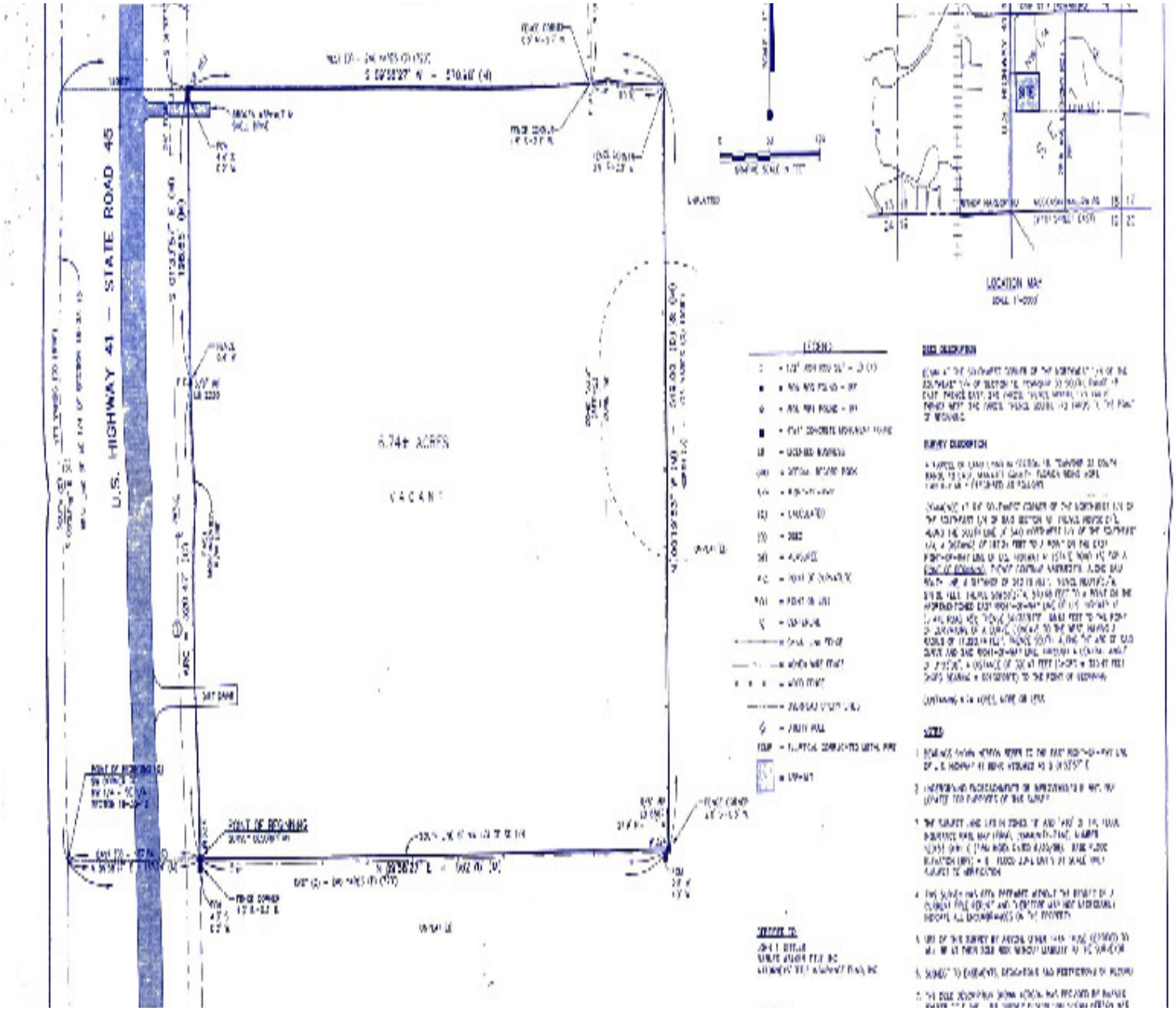
# REGIONAL MAP



# SURVEY FOR NORTH PARCEL



# SURVEY FOR SOUTHERN PARCEL



SECTION 2

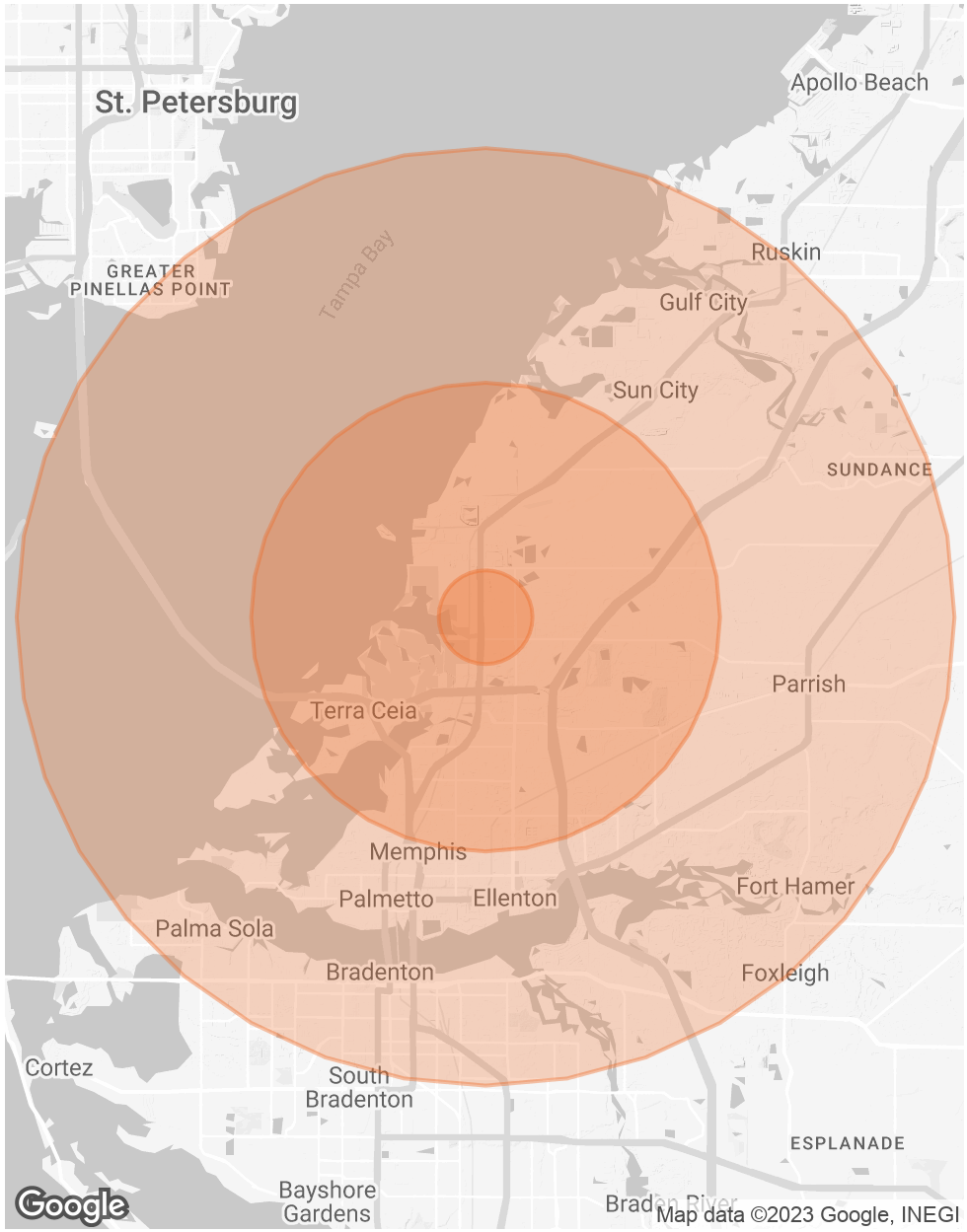
# Demographics

# DEMOGRAPHICS MAP & REPORT

| POPULATION | 1 MILE | 5 MILES | 10 MILES |
|---|---|---|---|
| TOTAL POPULATION | 823 | 35,079 | 200,238 |
| AVERAGE AGE | 66.8 | 46.6 | 44.9 |
| AVERAGE AGE (MALE) | 66.9 | 47.6 | 43.8 |
| AVERAGE AGE (FEMALE) | 66.9 | 47.3 | 45.9 |

| HOUSEHOLDS & INCOME | 1 MILE | 5 MILES | 10 MILES |
|---|---|---|---|
| TOTAL HOUSEHOLDS | 466 | 15,166 | 89,933 |
| # OF PERSONS PER HH | 1.8 | 2.3 | 2.2 |
| AVERAGE HH INCOME | $77,205 | $65,952 | $64,262 |
| AVERAGE HOUSE VALUE | $101,652 | $240,931 | $217,496 |

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



# ADVISOR BIO 1

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## PROFESSIONAL BACKGROUND

Mike Migone, a Senior Investment Advisor for SVN | Commercial Advisory Group, has essentially grown up in the real estate industry, thanks to his father who was a successful Broker in Miami, Florida for decades. Mike's professionalism, integrity and passion for commercial real estate, has consistently made him a Top Advisor. He ranked 1st in sales in the State of Florida in 2019 and 9th in the World for SVN and 10th in 2021 in the State and 33rd Internationally. With extensive experience in listing and selling several commercial asset types, his specialties include the acquisition and development of multi-family properties, where he excels in site identification and the assessment of deal structuring and cost analysis. He was designated a Certified Land Specialist by SVN with over $100 Million Dollars in total land sales volume. With an equally strong track record in medical office, retail, and land for all facets of development. Garnered by his CCIM designation; his advanced financial and market analysis and keen sense of investment approach, has led to a loyal client roster.

Mike grew up in Miami and relocated to Sarasota in 1991 He and his wife Cindy, enjoy the arts and are proud supporters /volunteers of several organizations. Exploring the area parks with their pup and spending time with their family is something titled, as priceless.

## EDUCATION

Associates Degree in Business Administration at Broward College. CCIM 2008

## MEMBERSHIPS

CCIM, GRI, Suncoast Community Church


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