



FOR SALE

TOBIN "FULLY ENTITLED 94 UNITS"

ONECO LIVING APARTMENTS

5108 18th Street Court East, Bradenton, FL 34203

SUBMIT ALL OFFERS!!



Tobin Real Estate is pleased to exclusively represent the sale of Oneco Living Apartments, a new project at the intersection of 18 Street CT E and 51 Street E Avenue, Bradenton, Florida. The project site is 5,352 acres and has already a Preliminary Site Plan Approved by Manatee County, Planning and Development for 3 Stories and 94 Apartment Units under Project #PDR-22-18(Z)(P) and Accela #PLN2205-0148 for reference.

The Site Data provides for 5.352 Site Acres with 4.89 Net Residential Acreage. The minimum required setbacks are 25' in front, 10' on side and not applicable in the rear. The Net Density is 19.2 Dwelling Units per 4.89 residential acre. The parking totals 170 spaces equating to 1.8 +/- spaces per dwelling unit (158 parking spaces includes 6 ADA parking spaces and an additional 12 bicycle spaces). The project permits a 6' fence to be constructed on the property line at the southeast corner of the site and allows required landscaping to be placed on the project side of the fence for beautification.

The City of Bradenton, Florida is a flagship in the heart of Manatee County south of Tampa and is known for its rich history, beautiful parks and beaches and friendly community. The city has a growing economy with several large employers and a diverse mix of industries. Its currently growing at a rate of 0.74% annually and its population has increased by 3.01% since the most recent census in 2020. The COVID-19 pandemic set of a boom in house prices as the Bradenton area experienced an influx of new residents. The run-up in housing prices worsened the workforce and affordable housing, and made it difficult for renters to become homeowners, so workforce and affordable housing based on an article in the Bradenton Herald are in desperate need of affordable housing in the market. According to the article there are four affordable housing projects in the Bradenton area in the works that have a combined waitlist of over 500 applicants highlighting the need for affordable housing in Manatee County.

Tested. Trusted. Tobin.

Investment

Highlights

- 5.352 Acres
- Fully Entitled for 94 Apartment Units
- Preliminary Site Plan Approved
- 170 Parking Spaces
- Located in the heart of Manatee County
- New Development
- Zoning Change Approved
- Survey
- Geo Testing Report
- Environmental Report

ASKING PRICE
\$2,726,000.00



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