

SALE

High-Traffic Tamiami Trail Development Site

6605 14TH STREET WEST

Bradenton, FL 34207

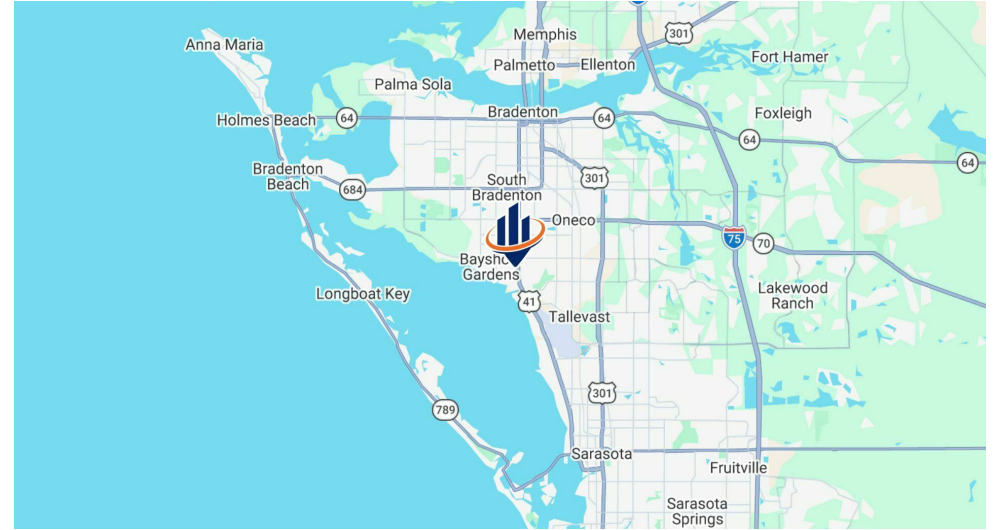
PRESENTED BY:

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PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$975,000 - \$1,975,000
LOT SIZE:	0.58-1.24 Acres
ZONING:	Manatee County- General Commercial (GC)
MARKET:	North Port-Sarasota-Bradenton MSA
SUBMARKET:	Bayshore Gardens
PARCEL ID:	6486400002 6486500009
AADT:	43,500

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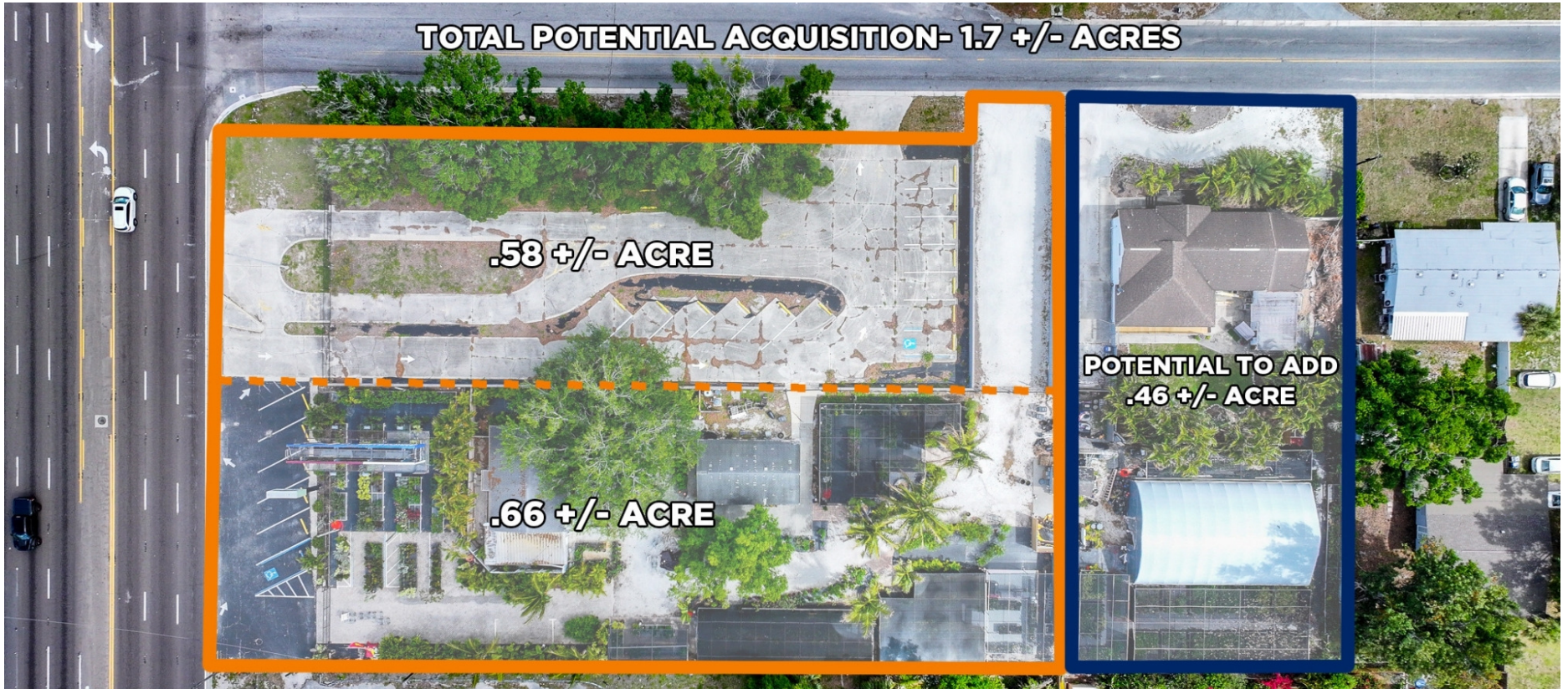
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PROPERTY HIGHLIGHTS

- Opportunity to acquire one, two, or three parcels from .58 Acre to 1.7 Acres, including the existing billboard income
- High-visibility corner lot with frontage on 14th Street West / US-41 (Tamiami Trail) equidistant between downtown Bradenton & downtown Sarasota
- Opportunity to acquire one, two, or three parcels from .58 Acre to 1.7 Acres, including the existing billboard income
- Located just over two miles from Sarasota-Bradenton International Airport
- General Commercial zoning supports a wide range of uses, including retail, restaurant, drive-thru, and office

LAND LOTS

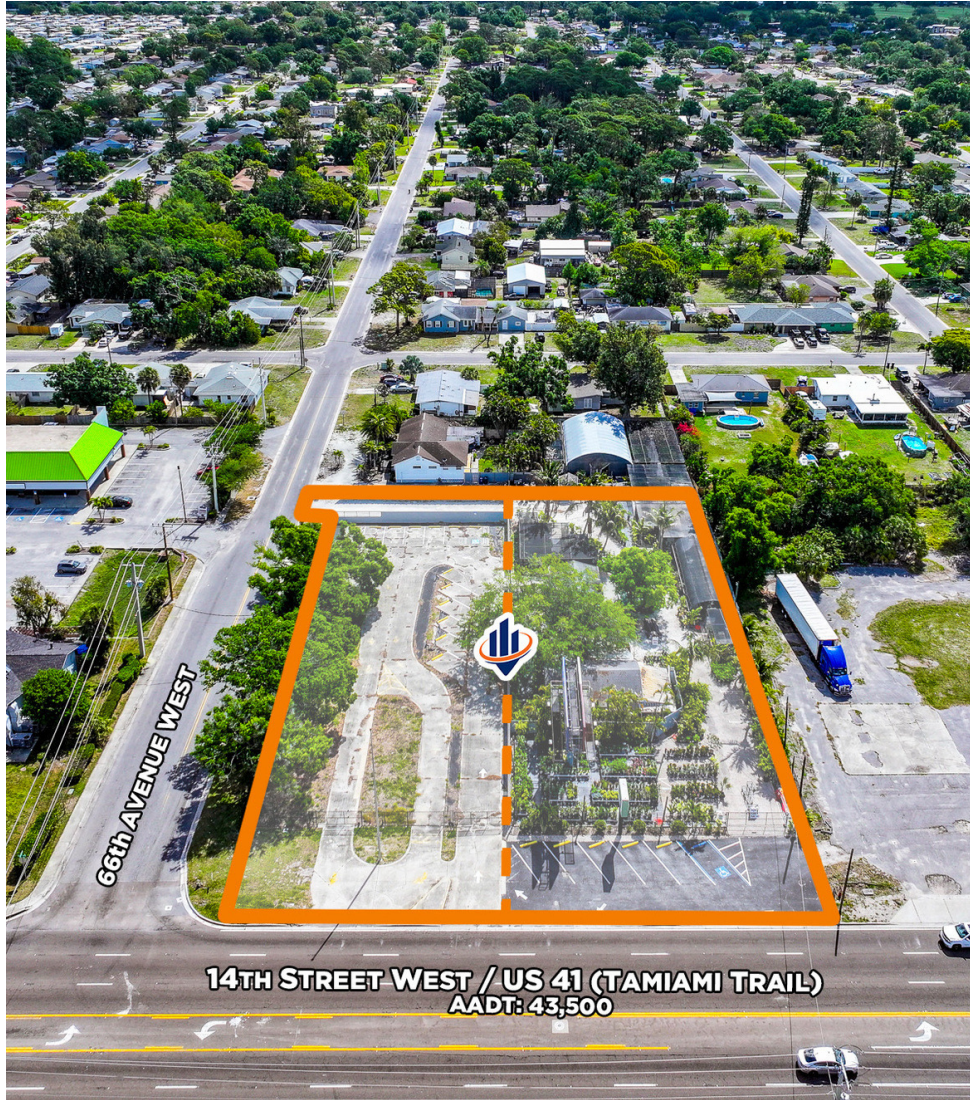


APN	SUB-TYPE	PRICE	Description
6486400002	Retail	\$975,000	Corner paved lot parcel with frontage on 14th Street West/ US 41 (Tamiami Trail).
6486500009	Retail	\$1,975,000	Purchase two parcels with approximately 190' of frontage on US 41. Included with the sale of both parcels is a Billboard with an income of \$10,000 per Year.
6487300003	Retail	Unpriced	Potential to add this .46 +/- Acre lot for the acquisition of three total parcels.

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PROPERTY DESCRIPTION



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PROPERTY DESCRIPTION

This offering presents a unique opportunity to acquire a high-visibility corner lot with frontage along 14th Street West / US 41 (Tamiami Trail), a retail-dense corridor anchored by national retailers such as Target, Anytime Fitness, TJ Maxx, and Publix.

Opportunity to acquire one, two, or three parcels from .58 Acre to 1.7 Acres, including the existing billboard income.

0.58± acre corner parcel — \$975,000

1.24± acre assemblage — \$1,975,000 (includes \$10,000/year billboard income)

1.7 ± acre assemblage- Unpriced

The two-parcel option provides the added benefit of in-place income while pursuing redevelopment. The site features a paved lot and existing utilities.

Strategically positioned less than one mile from the intersection of Bayshore Gardens Parkway and El Conquistador Parkway, the property is surrounded by significant residential and mixed-use development. Nearby projects include IMG Academy Golf Club, Aqua (a Medallion Home community), Cirrus at Aqua (345 units), The Stadler (279 units), and SeaFlower, a transformative 1,200-acre mixed-use development.

Additionally, the site is located just over two miles from Sarasota-Bradenton International Airport, making it well-suited to serve both local residents and airport travelers.

The property's General Commercial zoning allows for a wide range of uses, including retail, restaurant, drive-thru, office, and more. Site was previously approved for Drive-Thru use.

LOCATION DESCRIPTION



LOCATION DESCRIPTION

This premium, high-visibility retail corner is strategically located on US 41 (Tamiami Trail), just north of Sarasota, Florida. US 41 serves as a major north-south corridor, connecting Tampa to Naples and extending east to Miami, providing exceptional accessibility along the west side of Manatee County.

Situated just over two miles from Sarasota-Bradenton International Airport (SRQ), this stretch of US 41 functions as a primary commuter route for Bradenton residents traveling to the airport and between Bradenton and Sarasota, making it a highly trafficked and desirable location.

The Sarasota-Bradenton corridor has experienced significant growth and redevelopment in recent years. Most Notable include the 2018 expansion of SRQ Airport, which enhanced its role as a regional hub with increased routes and carriers; the continued expansion of IMG Academy; and ongoing residential development along Bayshore Gardens Parkway/El Conquistador Parkway. The largest of these developments is SeaFlower, a transformative 1,200-acre mixed-use development that will further elevate this area into a desirable living space.

This sites prominent location gives residents easy accessibility to amenities in Sarasota and Bradenton such as The Ringling Museum of Art, Longboat Key, the Van Wezel Performing Arts Hall, Anna Maria Island, Robinson Preserve, LECOM Park (Spring Training home of the Pittsburgh Pirates) and more.

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LOCAL HIGHLIGHTS



SARASOTA
BRADENTON
INTERNATIONAL



Photo Credit: VisitSarasota.com

SARASOTA BRADENTON INTERNATIONAL AIRPORT

Sarasota-Bradenton International Airport is a fast-growing regional airport serving Florida's Gulf Coast. It is home to 6-8 commercial airlines, accommodating approximately 4.5 million passengers annually with nonstop service to more than 30 destinations.

Strategically located along US 41 on over 1,100 acres, the airport is widely praised for its convenience and accessibility. Travelers appreciate its close proximity to Sarasota, Bradenton, area beaches, and resorts, as well as its reputation for providing an easy, efficient, and stress-free travel experience.



Photo Credit: IMG Academy

IMG ACADEMY

IMG Academy is a 600-acre, world-class sports facility; offering sports training, preparatory school, summer camps, adult training, online developmental coaching, and corporate retreats. They focus on developing and training elite athletes from all over the world.

With 1,300+ student athletes enrolled in the boarding school, IMG Academy offers education for 6th-12th grade students. They pride themselves on providing students with a flexible full-term schedule, Advanced Placement and Honors classes, college credits through the University of South Florida, online communication programs, and tutoring sessions to support academic success.

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NEARBY NEW CONSTRUCTION RESIDENTIAL PROJECTS



Photo Credit: Seaflower.com



SEAFLOWER

This Southwest Bradenton mixed-use project is a nearly 1,200 acre mixed-use development that will generate incredible opportunities for the area including new jobs, housing and entertainment.

Set to open in phases, the first phase of the project is set to include 1,700 residential units, 250 hotel rooms, and 250,000 square feet of office and retail space.

Included in this incredible development will be a Publix grocery store, a village center with retail and dining, a village green to host community events, dog parks, club house, fitness center, resort pools, pickleball courts, amphitheater, children's play area, and nature trails.

*Photo Credit: Seaflower.com

AQUA

Aqua is a new community built by Medallion Homes. The mixed-use plan will feature commercial, retail, and neighborhood areas. The recreational amenities include a crystal clear blue lagoon, fitness center, multi-use fields, boardwalks, trails, observation and fishing piers, dog parks, playgrounds, and tennis courts.

The site plan includes 510 single-family homes, 2,384 multifamily units, and 78,000 square feet of commercial space.

Photo Credit: Aquabythebay.net

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AERIAL LOOKING NORTHWEST TOWARD DOWNTOWN BRADENTON & ANNA MARIA ISLAND



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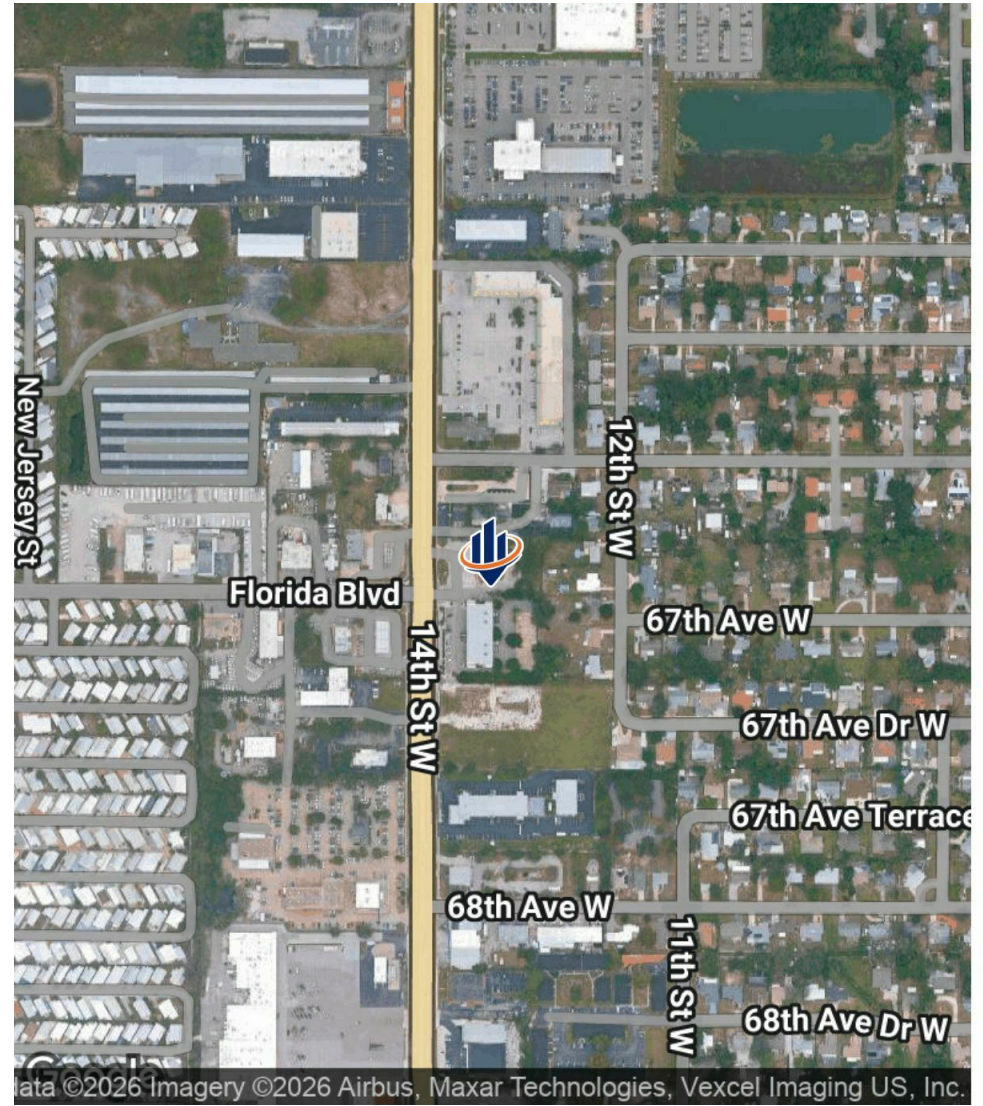
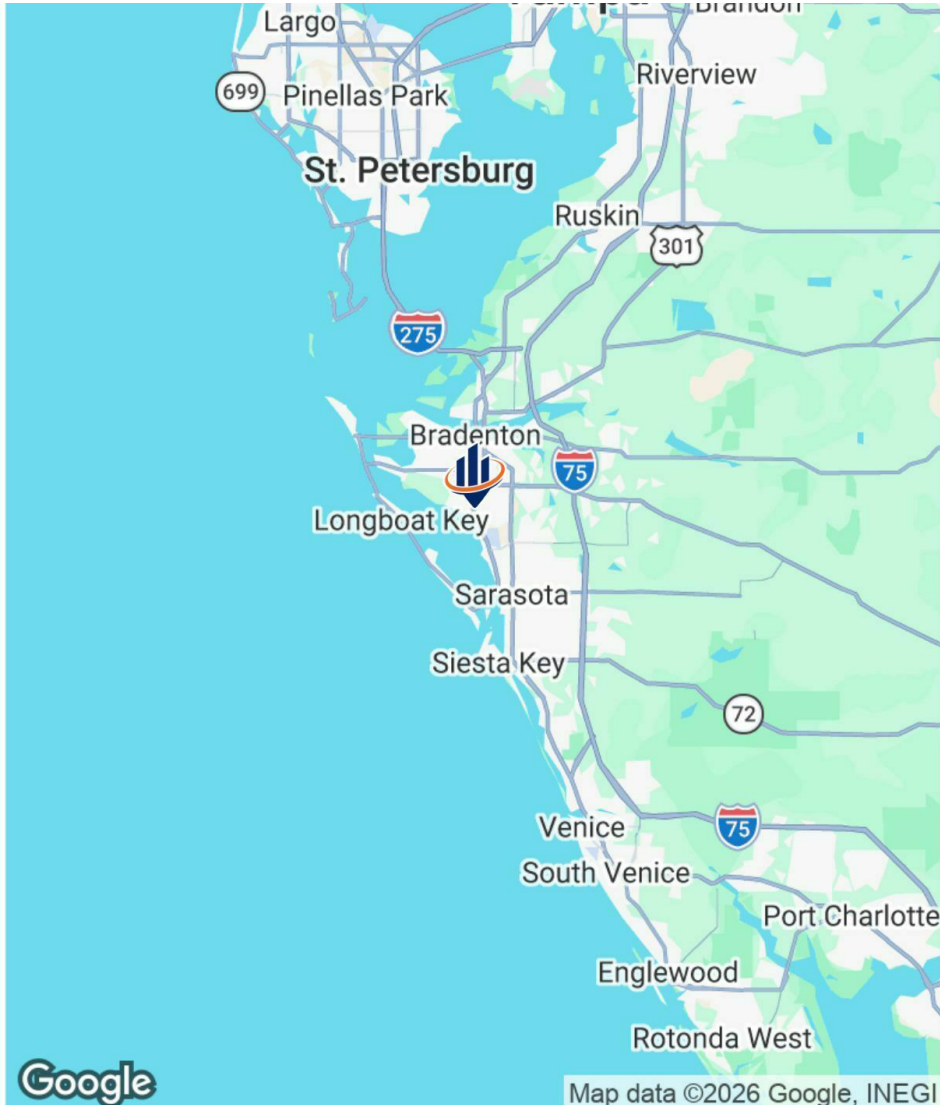
AERIAL LOOKING SOUTH TOWARD SRQ AIRPORT AND DOWNTOWN SARASOTA



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LOCATION MAPS



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RETAILER MAP



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DEMOGRAPHICS MAP & REPORT

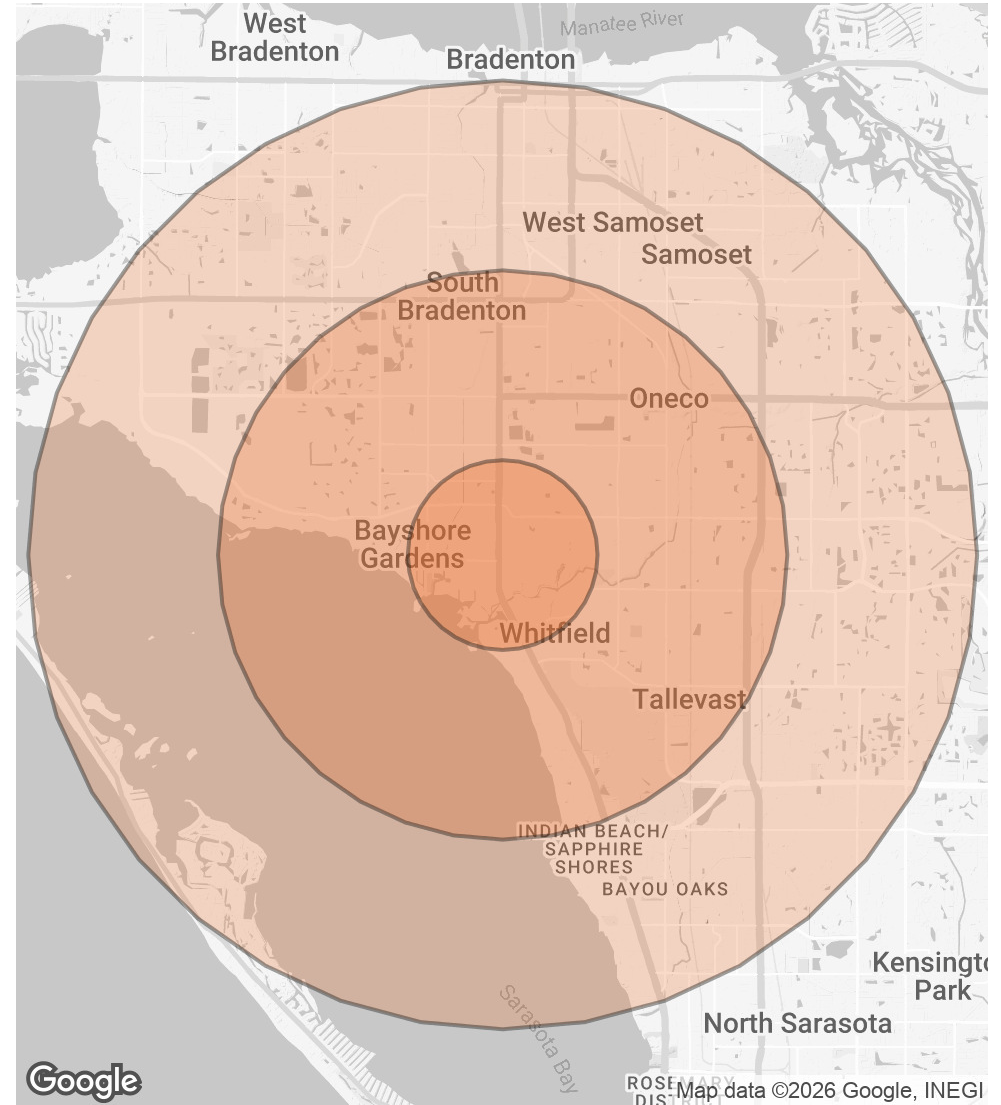
POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	11,247	66,067	167,011
AVERAGE AGE	51.6	45.8	46.2
AVERAGE AGE (MALE)	47.9	44.8	45.0
AVERAGE AGE (FEMALE)	52.3	46.6	47.2

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	5,101	28,598	69,340
# OF PERSONS PER HH	2.2	2.3	2.4
AVERAGE HH INCOME	\$63,865	\$75,150	\$85,476
AVERAGE HOUSE VALUE	\$180,347	\$202,276	\$299,875

2023 American Community Survey (ACS)



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ALL ADVISOR BIOS



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 completed almost 1,000 sales and leasing transactions with a career volume in excess of \$360 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 since 2011.

Tony has been very active in the Realtor® community which includes being the 2022 President of the 9,000 member Realtor® Association of Sarasota and Manatee (RASM), the 2023 President of the RASM Realtor® Charitable Foundation, and the 2016 President of the Commercial Investment Division of RASM. He is also a Florida Realtors® Board Member and serves as the 2025 Chair of their Commercial Alliance and will be the 2026 Chair of their Public Policy Committee. He is the Legislative Chair for Florida CCIM.

Awards & Accolades include being the 2024 Realtor® of the Year, 2016 Commercial Realtor® of the Year, he received the 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.

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.

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Matt Fenske

Senior Advisor
SVN | Commercial Advisory Group

Matt Fenske serves as a Senior 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 \$140 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 PGA Golf Management program and completed numerous internships at high-end private golf courses across the United States.

Matt grew up in New Hampshire, before moving to Bradenton nearly 20 years ago. Matt currently resides in Sarasota and enjoys playing golf and spending time on the water.

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The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Memorandum. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Memorandum must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Memorandum may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Memorandum, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

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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