



# FOR SALE TOWNHOME DEVELOPMENT SITE

WATERFRONT COMMUNITY IN MANATEE COUNTY, FL



SANCTUARY COVE

Imagery Date: 10/1/2022

29°32'41.11" W





SANCTUARY COVE

MANATEE COUNTY, FL

## PROPERTY HIGHLIGHTS

Prime land opportunity for sale: Multifamily townhome development on Florida's west coast within Sanctuary Cove, a 227+ acre pristine waterfront community, near the waters of Tampa Bay and the beaches of Anna Maria Island and Longboat Key. **(For sale only - no rental.)**

- **Location:** 620 Sanctuary Cove Way Palmetto, FL 34221, Manatee County

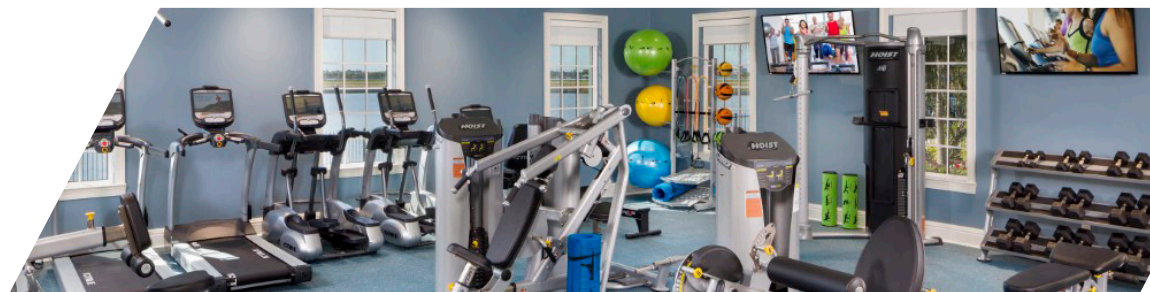
- **Site Area & Entitlements**

Townhomes            16.6 Acres - 80 Units

- **Traffic Counts:** Approximately  $\pm$  40,000 trips/day on US Highway 301

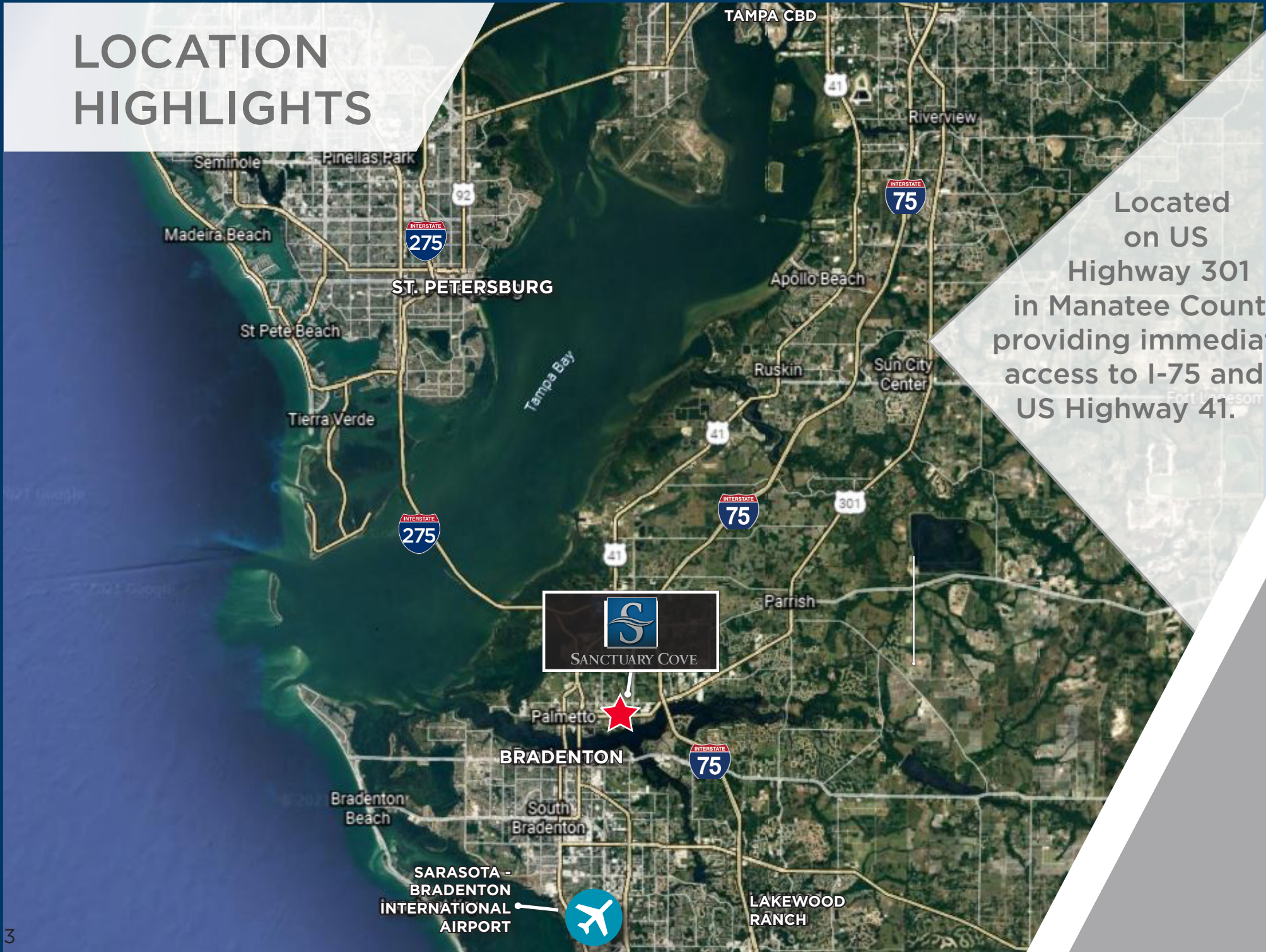
- **Community Entitlements:** 1,026 residential units, 359 boat docks available, and 160,000 SF retail

- **Price:** Market





# LOCATION HIGHLIGHTS



Located on US Highway 301 in Manatee County, providing immediate access to I-75 and US Highway 41.



# LOCATION HIGHLIGHTS



## DISTANCES

Publix	1.6 miles	Bradenton-Sarasota Airport	11.7 miles
Palmetto Elementary School	2.4 miles	I-75	2.7 miles
Lincoln Middle School	1.5 miles	Downtown St. Pete	24.1 miles
Palmetto High School	2.6 miles	Downtown Tampa	42.9 miles
Palmetto Charter School	2.8 miles	Lakewood Ranch	13.8 miles
Manatee School for the Arts	0.8 miles	Downtown Bradenton	2.9 miles





# SANCTUARY COVE

## MARKET DEMOGRAPHICS

Demographics	1 Mile	3 Mile	5 Mile
2022 Total Population	3,924	58,408	157,753
2027 Projected Population	4,196	61,444	166,798
Growth 2000-2010	10.4%	6.56%	10.29%
Growth 2021-2026	5.32%	7.55%	6.59%
Median Age	38.6	39.7	45.4
Average Household Size	2.3	2.5	2.4
Average Household Income	\$97,269	\$83,800	\$82,123
Income \$150,000 and over	13.6%	10.3%	9.6%

Bradenton/Sarasota's growing consumer market and easy connections to South Florida and markets to the north, easily make the Bradenton/Sarasota region one of the more diverse and dynamic areas of the country. It is home to many leading logistics, financial activities and business services firms. Tourism is also playing an increasingly important part in the region's economy, growing significantly over the past ten years. The combination of Port Manatee, Bradenton-Sarasota International Airport (SRQ), CSX rail, and major highways has positioned the area as the market of choice for major distributors.



**6.83%**

population growth forecasted over the next five years



**1,787**

new households forecasted in the next five years



**\$83,800**

average household income within a three-mile radius of the property





# COMMUNITY SITE PLAN



TOWNHOME SITE 16.6 ACRES



# AMENITIES

Sanctuary Cove offers a boater's paradise and true coastal Florida lifestyle in its 211- acre gated waterfront community with amenities which include miles of sidewalks, a riverfront park, a kayak/canoe launch and storage area, a neighborhood marina with boat docks, an 8,600 square foot clubhouse, fitness center, pool and nature preserve.

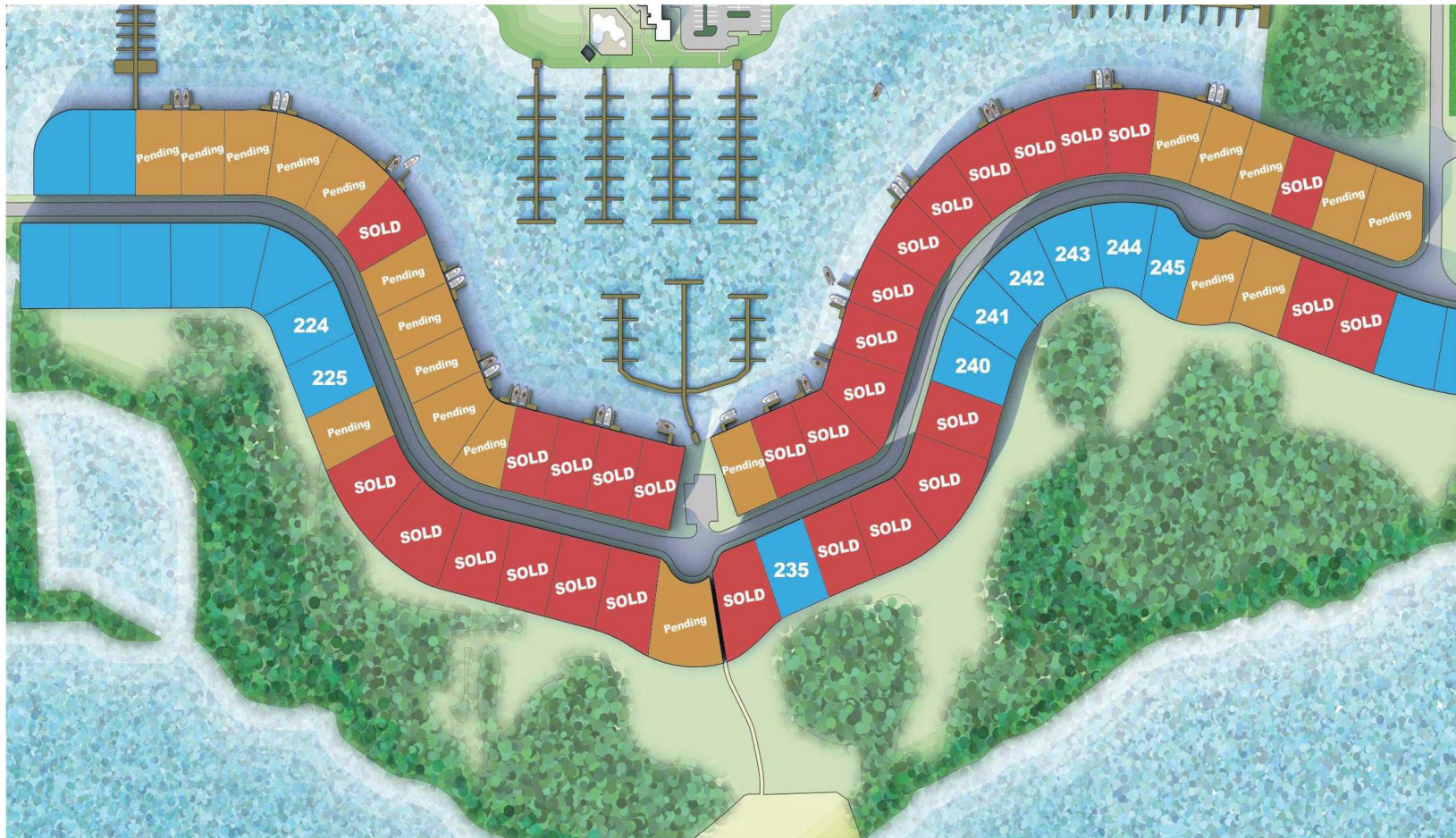
Easy access is provided to Manatee River, Sarasota Bay, Tampa Bay and the Gulf of Mexico with a private boat lift which transports boats from the community's freshwater lagoon into deep waters.

Luxury Waterfront Homes by WCI Lennar in the Grand Estates and The Estates are sold out. Average home sales in the last 6 months was \$639,785.

**The Grand Estates:** Sold out  
**The Estates:** Sold out  
**Water's Edge:** Priced \$850,000 - \$1,000,000 +  
**Riverfront** Priced \$1,200,000 - \$3,000,000  
**Custom Homes:**

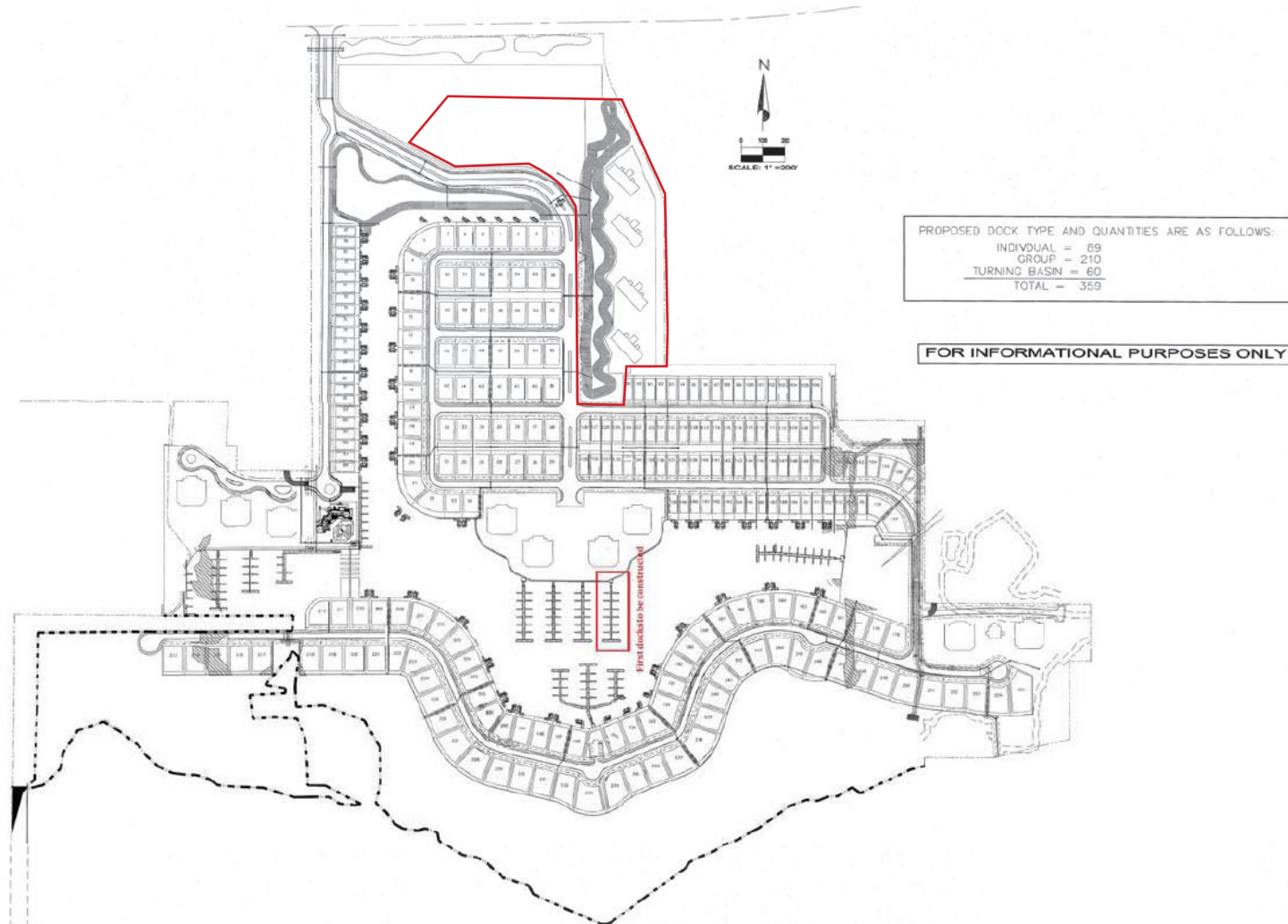


# SOLD WATERFRONT LOTS



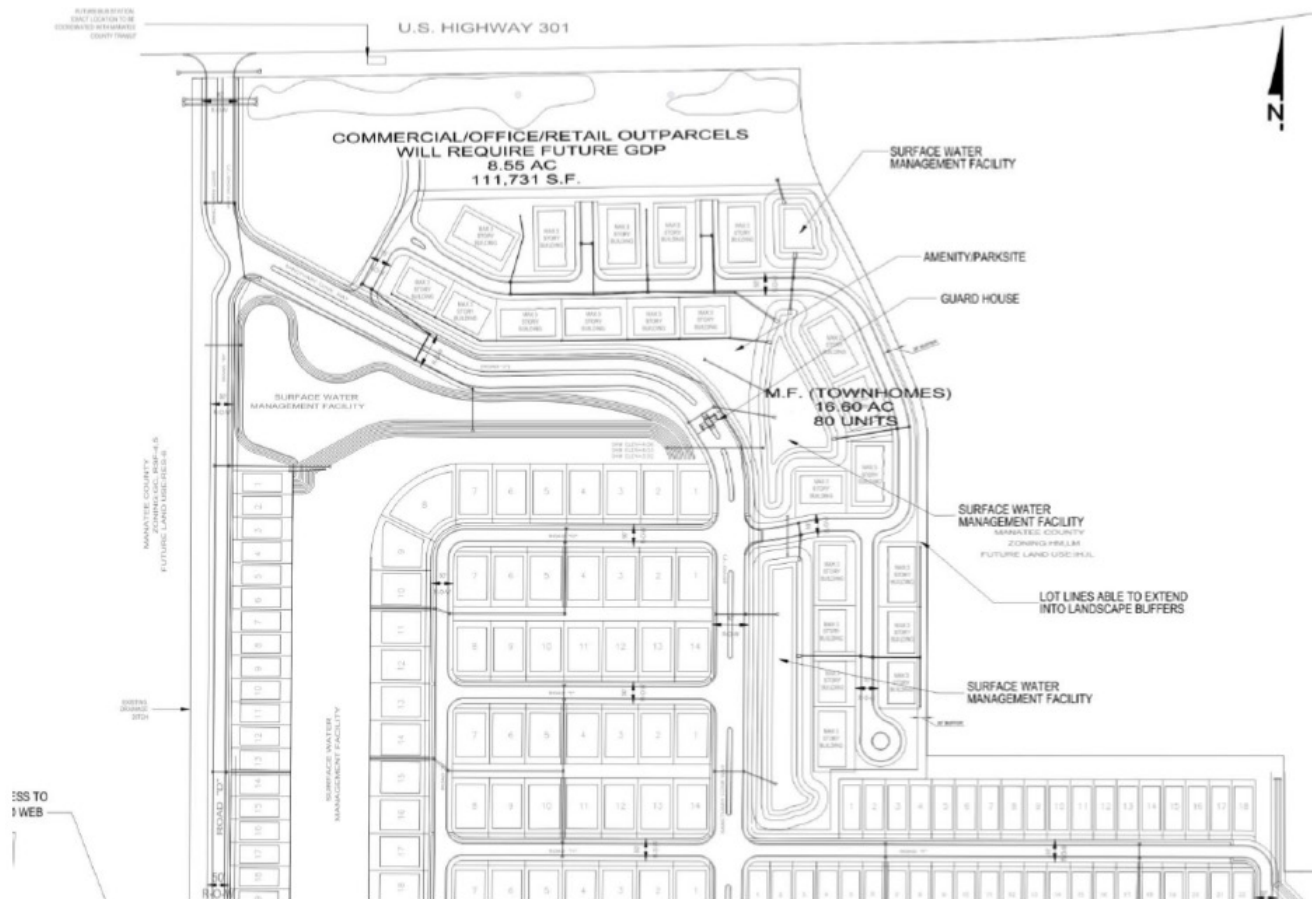


# BOAT DOCK - CONCEPTUAL PLAN





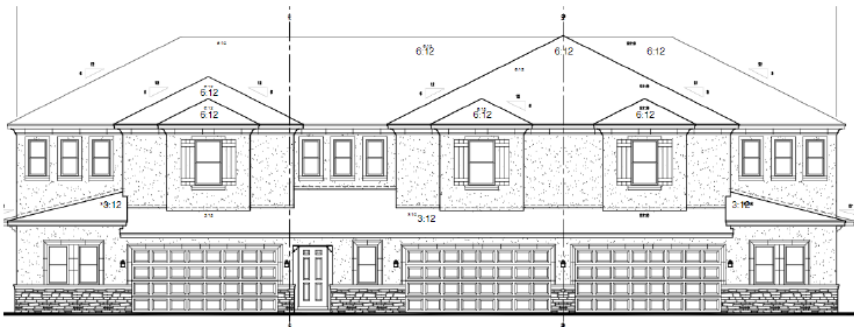
# TOWNHOMES



16.6 AC;  
80 Units



# TOWNHOMES - CONCEPTUAL PLAN



3 PLEX



4 PLEX



16.6 AC;  
80 Units





**SANCTUARY COVE**  
**MANATEE COUNTY, FL**

ANDY SLOWIK  
Managing Director  
407 541 4428  
[andrew.slowik@cushwake.com](mailto:andrew.slowik@cushwake.com)

BRUCE ERHARDT, ALC  
Executive Managing Director  
813 204 5312  
[bruce.erhardt@cushwake.com](mailto:bruce.erhardt@cushwake.com)

