

OFFERING MEMORANDUM

4511 Bay Club Drive, Bradenton, FL 34210

PRESENTED BY:



LUXURY RESIDENTIAL DEVELOPMENT SITE

BRADENTON, FL

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PROPERTY SUMMARY



SALE PRICE

\$5,950,000

SIZE

6.72 Acres

ZONING

RSF-3 (Zoning Change in Progress)

FUTURE LAND USE

RES-16

PROPOSED HEIGHT

58' from Base Flood Elevation

MARKET

North Port-Bradenton-Sarasota MSA

SUBMARKET

Bayshore Gardens

HIGHLIGHTS

- Luxury residential development opportunity in Southwest Bradenton with potential views of Sarasota Bay
- Seller is in the process of rezoning to Planned Development-Residential (PD-R) to allow for up to 107 units
- Location on El Conquistador Parkway allows easy accessibility to Cortez Road and US-41 with Downtown Bradenton 20 minutes to the North and Downtown Sarasota 20 minutes South
- Desirable area with close proximity to recreational amenities including the Bradenton Gulf Islands, preserves with kayaking, walking and biking trails, and numerous high end golf courses
- Surrounding area has proposed 5,000+ new residential units between the Aqua and Seaflower communities, as well as 600+ luxury apartment units under construction or recently completed



PROPERTY DESCRIPTION

Located in Southwest Bradenton, this exceptional 6.72 +/- acre former tennis center is available for luxury residential redevelopment. This opportunity is one of the last in the area with a potential water view of Sarasota Bay, offering a prime location to develop a luxury residential community with top-notch amenities and state-of-the-art living space.

The Future Land Use (FLU) designation, RES-16, allows for the possibility of up to 107 units, and the owners are currently pursuing a rezoning to Planned Development Residential (PD-R) to utilize the potential density.

This site is highly sought after due to its proximity to Cortez Road, US-41, IMG Academy, retail centers, and Sarasota-Bradenton International Airport. The frontage on El Conquistador Parkway, with traffic counts of 12,300 average vehicles per day, serves to naturally promote this property following development.

The residential market in Manatee County for townhomes and condos has remained relatively steady over the past year, with an average sale price of \$401,051. Most closed sales have occurred between the \$300,000 and \$600,000 with the expectation that this site will surpass that range due to its location and potential water views.

Proposed access to the site is via two access points off Bay Club Drive and a third emergency access via El Conquistador Parkway. Public utilities to the site are available via water and sewer lines located along El Conquistador Parkway. Buyer must verify legal access for their proposed development as well as water and sewer capacity with Manatee County during the inspection phase.



PARCELS

PURCHASE OPTIONS:

Parcel 1:

4.11 +/- Acres

\$4,500,000

Parcel 2:

2.61 +/- Acres

\$3,000,000

Both Parcels:

6.72 +/- Acres

\$5,950,000





PROPERTY
LOCATION

LOCATION DESCRIPTION

This incredible parcel for development is located in Southwest Bradenton, just off of the stunning Sarasota Bay. Bradenton is home to IMG Academy, Anna Maria Island, Robinson Preserve, LECOM Park (Spring Training home of the Pittsburgh Pirates), and more; making this area a highly sought after place to live with a continued population influx and an expected 15% to 27% population increase in the County over the next 6 years.

This property's location in the Southwest area of Manatee County, will give residents easy accessibility to enjoy amenities in Sarasota County as well, such as the Sarasota-Bradenton International Airport, The Ringling Museum of Art, Longboat Key, the Van Wezel Performing Arts Hall, and an incredible selection of Colleges and Universities.

While development east of the site on El Conquistador Parkway have been well-established for some time, there is a significant amount of new development proposed and under construction west of the property including Aqua, a Medallion Home community surrounding a crystal clear blue lagoon, Cirrus at Aqua - a 345 unit apartment complex, the Stadler - A 279 unit apartment complex, and SeaFlower - the most notable expansion as a nearly 1,200 acre mixed-use development that is set to open in 2025.

This property's location on the south side of El Conquistador Parkway will allow a developer to build a luxury community in a well-established area amongst multi-million dollar waterfront estates, condominium communities and brand-new amenity-laden communities nestled along Sarasota Bay.



AERIAL LOOKING NORTHWEST TOWARDS BRADENTON GULF ISLANDS



AERIAL LOOKING SOUTHEAST TOWARD SARASOTA



SARASOTA
BRADENTON
INTERNATIONAL

15 MINUTES TO
SRQ AIRPORT



20 MINUTES TO
DOWNTOWN SARASOTA

SARASOTA BAY

 **IMG ACADEMY**
GOLF CLUB

EL CONQUISTADOR PARKWAY

BRADENTON/SARASOTA AREA

The Bradenton/Sarasota area is located on Florida's beautiful West Coast on the Gulf of Mexico about 1 hour south of Tampa.

Both cities are best known for their beautiful beaches; Bradenton features Anna Maria Island with Holmes Beach, Bradenton Beach and Coquina Beach, while Sarasota is best known for Siesta Key and Lido Key Beach, with both Counties sharing Longboat Key.

Manatee County is an ideal spot for nature enthusiasts with attractions such as De Soto National Memorial, Robinson Preserve, Lake Manatee State Park, Palma Sola Botanical Park, Neal Preserve, Perico Preserve, Rye Preserve, Terra Ceia Preserve State Park, and the Bradenton Riverwalk, to name a few. Other attractions bringing visitors each year include the Village of the Arts, the Bishop Museum of Science, LECOM Park (Spring Training home of the Pittsburgh Pirates), and Florida Railroad Museum and the Florida Maritime Museum.

Manatee County draws national attention each year through the highly esteemed IMG Academy, which services elite athletes from around the world.

Vibrant hot spots in Sarasota County driving visitors to the area include St. Armands Circle, Mote Marine, Marie Selby Botanical Gardens, The Van Wezel Performing Arts Hall, Ed Smith Stadium (Spring Training home of the Baltimore Orioles), Sarasota Jungle Gardens, The John and Mable Ringling Museum of Art, Nathan Benderson Park, Historical Downtown Venice, and CoolToday Park (Spring Training Home of the Atlanta Braves).

Many nationally recognized companies call the Bradenton/Sarasota Area home or have major facilities here. These include Tropicana Products (PepsiCo), Air Products & Chemicals, Beall's Department Stores, Chris-Craft Boats, Yellowfin Yachts, Feld Entertainment (Ringling Brothers Circus), Sunz Holdings, Sun Hydraulics, Sysco West Coast, and Pierce Manufacturing.



IMG ACADEMY

IMG Academy is 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.

IMG's incredible facilities supports training for baseball, basketball, football, golf, lacrosse, soccer, tennis, track & field, and volleyball.

With a dedicated purpose to ensure each person is destined to succeed by enabling and inspiring them to rise up to their full potential, they offer a holistic training experience, elite coaching, all inclusive accommodations, professional-quality facilities, next-level technology, and a unique campus environment.

IMG has developed a focus to develop each individual not only as athletes but as leaders with extracurricular opportunities. Options range from local volunteer efforts, impactful groups that make a difference on campus, and service trips to other countries.

IMG has a number of notable accomplishments including:

2023-2024

- The graduating class of 2024 earned a 100% College acceptance rate
- Six IMG Academy alumni's were drafted in the first round of professional sports organizations.

2018-2024

- Most NFL Draft selections from a single high school since 2018



IMG ACADEMY



NEARBY DEVELOPMENTS

SEAFLOWER

Coming soon to this Southwest Bradenton area 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. Construction is set to begin in the early part of 2025 with the first residents moving in the Summer of 2025.

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.

The desire of the SeaFlower community is to promote the traditional practices of neighborhood developments, promoting walkability, connectivity and outdoor engagement, for an active and social life.

The development will feature a variety of home types crafted by well known builders: Cardel Homes, David Weekley Homes, Issa Homes, M/I Homes, and Pulte Homes.

This new development is going to generate incredible growth to the area and make this area of Southwest Bradenton an even more desirable place to live. To learn more visit: <https://seaflower.com>



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.

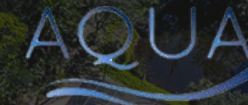


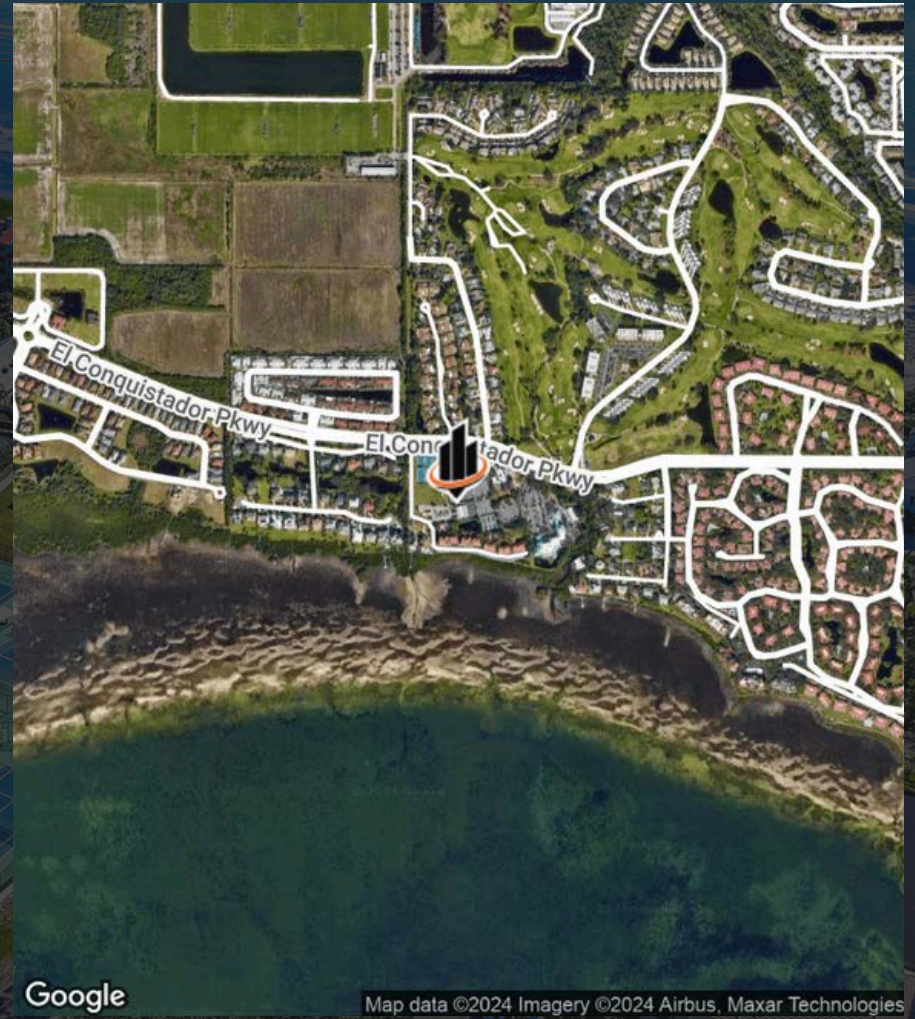
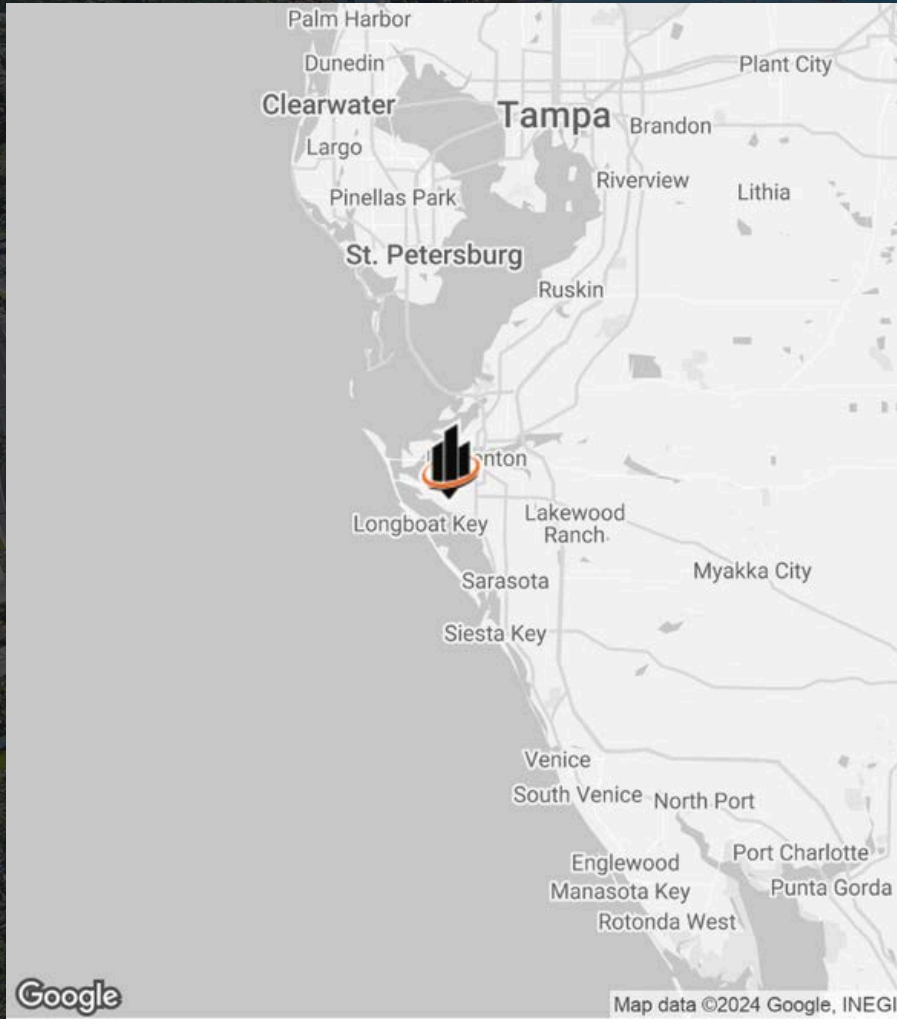
Photo Credit: Aquabythebay.net



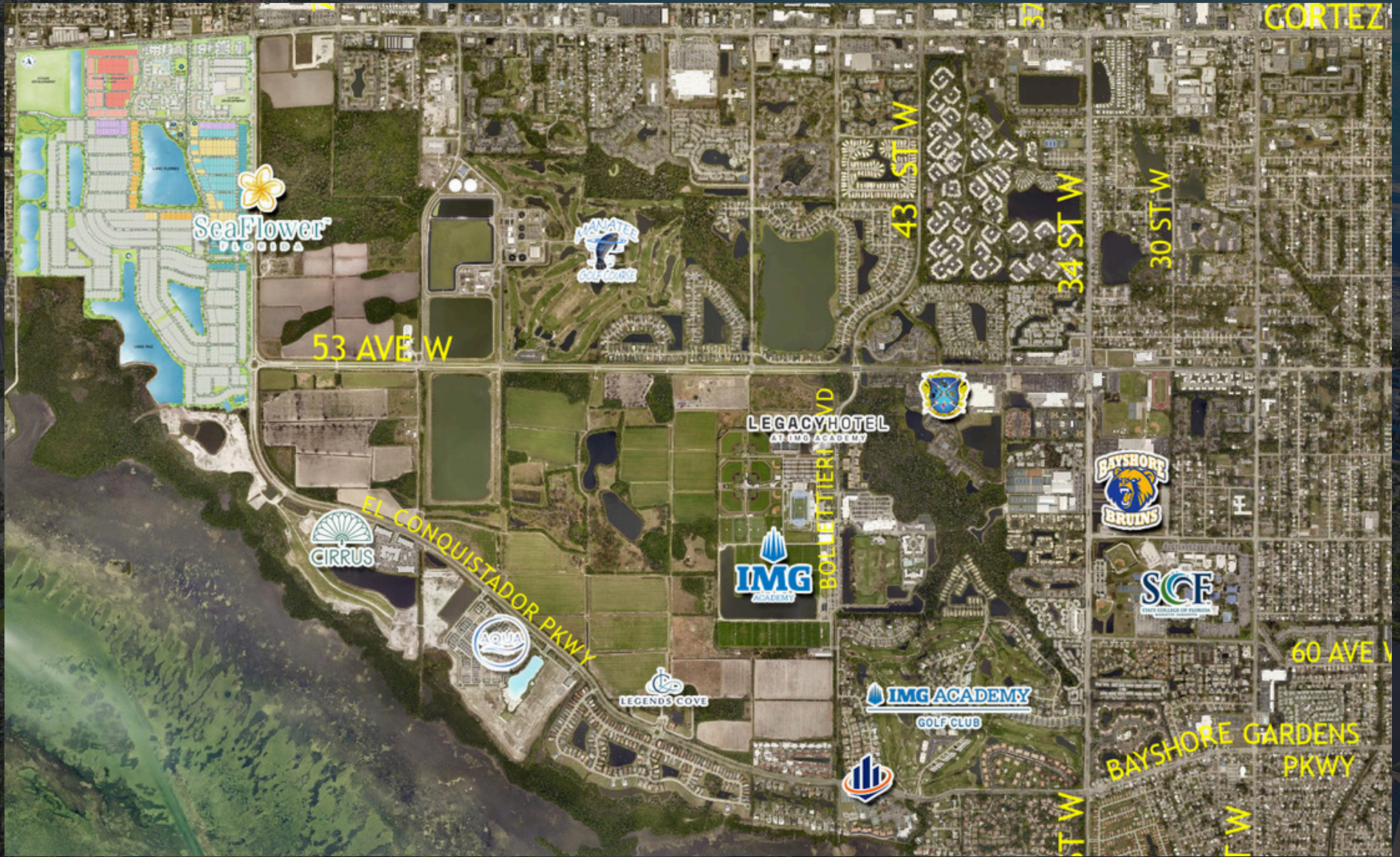


PROPERTY MAPS

LOCATION MAPS



SOUTHWEST BRADENTON MAP



RECREATION MAP



RETAILER MAP



Google



WATER/SEWER MAP





PROPERTY DEMOGRAPHICS

DEMOGRAPHICS REPORT

POPULATION

	1 Mile	3 Mile	5 Mile
TOTAL POPULATION	5,051	60,804	153,429
PROJECTED 2029 POPULATION	8,313	74,480	64,121
ANNUAL GROWTH 2024-2029	4.2%	3.4%	3.4%
PROJECTED 2020 # OF HOUSEHOLDS	4,252	33,366	79,465



HOUSEHOLDS & INCOME

	1 Mile	3 Mile	5 Mile
AVERAGE AGE	54	47	47
AVERAGE AGE (MALE)	53	46	46
AVERAGE AGE (FEMALE)	55	47	48
TOTAL HOUSEHOLDS	2,593	28,012	67,026
# OF PERSONS PER HH	1.9	2.2	2.3
AVERAGE HH INCOME	\$86,717	\$68,882	\$75,608
AVERAGE HOUSE VALUE	\$434,132	\$250,173	\$289,661



*Demographics derived from CoStar and Buildout





PROPERTY CONTACTS

ADVISORY TEAM



Matt Fenske

Senior Advisor

941.487.3794

matt.fenske@svn.com

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 \$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 nearly 20 years ago. Matt currently resides in Sarasota and enjoys playing golf and spending time on the water.



Tony Veldkamp, CCIM

Senior Advisor

941.487.6990

tony.veldkamp@svn.com

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.

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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