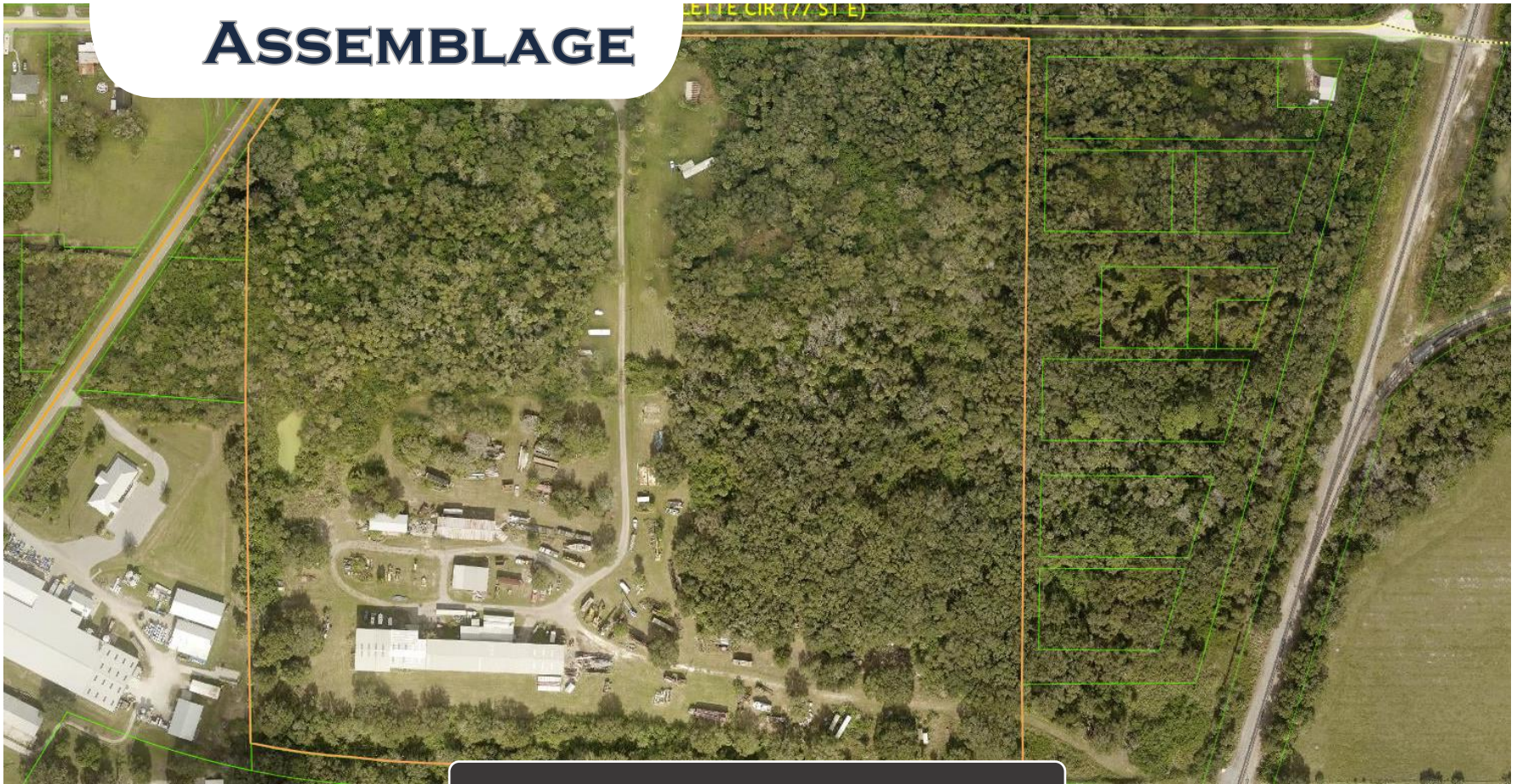


FOR SALE

**52 ACRE  
ASSEMBLAGE**



OFFERING MEMORANDUM

52 Acre Assemblage | 1321 77<sup>th</sup> Street E. Palmetto, Florida 34221



## Confidentiality & Disclaimer Statement

**This is a confidential Offering Memorandum** intended solely for your own limited use to determine whether you wish to express any further interest in the property. This confidential memorandum contains brief, selected information pertaining to the business and affairs of the property, has been prepared by REMAX REALTEC Group, LLC, primarily from information supplied by the Owner. Although this confidential memorandum has been reviewed by representatives of the Owner, it does not propose to be all-inclusive, nor does it contain all the information which a prospective purchaser may require or desire.

Neither the Owner, nor any of its officers, directors, employees, or agents, nor REMAX REALTEC Group, LLC, makes any representation or warranty, expressed or implied, as to the accuracy or completeness of this confidential memorandum or any of its contents, and no legal liability is assumed or is to be implied by any of the aforementioned with respect thereto.

Prospective offerors are advised to verify the information independently. The Owner reserves the right to change the price or any information in this Memorandum, or to withdraw the Site from the market at any time, without notice. This confidential memorandum shall not be deemed an indication of the state of affairs of the Property or the Owner, nor shall it constitute an indication that there has been no change in the business or affairs of the Property or the Owner since the date of preparation of this memorandum. By your receipt of this confidential memorandum, you agree that the information contained herein is of a confidential nature and you will not disclose this memorandum or any part of the contents to any other person, firm, or entity without prior authorization from REMAX Realtec Group, LLC.

### Offering Procedure

Offers should be submitted in the form of a standard non-binding Letter of Intent, which can be provided by the broker, and must specify the following:

- Price (Call for pricing guidance)
- Length of Inspection Period
- Length of Closing Period
- Amount of earnest money deposit at execution of a Purchase and Sale Contract
- Amount of additional deposit upon expiration of Inspection Period

### Property Tours

Interested parties must execute a confidentiality agreement and schedule a prearranged time with the broker prior to touring the property. Tours will be conducted by appointment only and no one is allowed to tour the property and disturb tenants without the broker's knowledge. Please see broker contact information below to schedule a tour.

### Contact

Daniel Nelson  
Investment Broker/Realtor  
+1 813 323 3353

[Daniel@RemaxCommercialRealty.net](mailto:Daniel@RemaxCommercialRealty.net)



# Table of Contents

**04** Investment Summary

**05** Property Overview

**07** Acreage Details

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**30** Location Overview

# The Offering

RE/MAX Commercial is thrilled to present a remarkable opportunity to acquire a 52-acre assemblage in the City of Palmetto, situated in Manatee County, Florida. This expansive property, zoned A-1, LM and HM, features three steel buildings, a modular office building, and a trailer serving as the onsite security residence.

Constructed in 1978, the main steel building encompasses 16,443.50 square feet, inclusive of an 850 square foot office space and boasting a soaring 30-foot ceiling height. Adjacent to the main structure are two additional metal storage buildings, measuring 2,231 square feet and 1,440 square feet, respectively. Furthermore, positioned at the northern entrance of the property is a 1,056 square foot modular office building, complemented by a 720 square foot trailer serving as the residence for onsite security personnel.

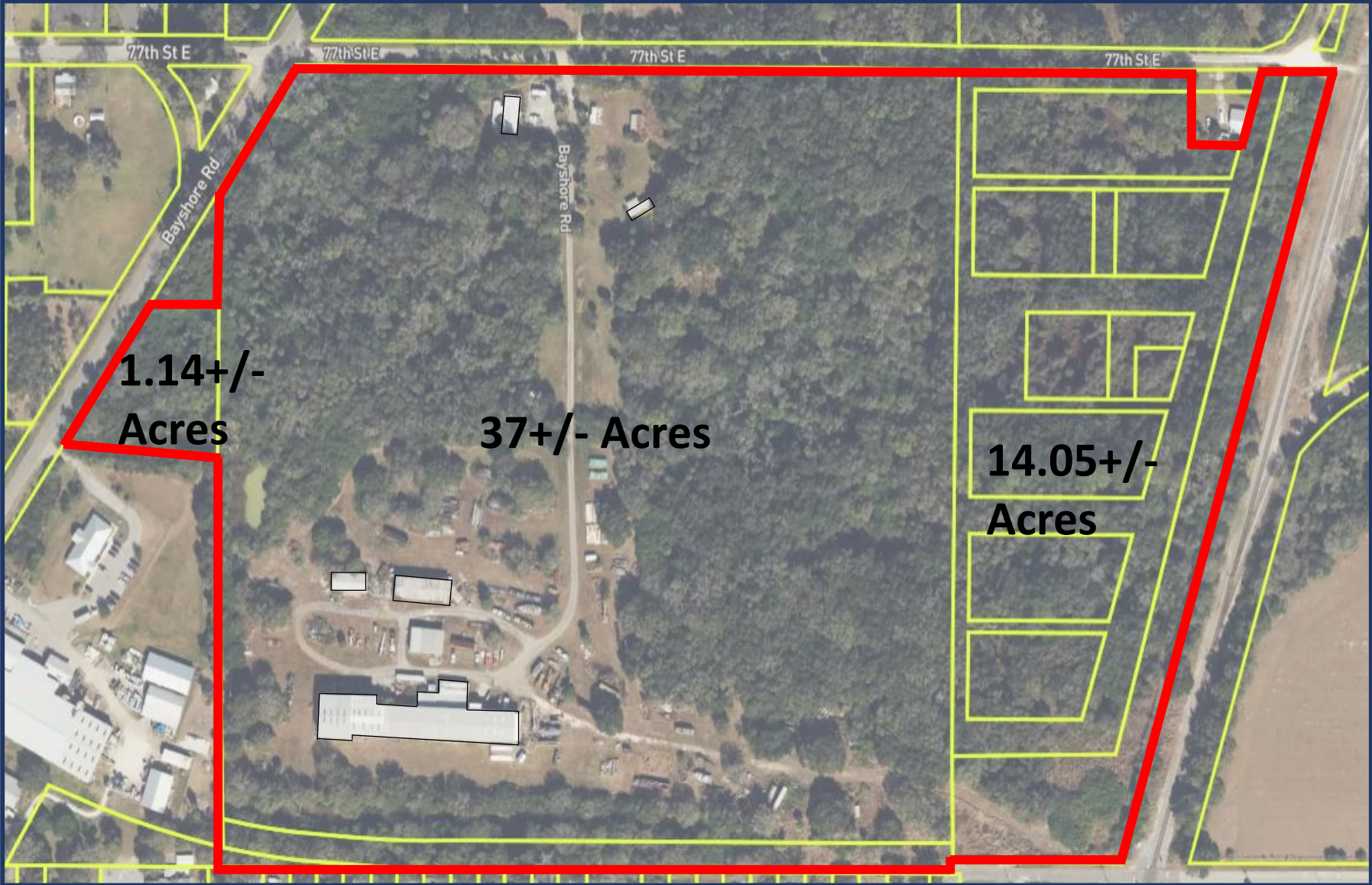
With direct access to I-275, I-75, and US Hwy 41, this 52-acre assemblage enjoys a strategic location, ensuring convenient accessibility for potential investors and developers.

For developers and investors seeking a core plus asset with substantial upside potential in a dynamic market, the 52-acre assemblage presents an unparalleled opportunity. This property offers abundant potential for diverse uses and stands as an ideal investment for those looking to capitalize on Palmetto's growth opportunities.

## Key Investment Highlights

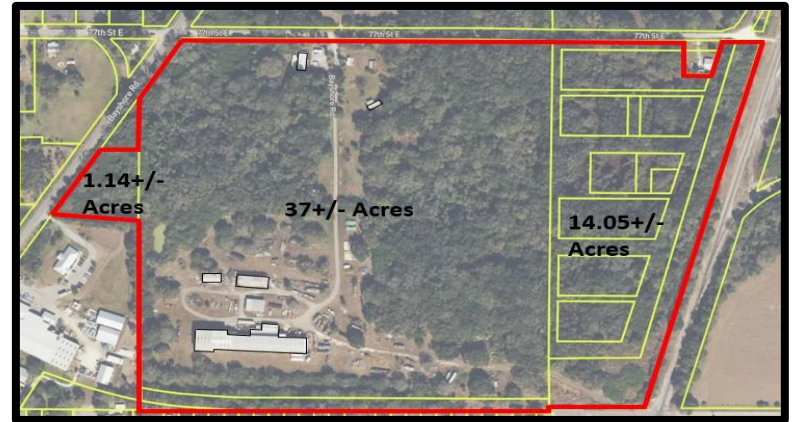
- 52 Acres Contiguous Land
- Light Industrial and Heavy Industrial Zoning
- Future Land Use Heavy Industrial
- 16,443.50 Square Foot Metal Steel Building
- Main Building 30-Foot-High Ceiling
- Three Extremely Large Overhead Doors
  - 20 X 46
  - 20 X 24
  - 20 X 20
- Two Metal Storage Buildings 2,231 SF and 1,440 SF
- 1,056 SF Modular Office Building
- 720 SF On Site Security Personnel Residence Trailer
- Easy access from three major highways
  - I-275
  - US HWY 41
  - I-75

# Property Overview



# Property Overview

<b>PROPERTY ADDRESS</b>	1321 77 <sup>th</sup> Street E. Palmetto, Florida 34221
<b>TAX DISTRICT</b>	Manatee County
<b>SUBMARKET</b>	City of Palmetto
<b>PARCEL ID</b>	2073800001   2073000008   676100100   67100050
<b>PARCEL SIZE</b>	1.14+/- Acres   37+/- Acres   14.05+/- Acres
<b>ZONING</b>	A-1 (Suburban Agriculture) LM (Light Manufacturing) HM (Heavy Manufacturing)
<b>LAND USE</b>	Vacant Industrial   Light Industrial   Vacant Acreage
<b>FUTURE LAND USE</b>	IH (Heavy Industrial)
<b>WETLANDS</b>	None
<b>FLOOD ZONE</b>	Zone AE & X
<b>EVACUATION ZONE</b>	A & B
<b>TOTAL BUILDING SIZE</b>	16,443.50 GF   2,232 GF   1,440 GF   1,056 GF   720 GF
<b>YEAR BUILT</b>	1978   1989   1975   1991
<b>CONSTRUCTION</b>	Various
<b>ACCESS</b>	Full Access off 77 <sup>th</sup> Street E. & Bayshore Road
<b>OFFERING PRICE</b>	Contact Broker for Pricing Guidance



# 1.4 Acre Details

**PROPERTY ADDRESS** 7550 Bayshore Road, Parrish FL 34219

**TAX DISTRICT** Manatee County

**SUBMARKET** City of Palmetto

**PARCEL ID** 2073800001

**PARCEL SIZE** 1.14+/- Acres

**ZONING** LM (Light Manufacturing)

**LAND USE** Vacant Industrial

**FUTURE LAND USE** IH (Heavy Industrial)

**WETLANDS** None

**FLOOD ZONE** Zone AE

**EVACUATION ZONE** A

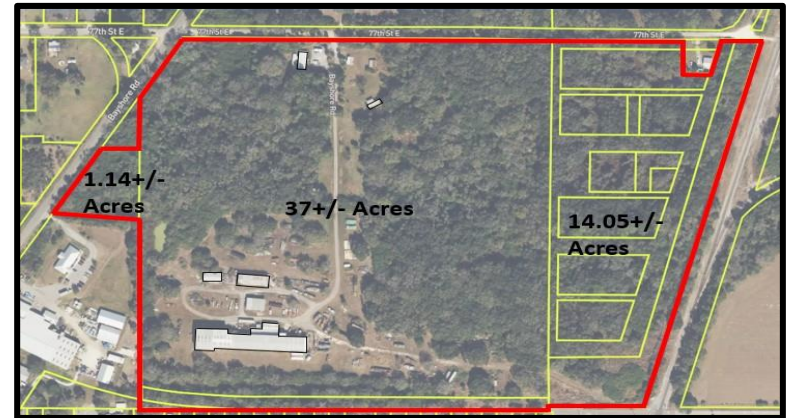
**TOTAL BUILDING SIZE** No Structures

**YEAR BUILT**

**CONSTRUCTION**

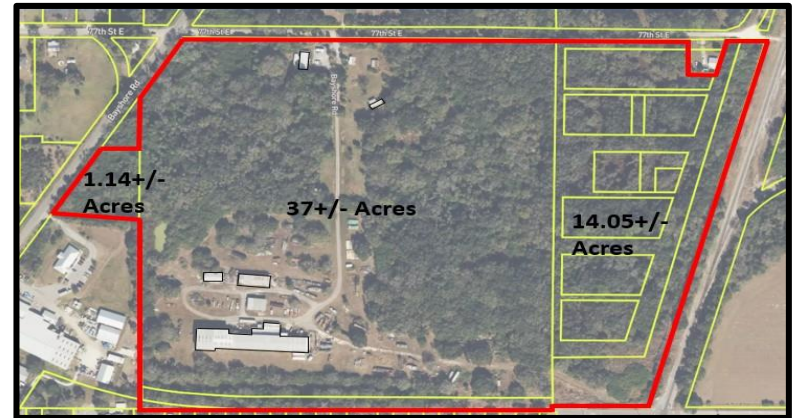
**TYPICAL FLOOR**

**ACCESS** Full Access off Bayshore Road



# 37 Acre Details

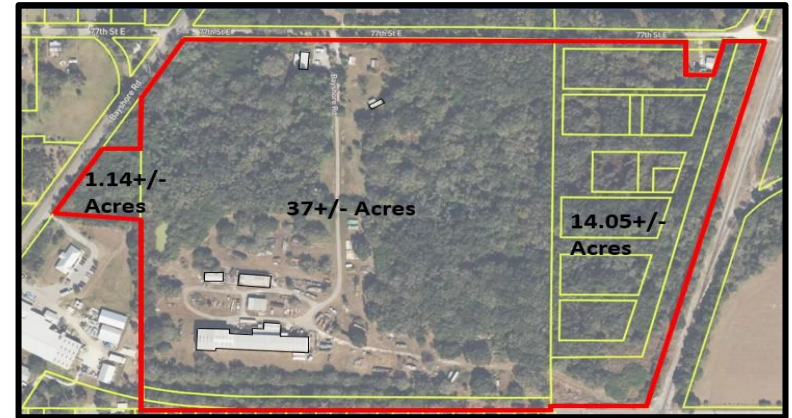
<b>PROPERTY ADDRESS</b>	1321 77 <sup>th</sup> Street E. Palmetto, Florida 34221
<b>TAX DISTRICT</b>	Manatee County
<b>SUBMARKET</b>	City of Palmetto
<b>PARCEL ID</b>	2073800001
<b>PARCEL SIZE</b>	37+/- Acres
<b>ZONING</b>	A-1 (Suburban Agriculture) HM (Heavy Manufacturing)
<b>LAND USE</b>	Light Industrial
<b>FUTURE LAND USE</b>	IH (Heavy Industrial)
<b>WETLANDS</b>	None
<b>FLOOD ZONE</b>	Zone AE & X
<b>EVACUATION ZONE</b>	A
<b>TOTAL BUILDING SIZE</b>	16,443.50 GF   2,232 GF   1,440 GF   1,056 GF   720 GF
<b>YEAR BUILT</b>	1978   1989   1975   1991
<b>CONSTRUCTION</b>	Various
<b>TYPICAL FLOOR</b>	
<b>ACCESS</b>	Full Access off 77 <sup>th</sup> Street E. and Bayshore Road





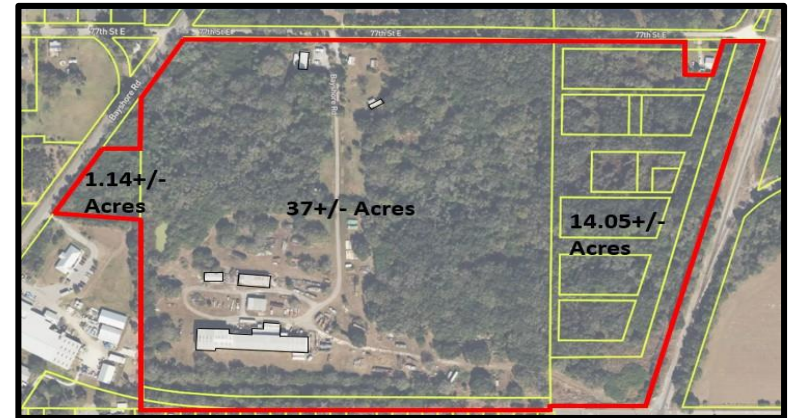
# 37 Acre Buildings Details

<b>PROPERTY ADDRESS</b>	1321 77 <sup>th</sup> Street E. Palmetto, Florida 34221
<b>TAX DISTRICT</b>	Manatee County
<b>SUBMARKET</b>	City of Palmetto
<b>PARCEL ID</b>	2073800001
<b>PARCEL SIZE</b>	37+/- Acres
<b>ZONING</b>	A-1 (Suburban Agriculture) HM (Heavy Manufacturing)
<b>LAND USE</b>	Light Industrial
<b>TOTAL STRUCTURES</b>	5
<b>MAIN WAREHOUSE BUILDING</b>	11,328 SF (48' X 236')
<b>MAIN WAREHOUSE BUILDING</b>	4,265 SF (60.5 X 70.5)
<b>MAIN WAREHOUSE OFFICE</b>	850 SF (25' X 35')
<b>STORAGE BUILDING</b>	1,440 SF (24' X 60')
<b>STORAGE BUILDING</b>	2,231 SF (97' X 23')
<b>MODULAR OFFICE</b>	1,056 SF (24' X 44')
<b>SECURITY TRAILER</b>	720 SF (12' X 60')
<b>ACCESS</b>	Full Access off 77 <sup>th</sup> Street E.



# 37 Acre Buildings Details

<b>PROPERTY ADDRESS</b>	1321 77 <sup>th</sup> Street E. Palmetto, Florida 34221
<b>TAX DISTRICT</b>	Manatee County
<b>SUBMARKET</b>	City of Palmetto
<b>PARCEL ID</b>	2073800001
<b>PARCEL SIZE</b>	37+/- Acres
<b>ZONING</b>	A-1 (Suburban Agriculture) HM (Heavy Manufacturing)
<b>LAND USE</b>	Light Industrial
<b>TOTAL STRUCTURES</b>	5
<b>MAIN WAREHOUSE BUILDING</b>	11,328 SF (48' X 236')
<b>MAIN WAREHOUSE BUILDING</b>	4,265 SF (60.5 X 70.5)
<b>MAIN WAREHOUSE OFFICE</b>	850 SF (25' X 35')
<b>STORAGE BUILDING</b>	1,440 SF (24' X 60')
<b>STORAGE BUILDING</b>	2,231 SF (97' X 23')
<b>MODULAR OFFICE</b>	1,056 SF (24' X 44')
<b>SECURITY TRAILER</b>	720 SF (12' X 60')
<b>ACCESS</b>	Full Access off 77 <sup>th</sup> Street E.



# 14.05 Acre Details

**PROPERTY ADDRESS** 77<sup>th</sup> Steet E, Palmetto, FL 34221  
1610 73rd St E, Palmetto, FL 34221

**TAX DISTRICT** Manatee County

**SUBMARKET** City of Palmetto

**PARCEL ID** 676100100 | 676100050, | 676600000, | 676400005

**PARCEL SIZE** 0.32 Acres | 13.73 Acres | 0.285 Acres, | 0.129 Acres

**ZONING** A-1

**LAND USE** Vacant Acreage

**FUTURE LAND USE** IH (Heavy Industrial)

**WETLANDS** None

**FLOOD ZONE** Zone AE & X

**EVACUATION ZONE** A & B

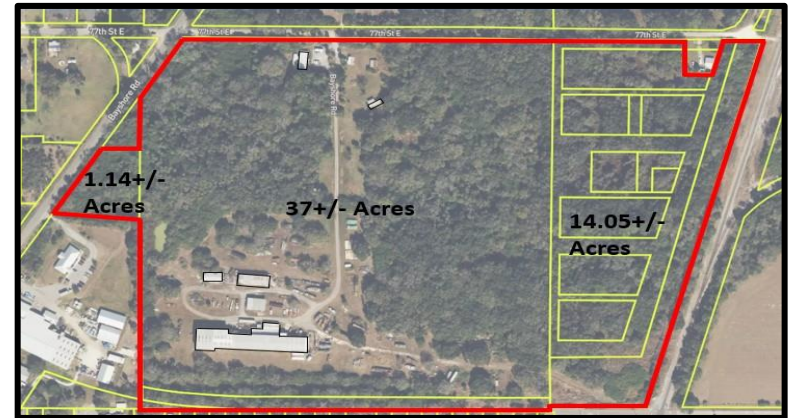
**TOTAL BUILDING SIZE** No Structures

**YEAR BUILT**

**CONSTRUCTION**

**TYPICAL FLOOR**

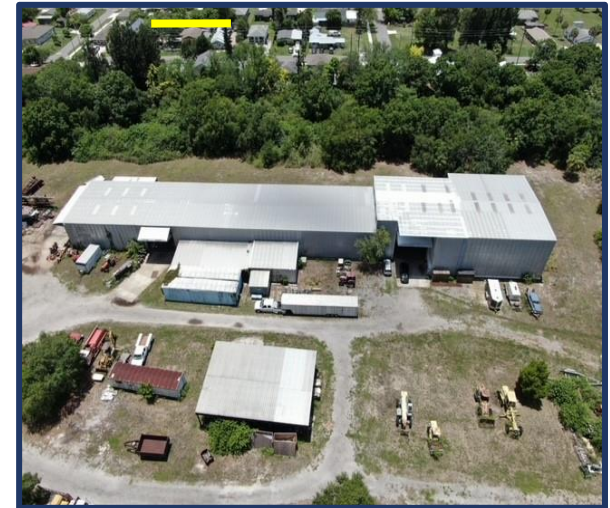
**ACCESS** Full Access off 77<sup>th</sup> Street E.



# PROPERTY PHOTOS



# PROPERTY PHOTOS



# PROPERTY PHOTOS



# PROPERTY PHOTOS



# PROPERTY PHOTOS





# PROPERTY PHOTOS



# NORTH VIEW



# SOUTH VIEW



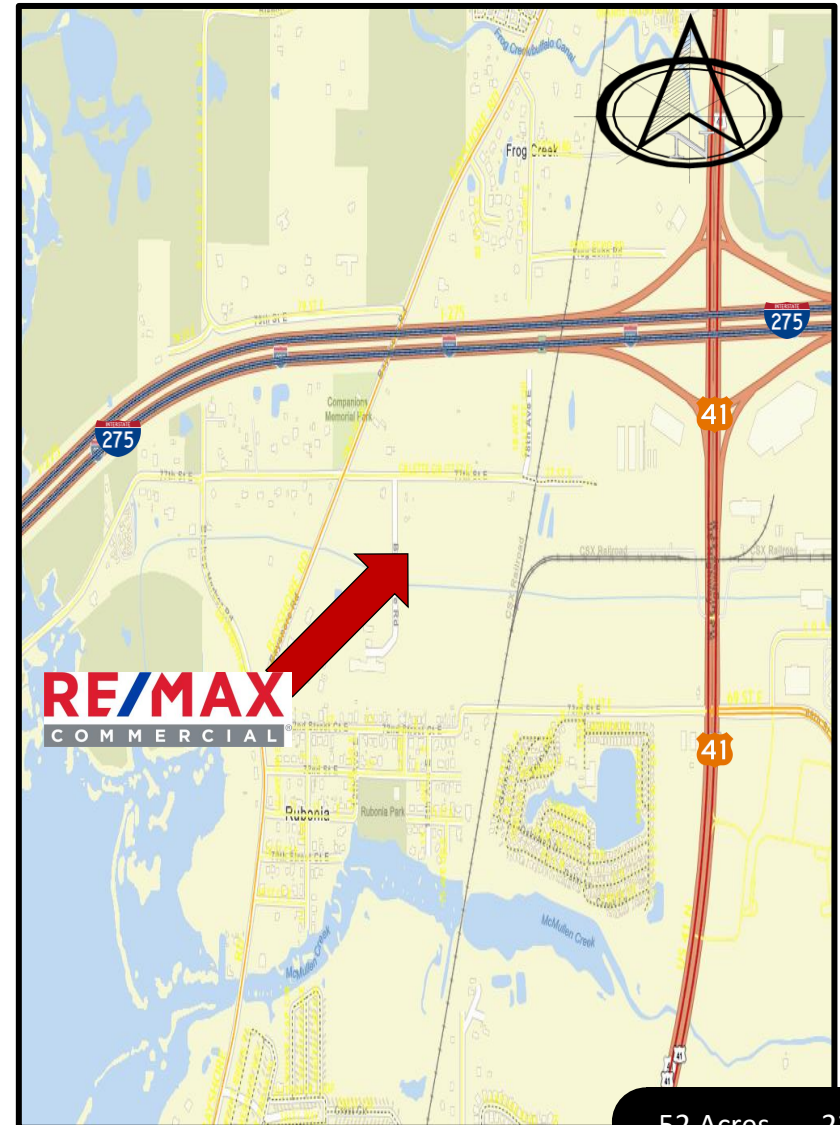
# EAST VIEW



# WEST VIEW



# LOCATION MAPS



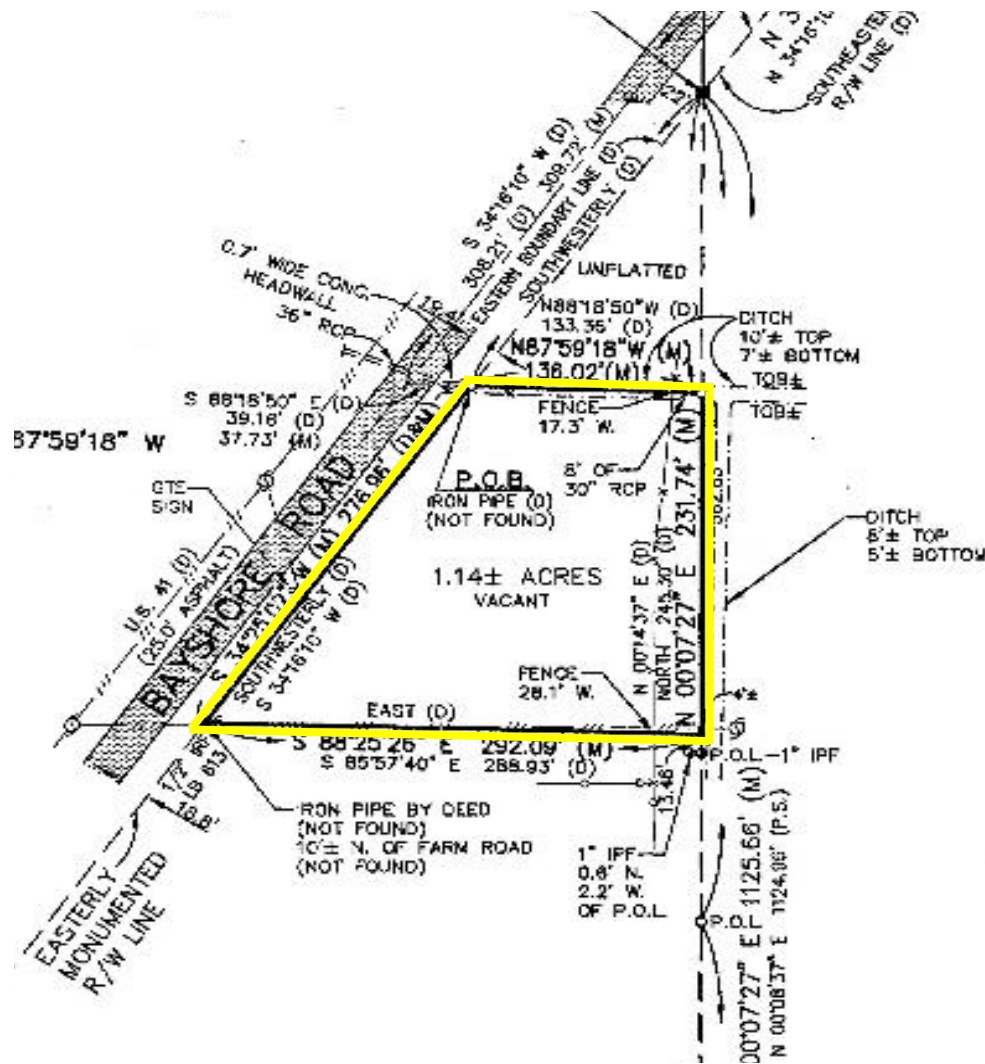
# AERIAL





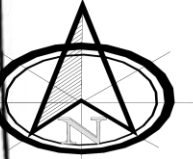
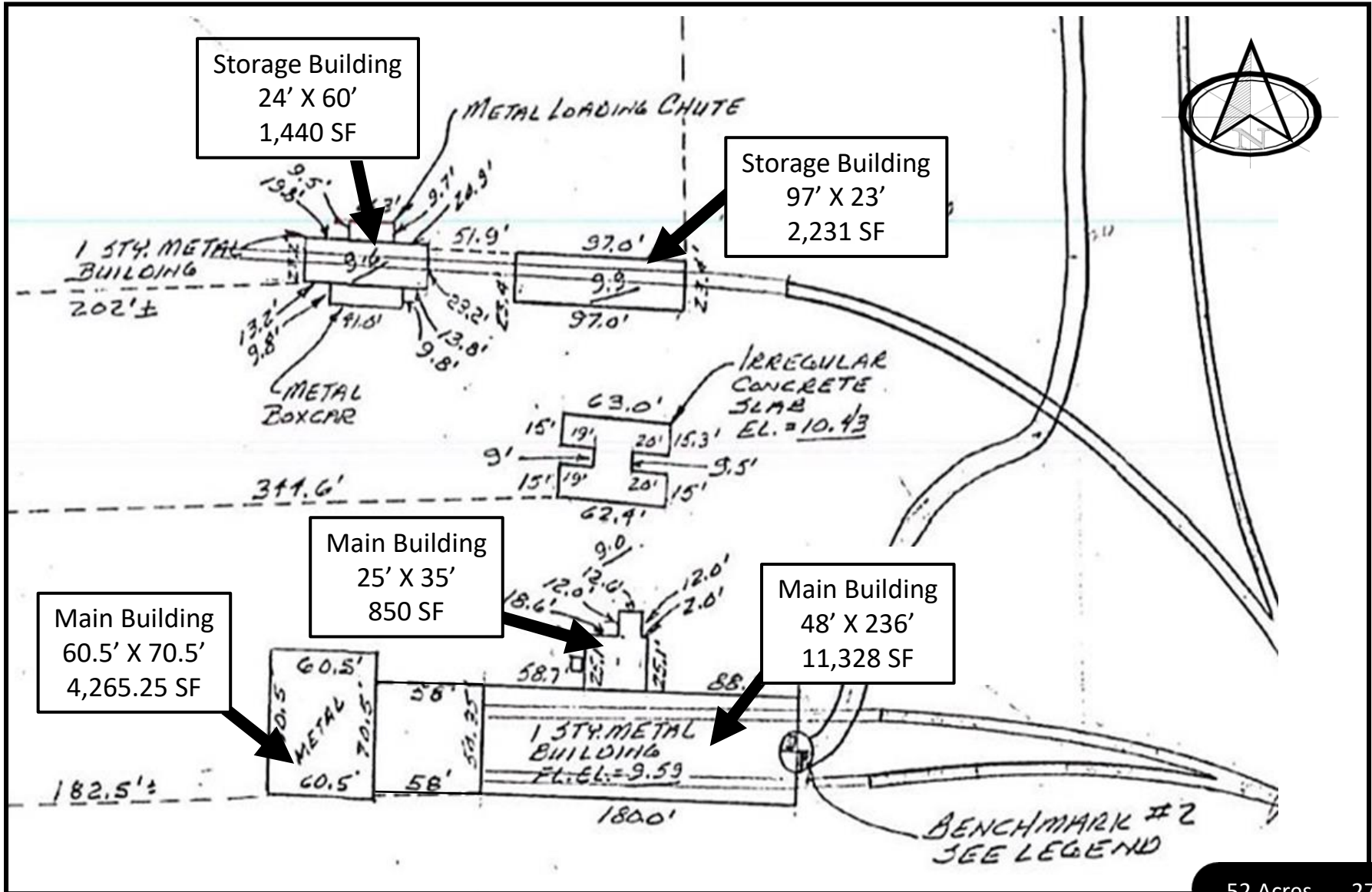


# SURVEY – 1.14+/- ACRES



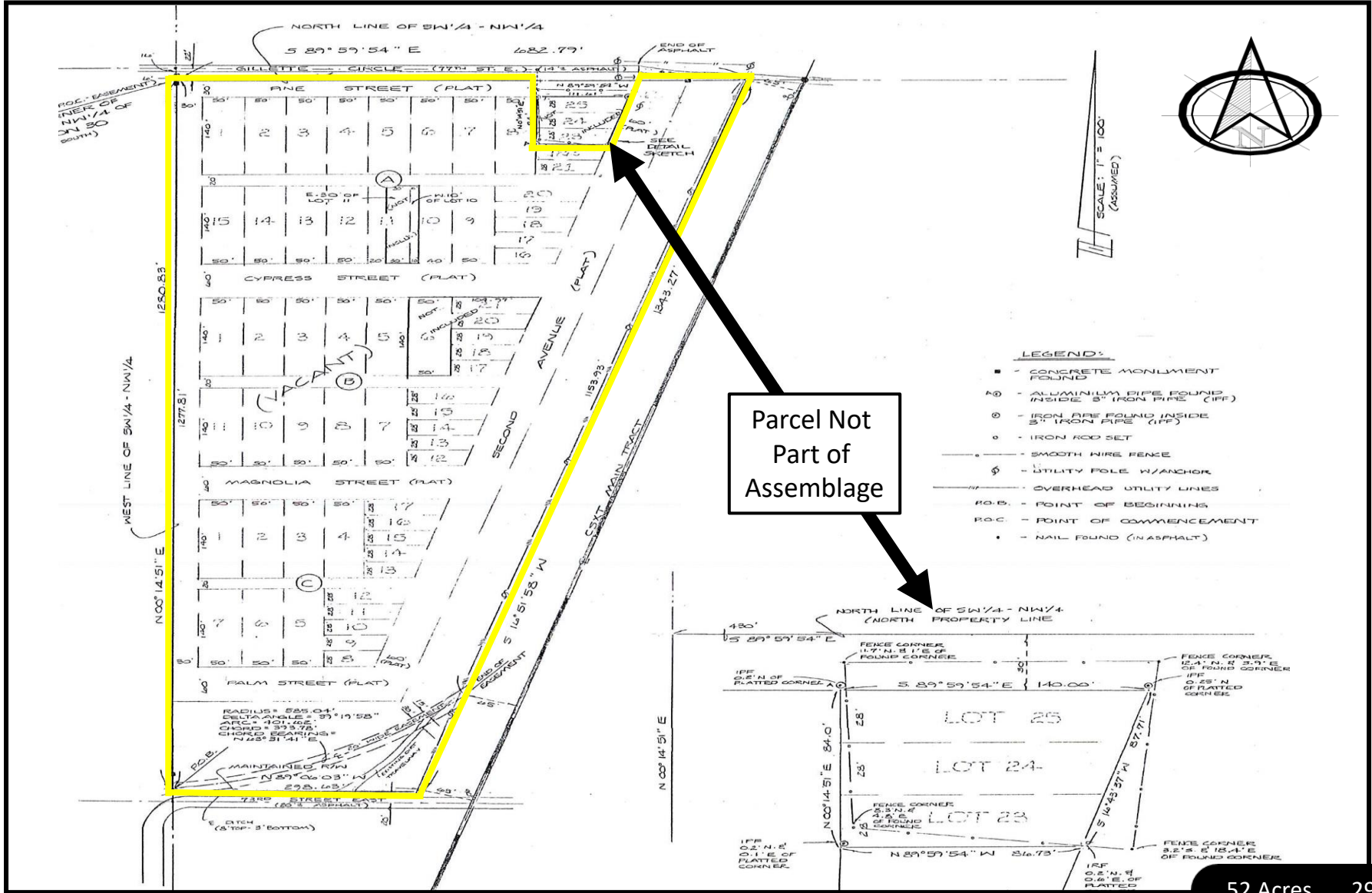


# SURVEY – 37+/- ACRES





# SURVEY – 14.05+/- ACRES



# Location Overview

Nestled just east of Bradenton and north of Sarasota lies the quaint yet vibrant city of Palmetto, Florida. With its prime location along the Gulf of Mexico, Palmetto offers residents the perfect blend of coastal living and small-town charm. Dating back to the 1800s, Palmetto boasts a rich historical tapestry, adding to its allure and character.

The subject property in Palmetto is strategically positioned off I-275 and US Hwy 41, ensuring easy accessibility for customers. Its advantageous location is a key asset, drawing in customers from near and far. Palmetto benefits from a dense residential population in the surrounding area, fostering a consistent demand for additional development solutions.

As a growing community, Palmetto presents an ideal setting for residential communities. Residents and businesses alike appreciate the convenience and accessibility offered by the property's prime location. With its proximity to major highways and the Gulf Coast beaches, Palmetto strikes the perfect balance for those seeking a relaxed coastal lifestyle without sacrificing convenience or amenities.

## **Location Highlights:**

- **Parks and Recreation:** Palmetto boasts numerous parks, with Little Manatee River State Park standing out as a favorite destination. Here, residents and visitors can immerse themselves in nature, enjoying activities such as hiking, fishing, camping, and picnicking.
- **Schools:** Families in Palmetto have access to top-notch educational institutions, including Parrish Community High School and Annie Lucy Williams Elementary School, renowned for their academic excellence and supportive learning environments.
- **Growing Community:** Palmetto has experienced rapid growth in recent years, with ongoing residential and commercial developments shaping the city's landscape. This growth underscores the area's appeal and potential for future opportunities.
- **Low Crime Rate:** Palmetto maintains a commendably low crime rate, fostering a safe and secure environment for residents and their families to thrive.
- **Strong Economy:** The city's economy is robust and diverse, characterized by a mix of small businesses, retail establishments, and larger companies. This economic vitality translates into ample employment opportunities and sustainable growth.
- **Family-Friendly Atmosphere:** Palmetto exudes a welcoming small-town ambiance, fostering a sense of community and camaraderie among its residents. With its family-friendly amenities and tight-knit neighborhoods, Palmetto is an ideal place for families to put down roots.
- **Excellent Healthcare:** Palmetto residents benefit from access to top-tier healthcare facilities, including the esteemed Manatee Memorial Hospital. This ensures that residents receive quality medical care and essential services within close proximity to their homes.

# Area Overview

Manatee County, nestled on the picturesque west coast of Florida between Tampa Bay and Sarasota Bay, is a haven of natural beauty and cultural richness. Encompassing 892 square miles and boasting a population exceeding 400,000 residents, Manatee County offers a diverse array of attractions and amenities for locals and visitors alike. Here are 10 highlights of this vibrant county:

**Location:** Manatee County enjoys a prime coastal location, bordered by Hillsborough, Sarasota, and Hardee counties, with the sparkling waters of the Gulf of Mexico gracing its western shores. The county's climate benefits from a warm subtropical climate characterized by mild winters and balmy summers, creating an inviting environment year-round.

**Beaches:** Manatee County is renowned for its stunning beaches, including the pristine stretches of Anna Maria Island, Bradenton Beach, and Longboat Key, offering sun-soaked shores and azure waters.

**Parks and Recreation:** With over 80 parks dotting its landscape, Manatee County provides ample opportunities for outdoor adventure, from hiking and fishing to camping and picnicking, catering to nature enthusiasts of all ages.

**Manatee River:** The majestic Manatee River meanders through the county, offering a picturesque backdrop for boating, fishing, and leisurely strolls along its tranquil banks.

**Schools:** Manatee County boasts a selection of highly-rated schools, such as Lakewood Ranch High School and Braden River High School, ensuring quality education for its diverse student population.

**Healthcare:** The county is equipped with several hospitals and medical centers, including Blake Medical Center and Manatee Memorial Hospital, providing comprehensive healthcare services to residents.

**Economic Growth:** Manatee County has experienced remarkable economic growth in recent years, fueled by a flourishing tourism industry and a dynamic business landscape, offering opportunities for prosperity and innovation.

**Agriculture:** Agriculture plays a vital role in the county's economy, with thriving crops such as citrus, strawberries, and tomatoes contributing to its agricultural heritage and economic vitality.

**Arts and Culture:** Manatee County boasts a vibrant arts and culture scene, with a myriad of museums, theaters, and art galleries enriching the community with creativity and expression.

**Shopping:** From upscale retail destinations like the Mall at University Town Center to bargain hunters' paradises like Ellenton Premium Outlets, Manatee County offers an array of shopping experiences to suit every taste and budget.

# Demographics Overview

According to population data, Palmetto, Florida, boasts a vibrant and diverse community. Within a 20-minute radius, the total population is 357,043 expanding to 1,060,606 within 30-minute and 2,248,533 within 45-minute radius. The average age in the area is 47.1 within a 20-minute radius, rising to 44.9 and 44.8 within 30 minute and 45-minute radius, respectively.

Breaking down by gender, males have an average age of 61.9 within a one-mile radius, decreasing to 46.1 and 44.9 within three and five miles. Females have an average age of 65.2, 47.9, and 47.2 within a one-mile radius, three miles, and five miles, respectively.

Palmetto also boasts a substantial number of households, with 158,807, 481,634, and 1,004,405 households within a 20-minute radius, 30-minute radius, and 45-minute radius, respectively. The average household size is 2.36, 2.31, and 2.29 within these respective radii.

In terms of income, the average household income within a 20-minute radius is \$107,299, increasing to \$115,806 and \$117,615 within 30-minute radius and 45-minute radius. The median household income also vary, with figures of \$77,073, \$81,829, and \$80,474 within a 20-minute radius, 30-minute radius, and 45-minute radius, respectively.

Palmetto has experienced significant population growth over the past twelve years, with a rate of 21.25 percent, and is projected to see a further 2.9 percent increase over the next five years. Income growth is also expected to continue upward, with an anticipated growth rate of 11.1 percent over the same period.

The area boasts a well-educated and skilled workforce. With a balanced mix of renter-occupied and owner-occupied housing at \$143,538 and \$338,096 respectively, Palmetto appeals to both professionals seeking a convenient commute and families desiring a highly amenitized urban lifestyle.

The median home value stands at \$206,232, expected to grow by 10.6 percent over the next five years. With increasing demand for urban living, driven by new developments and attractions, Palmetto continues to evolve as a desirable residential destination

Population	20 MIN	30 MIN	45 MIN
2020 Population	357,043	1,060,606	2,248,533
2023 Population	385,023	1,132,977	2,351,929
2028 Population	399,145	1,179,192	2,419,868
2023 Median Age	47.1	44.9	44.8
Households			
2023 Total Households	158,807	481,634	1,004,405
2023 Families	99,857	293,112	595,300
2023 Owner Occupied Housing	117,057	338,096	672,014
2023 Renter Occupied Housing	41,750	143,538	332,391

Median Household Income	20 MIN	30 MIN	45 MIN
2020 Median Household Income	64,427	69,986	68,723
2020 Median Household Income	92,310	99,527	101,532
2020 Per Capita Income	38,231	42,433	43,486
2023 Median Household Income	77,073	81,829	80,474
2023 Median Household Income	107,299	115,806	117,615
2023 Per Capita Income	44,498	49,622	50,683



# CONTACTS



## 52 ACRE ASSEMBLAGE

Daniel Nelson  
Licensed Broker Realtor  
Investment Broker  
RE/MAX COMMERCIAL  
813-323-3353 | Direct  
Daniel@RemaxCommercialRealty.net

**RE/MAX**  
COMMERCIAL®

Commercial Real Estate Division  
RE/MAX REALTEC GROUP LLC  
4175 Woodlands Pkwy.  
Palm Harbor, FL 34685

This Memorandum contains selected information pertaining to the Property and does not purport to be a representation of state of affairs of the Owner or the Property. All financial projections and information are provided for general reference purposes only. Neither the Owner or REMAX Realtec Group LLC, nor any of their respective directors, officers, affiliates or representatives are making any representation or warranty, expressed or implied, as to the accuracy or completeness of this Memorandum or any of its contents, and no legal commitment or obligation shall arise by reason of your receipt of this Memorandum or use of its contents; and you are to rely solely on your own investigations and inspections of the Property in evaluating a possible purchase of the real property.