

# ONECO 5 ACRES



44TH AVE.

301 BLVD. E.

15TH ST. E.

49TH AVE. E.

OFFERING MEMORANDUM | EXCLUSIVELY LISTED BY LSI COMPANIES, INC.

# OFFERING SUMMARY

**Property Address:** 12th St. Ct. E.  
Bradenton, FL 34222

**County:** Manatee

**Property Size:** 5.02± Acres

**Zoning:** Light Manufacturing (LM)

**Future Land Use:** Retail, Office, Residential (ROR)

**Permit In Place:** ERP:34847

**Utilities:** All Available

**STRAP Number :** 5584701099

**No. Parcels:** 1

**Tax Information:** \$6,815.20 (2023)

LIST PRICE

**\$1,640,034 | \$7.50 PSF**

# LSI COMPANIES

Land  
Solutions

LSI  
COMMERCIAL

Development  
Solutions

## SALES EXECUTIVE



**Alexis North, CCIM**  
Broker Associate



## OFFERING PROCESS

Offers should be sent via Contract or Letter of Intent to include, but not limited to, basic terms such as purchase price, earnest money deposit, feasibility period and closing period.

**Alexis North, CCIM**  
**anorth@lsicompanies.com**  
**239.564.7456**

**WWW.LSICOMPANIES.COM**

## PROPERTY HIGHLIGHTS

- 5.02± Acres
- Zoned Light Manufacturing (LM)
- Future Land Use: Retail, Office, Residential (ROR)
- Access along 15th Street approved (see site plan on page 4)
- Adjacent to the underway family & and senior housing communities totaling 550+ units by Lincoln Avenue Capital
- Property is well-suited for builder/ developer or owner-user looking to capitalize on the pending rooftops and new surrounding development
- Within the Urban Corridor



## APPROVED USES



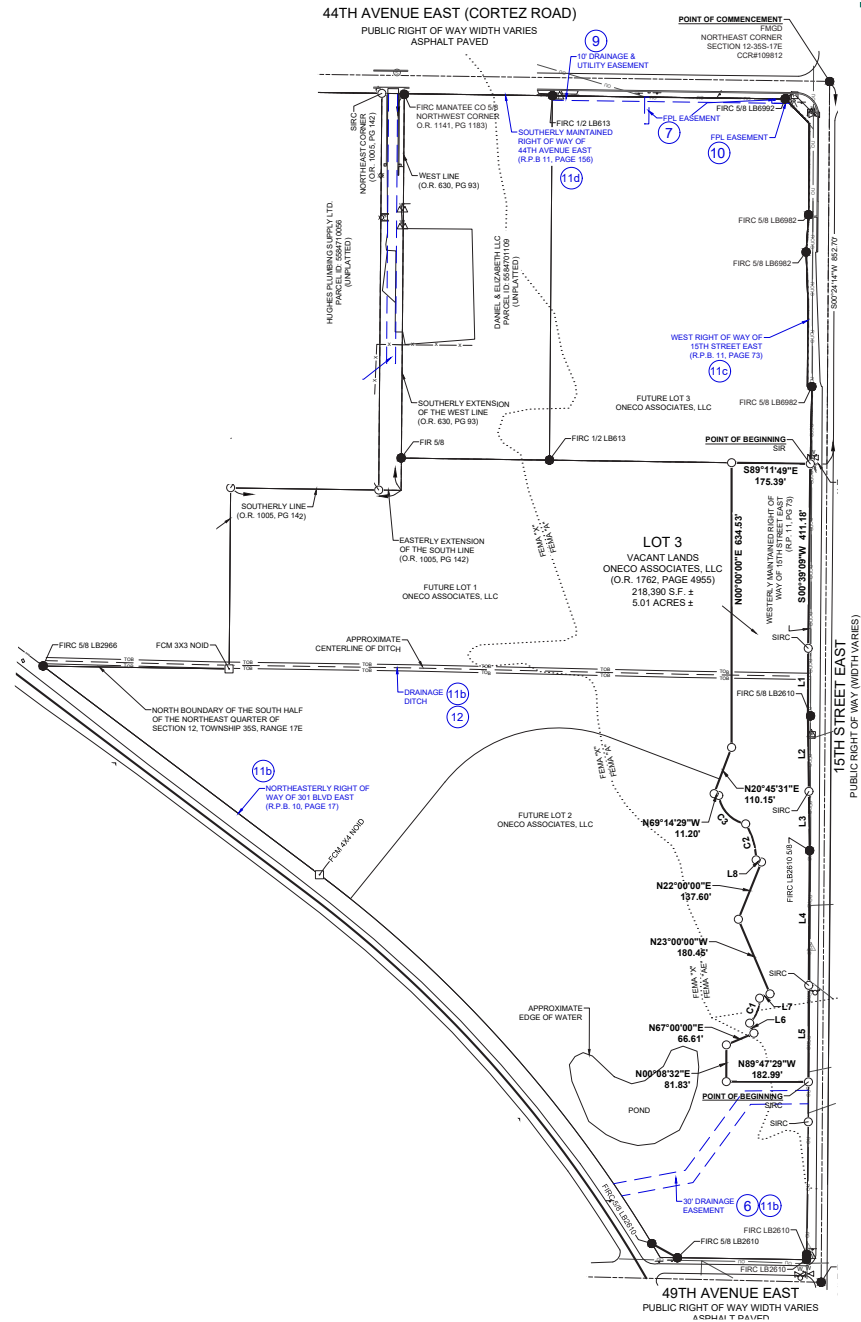
Approved uses include, but are not limited to:

- Agricultural Uses
- Veterinary office
- Bank with drive-through
- Drive-through establishments
- Neighborhood Convenience (SP)
- Business Services
- Car wash (full & self service)
- Office, Professional or Medical
- Outdoor storage

\* Full list of approved uses available upon request

# SITE PLAN

## LINCOLN AVENUE CAPITAL



## SURROUNDING DEVELOPMENTS

### 1. Braden Pointe

310 single-family and townhomes community by D.R. Horton

### 2. Manatee Logistics Center

(2) 150,000 Sq. Ft. Industrial/Flex Buildings

### 3. Cameron Bradenton

Proposed 240-unit multi-family community replacing a portion of the DeSoto Square Mall

### 4. Wyndham Park

Proposed for 287 residential units

### 5. Townhomes of West Bridge

Proposed 220 single-family attached units and 20,000 Sq. Ft. of neighborhood commercial uses

### 6. 301 Flats

Approved for 324 multifamily units by Lincoln Avenue Capital

### 7. Savoy at 301

Approved for 248 multifamily units by Lincoln Avenue Capital

### 8. American Recreation Storage

Approved for a private outdoor storage

### 9. Manasota Industrial Park

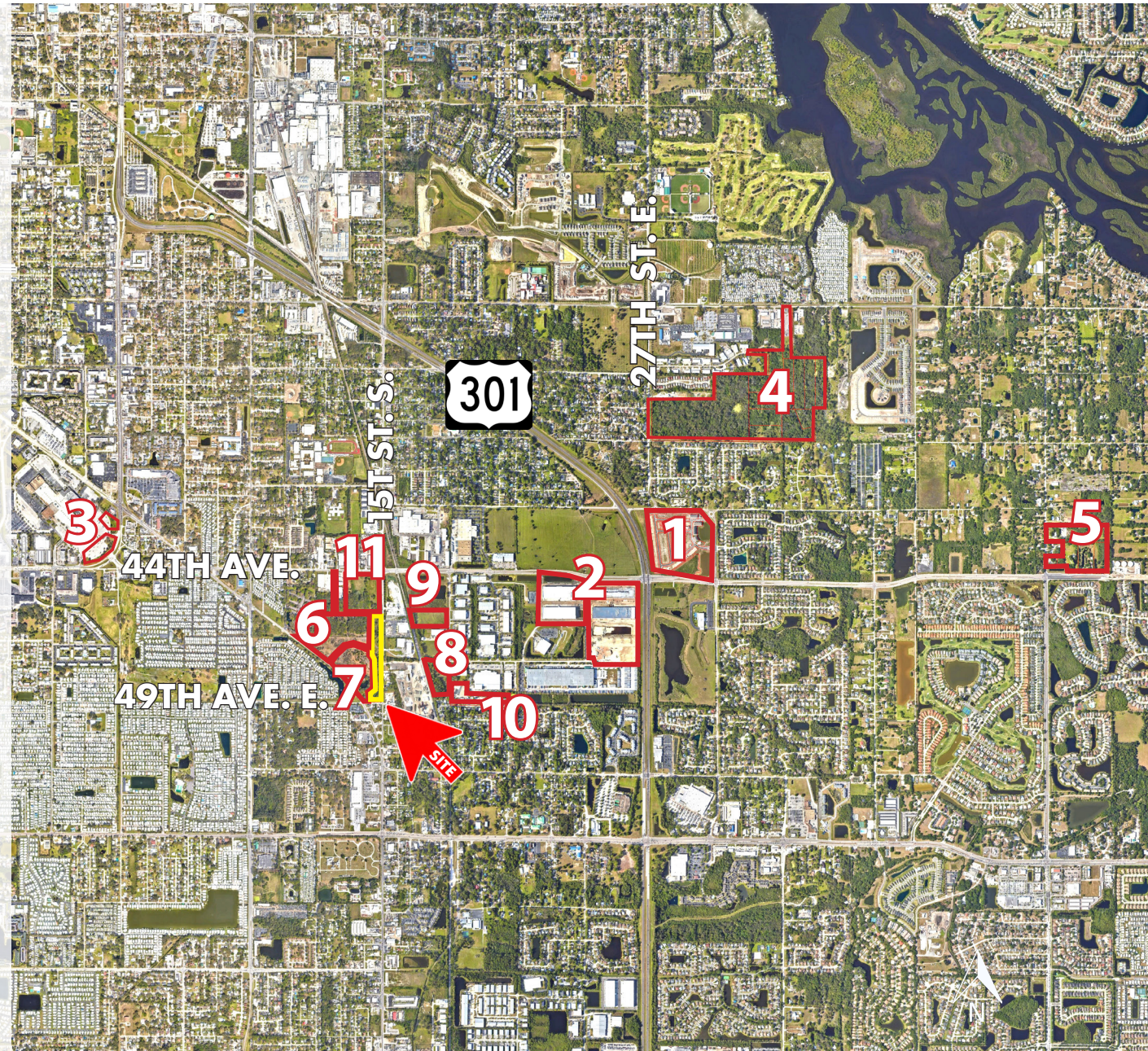
Slated to be 61,994 Sq. Ft. of warehouse for opera house storage

### 10. Burnett Nursery

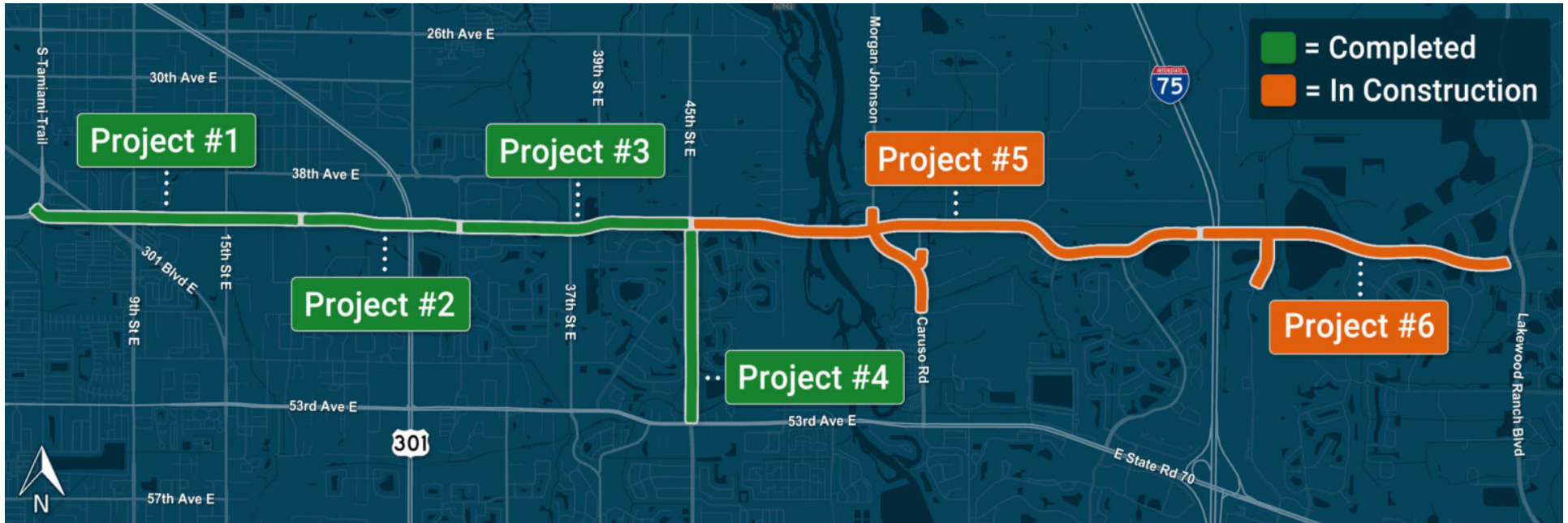
Public hearing approved to rezone from Agricultural to RSF-4.5 & RMF-6.

### 11. YardCo

Proposed light industrial use



# 44TH AVE EXTENSION

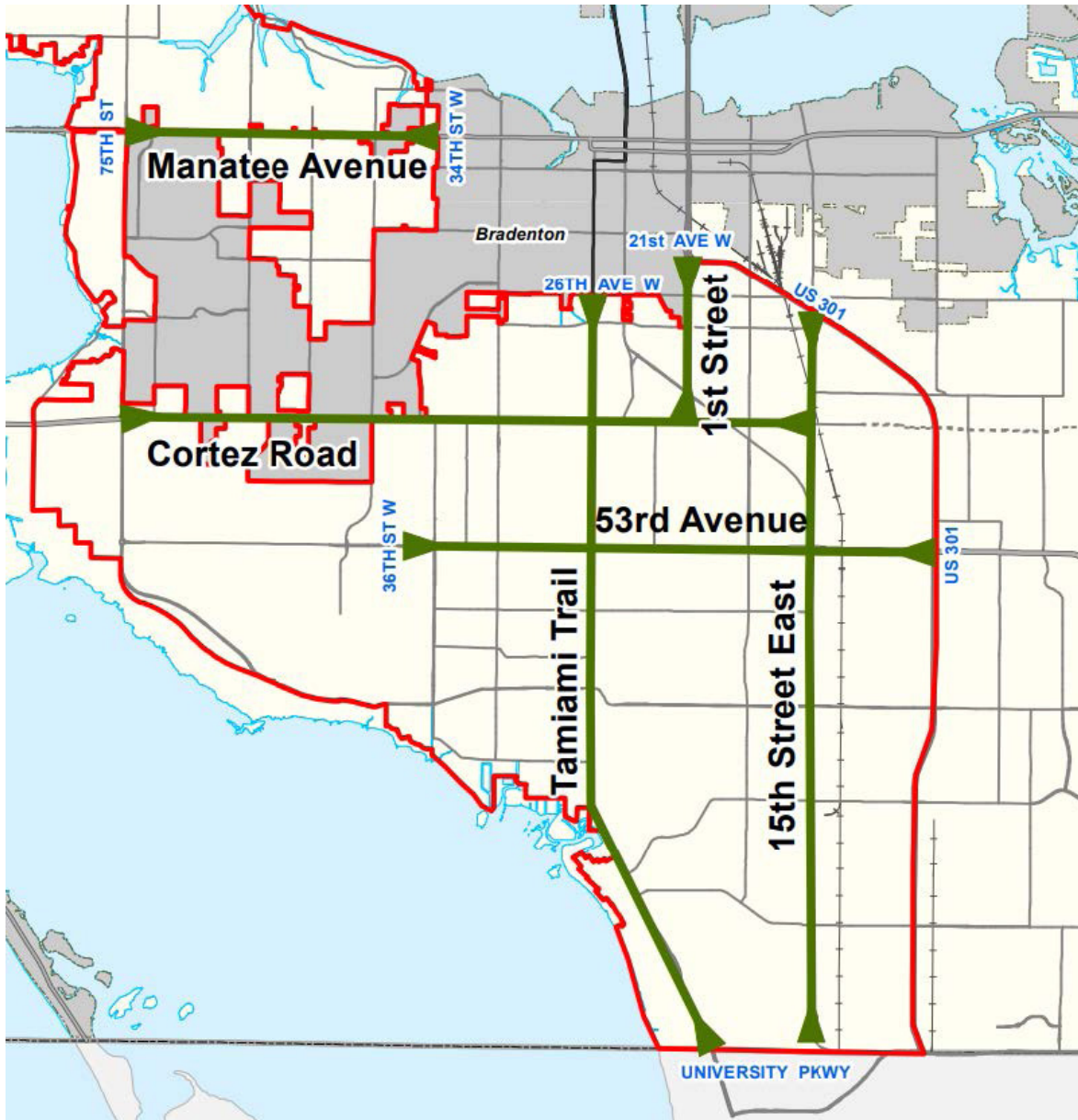


44th Avenue East has undergone extensive improvements that will ultimately extend 44th Avenue East eastward over the Braden River. This expansion will expose the site to more commercially favorable demographics and higher traffic counts.

The extension project is currently in its 5th phase and has been completed up to 45th Street East from State Road 70 to 44th Avenue East. “Phase 5” continues the extension of 44th Avenue East from 45th Street East to the west of I-75 and is projected to be completed in summer 2023. The final phase 6, or “Phase 2,” will include an I-75 overpass and extend just west of Lakewood Ranch Blvd. and is expected to be completed in Spring 2026.



## URBAN CORRIDOR



The property is located in the Urban Corridor of Manatee County. To increase development and opportunity in slow-growth areas of Manatee County, Manatee County designated six Bradenton thoroughfares as Urban Corridors.

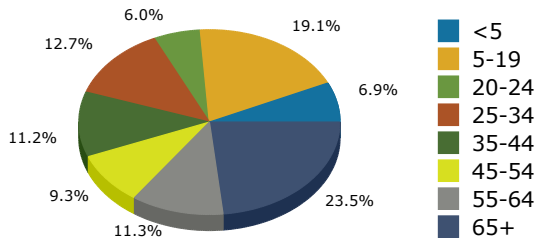
It is hoped that the Urban Corridor amendment will improve opportunities for infill, redevelopment, and development along the major corridors in the district. The amendments generally provide greater flexibility in the regulations, allowing for moderate increases in density and intensity of development and allowing residential and mixed-use development patterns to occur along the corridors.



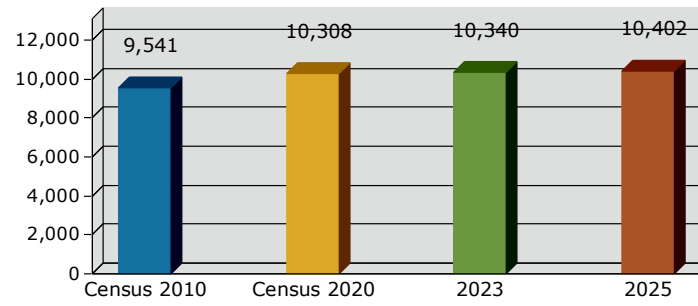


# AREA DEMOGRAPHICS

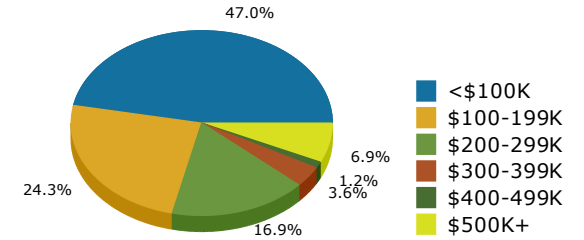
2023 Population by Age



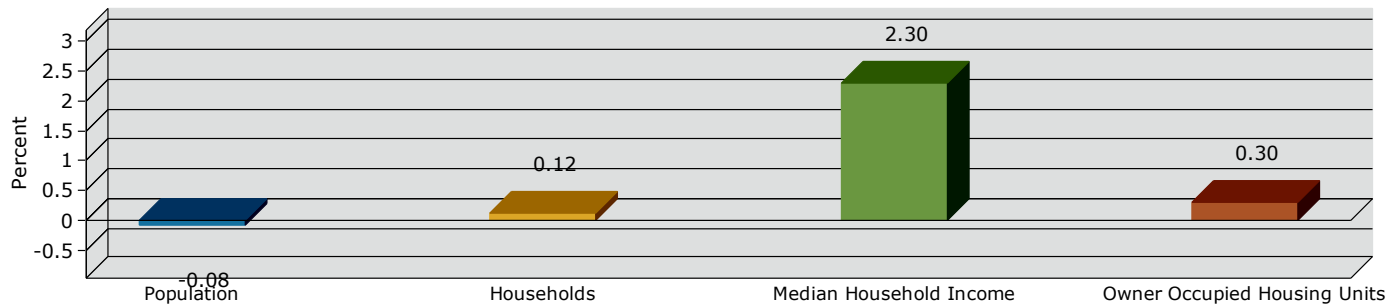
Households



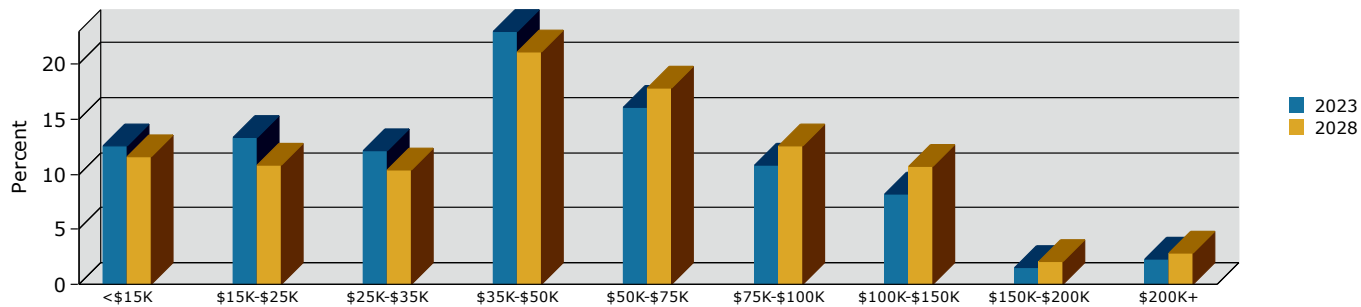
2023 Home Value



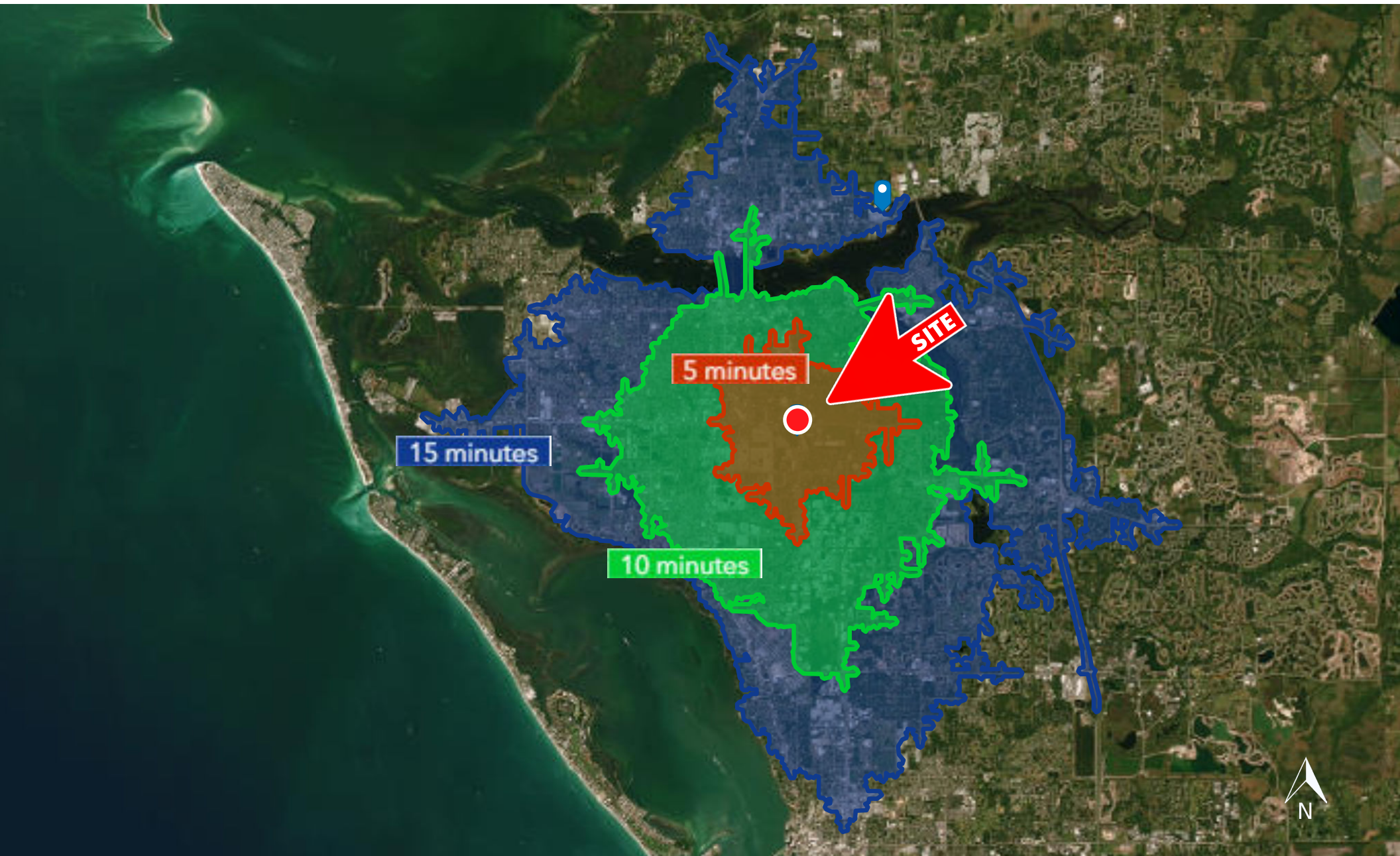
2023-2028 Annual Growth Rate



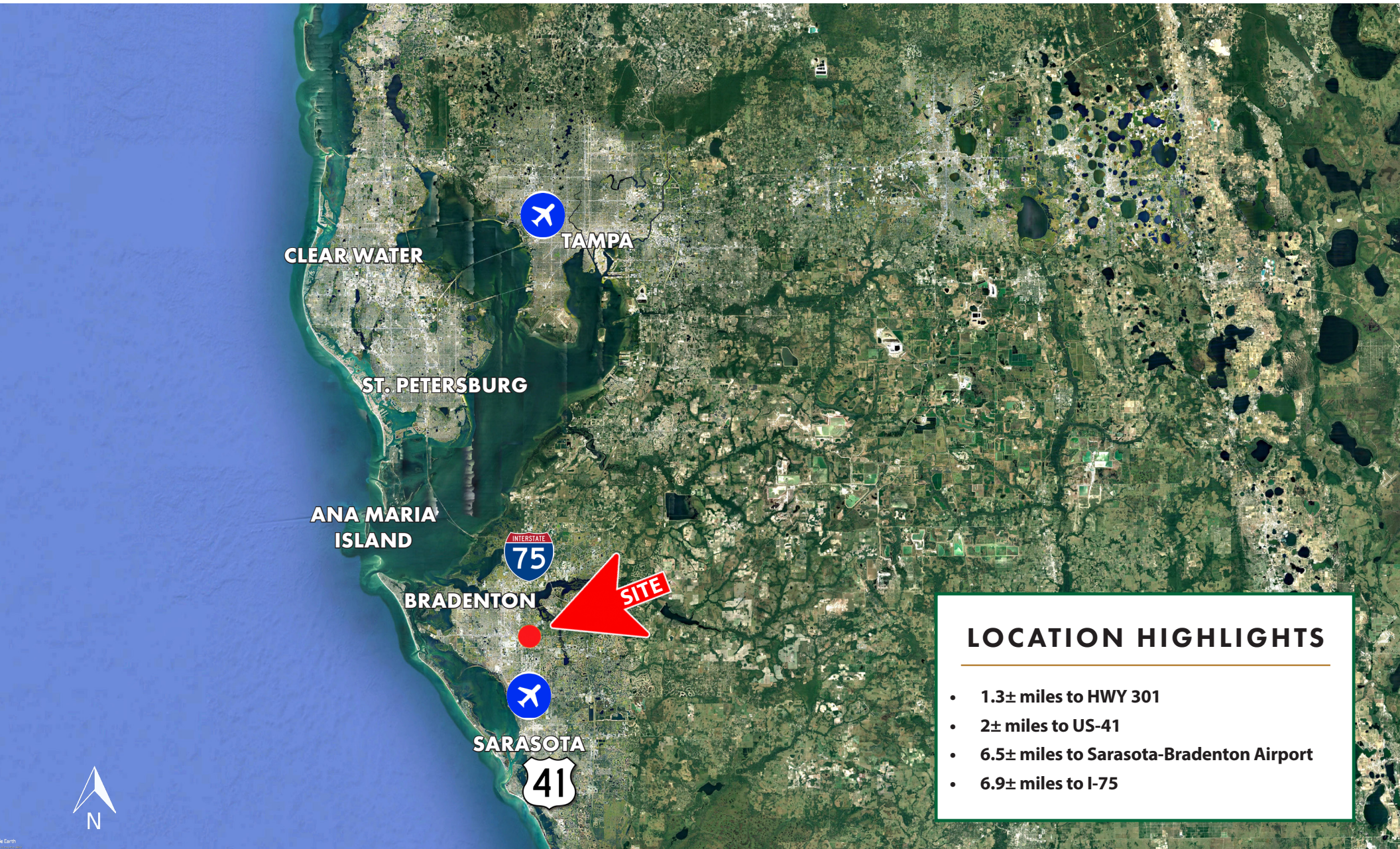
Household Income



# DRIVE TIME MAP



# DRIVE TIME MAP



## LOCATION HIGHLIGHTS

- 1.3± miles to HWY 301
- 2± miles to US-41
- 6.5± miles to Sarasota-Bradenton Airport
- 6.9± miles to I-75





## LIMITATIONS AND DISCLAIMERS

The content and condition of the property provided herein is to the best knowledge of the Seller. This disclosure is not a warranty of any kind; any information contained within this proposal is limited to information to which the Seller has knowledge. Information in this presentation is gathered from reliable sources, and is deemed accurate, however any information, drawings, photos, site plans, maps or other exhibits where they are in conflict or confusion with the exhibits attached to an forthcoming purchase and sale agreement, that agreement shall prevail. It is not intended to be a substitute for any inspections or professional advice the Buyer may wish to obtain. An independent, professional inspection is encouraged and may be helpful to verify the condition of the property. The Seller and LSI Companies disclaim any responsibility for any liability, loss or risk that may be claimed or incurred as a consequence of using this information. Buyer to hold any and all person's involved in the proposal of the property to be held harmless and keep them exonerated from all loss, damage, liability or expense occasioned or claimed. Potential Buyer acknowledges that all property information, terms and conditions of this proposal are to be kept confidential, and concur that either the Potential Buyers, nor their agents, affiliates or attorneys will reveal this information to, or discuss with, any third parties. Buyer will be a qualified Buyer with significant experience in entitlement and development process in Lee County with finesse and wherewithal and be willing to be interviewed by the LSI Companies team.

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