



PRIME I-75 / SR 64 COMMERCIAL DEVELOPMENT SITE

647 67TH STREET CIR E
BRADENTON, FLORIDA 34208

PROPERTY HIGHLIGHTS

- ±1.9 Acres of Commercial Land
- GC (General Commercial) Zoning – Flexible Commercial Uses
- Prime Location Near I-75 & State Road 64
- Final Site & Construction Plans Previously Completed for a ±50–52 Room Hotel
- Excellent Hotel / Hospitality Development Opportunity
- Potential Uses Include Retail, Office, Medical, Restaurant, Hotel & More
- Located in a High-Growth East Manatee County Corridor



For More Information

ADAM DOAK

Commercial Realtor

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OFFERING SUMMARY

Sale Price:	\$1,150,000
Lot Size:	1.9 Acres
Price / Acre:	\$605,263
Zoning:	GC

PROPERTY OVERVIEW

American Property Group is pleased to present an exceptional commercial development opportunity located at 647 67th Street Circle E., Bradenton, FL 34208.

This ±1.9-acre site is strategically positioned within the highly desirable northwest corridor of I-75 and State Road 64, one of East Manatee County's most active commercial areas.

The property is zoned GC (General Commercial), providing excellent flexibility for a wide variety of potential commercial uses, including retail, professional and medical office, restaurants, hospitality, and other commercial development opportunities. Approximately 40% of the overall site is utilized as a common retention pond, an important consideration for future site planning and development.

Adding significant value to the offering, final site plans and construction plans have previously been completed for an approximately 50–52 room hotel, providing a prospective buyer or developer with a substantial head start toward a hospitality project, subject to verification of current approvals, permits, and development requirements.

The property benefits from an outstanding location just off the I-75 and State Road 64 interchange, providing convenient access to I-75 and excellent connectivity throughout Manatee County, Sarasota, St. Petersburg, Tampa, and the greater Gulf Coast region.

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Adding significant value to the offering, final site plans and construction plans have previously been completed for an approximately 50–52 room hotel, providing a prospective buyer or developer with a substantial head start toward a hospitality project, subject to verification of current approvals, permits, and development requirements.

The property benefits from an outstanding location just off the I-75 and State Road 64 interchange, providing convenient access to I-75 and excellent connectivity throughout Manatee County, Sarasota, St. Petersburg, Tampa, and the greater Gulf Coast region.

The surrounding corridor has experienced substantial commercial and residential growth and is home to numerous national and established businesses, including Starbucks, McDonald's, Cracker Barrel, multiple hotels, restaurants, retailers, and service businesses. This strong commercial presence, combined with continued development throughout East Manatee County, makes the site an attractive opportunity for future development.

With its flexible GC zoning, strategic interstate location, completed hotel plans, and proximity to major national retailers and hospitality operators, this property offers an excellent opportunity for developers, investors, and owner-users seeking a well-positioned commercial site in one of Manatee County's key growth corridors.



- ±1.9 Acres of Commercial Land
- GC (General Commercial) Zoning – Flexible Commercial Uses
- Prime Location Near I-75 & State Road 64
- Final Site & Construction Plans Previously Completed for a ±50–52 Room Hotel
- Excellent Hotel / Hospitality Development Opportunity
- Potential Uses Include Retail, Office, Medical, Restaurant, Hotel & More
- Located in a High-Growth East Manatee County Corridor
- Surrounded by National Retailers, Restaurants & Established Hotels
- Nearby Businesses Include Starbucks, McDonald's & Cracker Barrel
- Excellent Regional Access via I-75 and SR 64
- Approximately 40% of Site Utilized as Common Retention Pond
- Ideal Opportunity for Developers, Investors or Owner-Users

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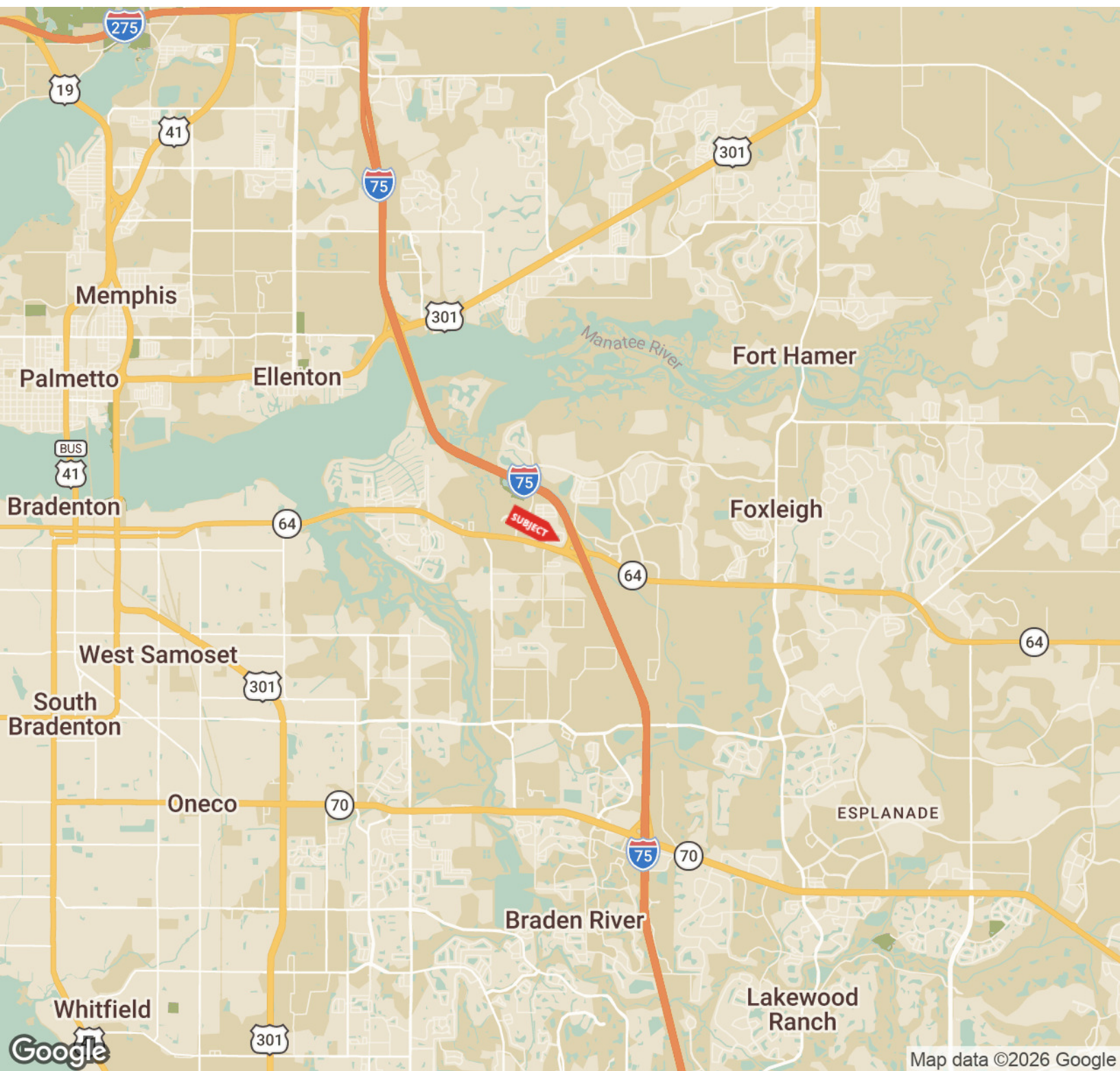


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