



SALE

0 Technology Terrace

0 TECHNOLOGY TERRACE

Bradenton, FL 34211

PRESENTED BY:

BEN GRAHAM

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GAIL BOWDEN

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PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$1,900,000
LOT SIZE:	2.11 Acres
PRICE / ACRE:	\$900,474
ZONING:	PDI - Planned Industrial Development
MARKET:	Bradenton
SUBMARKET:	Sarasota
TRAFFIC COUNT:	22,185
APN:	579101209
VIDEO:	View Here

PROPERTY OVERVIEW

Highly sought-after vacant Land in Lakewood Ranch on a beautiful lake, well placed on a corner lot in a busy thoroughfare. All horizontal engineering has been completed. Site and PDI Zoning allows for up to a 30,000 SF building on-site. Custom building plans and drawings are available for purchase upon request. Enjoy stunning lake views with countless mature trees surrounding the site. Just off of Lakewood Ranch Blvd between SR 64 and SR 70 only minutes to I-75 access.

PROPERTY HIGHLIGHTS

- Shovel Ready
- All Curb Cuts, Sidewalks, Water Retention, and Horizontal Engineering completed
- Convenient access to I-75, SR 64 & SR 70
- Zoned PDI (Planned Development Industrial)
- Up to a 30,000 SF building permitted on-site
- Easy access
- Surrounded by thriving Lakewood Ranch and all of the amenities it offers

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PROPERTY DETAILS

SALE PRICE	\$1,900,000
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LOCATION INFORMATION

STREET ADDRESS	0 Technology Terrace
CITY, STATE, ZIP	Bradenton, FL 34211
COUNTY	Manatee
MARKET	Bradenton
SUB-MARKET	Sarasota
CROSS-STREETS	Technology Ter & Lakewood Ranch Blvd
TOWNSHIP	35
RANGE	19
SECTION	06
SIDE OF THE STREET	South
SIGNAL INTERSECTION	No
ROAD TYPE	Paved
MARKET TYPE	Large
NEAREST HIGHWAY	2.5 Miles to HWY 70, 2.5 Miles to HWY 64, and 4 Miles to I75
NEAREST AIRPORT	13 Miles to Sarasota Bradenton International Airport

PROPERTY INFORMATION

PROPERTY TYPE	Land
PROPERTY SUBTYPE	Office
ZONING	PDI - Planned Industrial Development
LOT SIZE	2.11 Acres
APN #	579101209
CORNER PROPERTY	Yes
TRAFFIC COUNT	22185
TRAFFIC COUNT STREET	Lakewood Ranch Blvd

BUILDING INFORMATION

NUMBER OF LOTS	1
BEST USE	Office/Medical Office

PARKING & TRANSPORTATION

STREET PARKING	No
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ADDITIONAL PHOTOS



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AERIAL MAP



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AERIAL MAP



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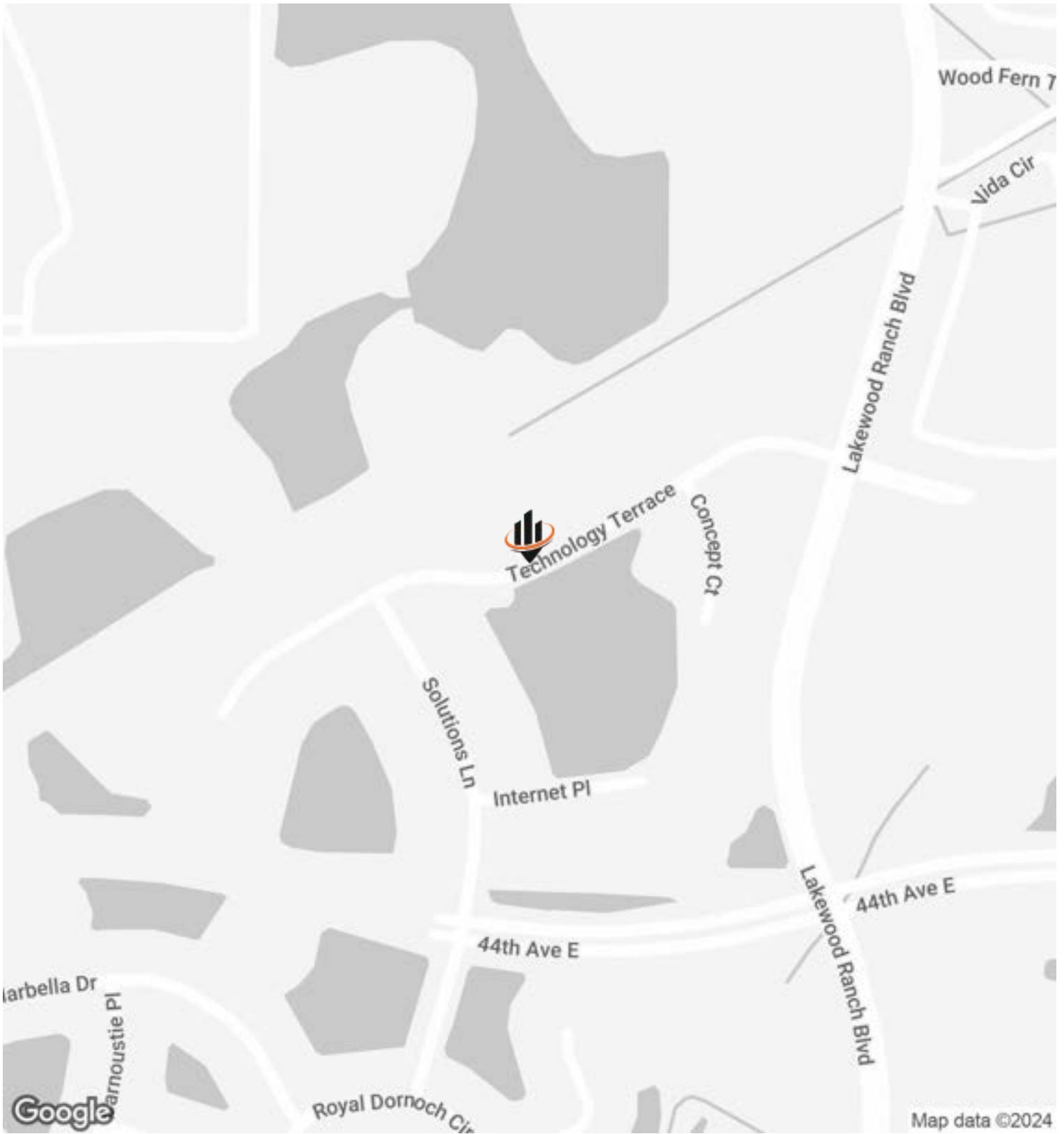
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LOCATION MAP



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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	1,899	28,980	86,899
AVERAGE AGE	48.6	49.4	49.8
AVERAGE AGE (MALE)	56.0	50.7	49.5
AVERAGE AGE (FEMALE)	46.9	50.2	50.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	902	13,084	40,881
# OF PERSONS PER HH	2.1	2.2	2.1
AVERAGE HH INCOME	\$110,946	\$97,725	\$90,764
AVERAGE HOUSE VALUE	\$428,994	\$370,439	\$351,858

** Demographic data derived from 2020 ACS - US Census*

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BEN GRAHAM

Senior Advisor

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Direct: **941.928.1546** | Cell: **941.928.1546**

PROFESSIONAL BACKGROUND

As a United States Marine Corps Veteran, Ben learned the value of honor, courage, and commitment early in life and these core values have influenced all aspects of his business career. His passion for client care and providing the highest levels of service create a genuine trust in his business relationships.

In addition to his service in the military, Ben has excelled in several of Florida's top firms. The Ritz Carlton, PGA Fed-Ex Tour VIP - Sponsorship Sales, Executive Level Advertising Sales and was consistently in the Top Sales Agents for Michael Saunders & Co.

His honest and professional approach to the clientele he works with creates a sense of confidence that translates into continued business and mutually beneficial relationships.

Travel, friends, volunteering, golf, beaches, and musical entertainment are a few of his favorite pastimes. Living in Southwest Florida for the past 21 years, and working throughout the state of Florida, gives his clients a unique advantage and understanding of the Florida market.

SVN | Commercial Advisory Group

1626 Ringling Boulevard, Suite 500

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GAIL BOWDEN

Senior Investment Advisor

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PROFESSIONAL BACKGROUND

Gail Bowden, Senior Investment Advisor and founder of Global Medical Team, brings a unique blend of strategic creativity and expertise to the SVN Commercial Advisory Group team. Drawing on over thirty years of experience, Bowden is well known for her business ingenuity and ability to navigate the complexities of venture capital, project finance, construction, and development.

Her project list is extensive, as well as her list of accomplishments as an expert and industry leader.

SVN Certified Specialist in Office, Self-Storage, Industrial, and Retail

Real Estate Forum's Women of Influence 2020 & 2016

SVN's prestigious honor "Partners Circle" 2022, 2021, 2019, 2015 & 2014

MS&C Commercial Presidents Circle, Top Team Outstanding Performance 2018 & 2017

Four-time Top CRE Advisor; Top Producer; Top Sale Transaction

Ranked #11 worldwide & #2 in Florida with SVN 2019

Ranked #3 worldwide & #1 in Florida with SVN 2015

Ms. Bowden is well-known for closing complex and varied commercial investment projects, specializing in medical office, self-storage, retail, and industrial properties. Gail's propensity for guiding clients to appropriate financing and her skill for identifying the most suitable investors for each deal has contributed to her career sales total of over \$600 million.

From contract to closing, Gail handles each client with exceptional care, ensuring that every transaction element is presented clearly and logically. Known for thorough research, stamina, and patience, Gail's ability to communicate clearly with all sides in any negotiation has established her as a true professional. A passion for travel has enhanced Gail's ability to develop and cultivate long-standing relationships with real estate and development professionals worldwide.

RECENT TRANSACTIONS

- SOLD | Land Zoned PD | Riverview, FL | 18 Acres
- SOLD | Land Zoned OPI | Sarasota, FL | 3.143 Acres

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