

**SALE**

# East Manatee Development Site

**SR-70 & CR 675**  
Bradenton, FL 34251

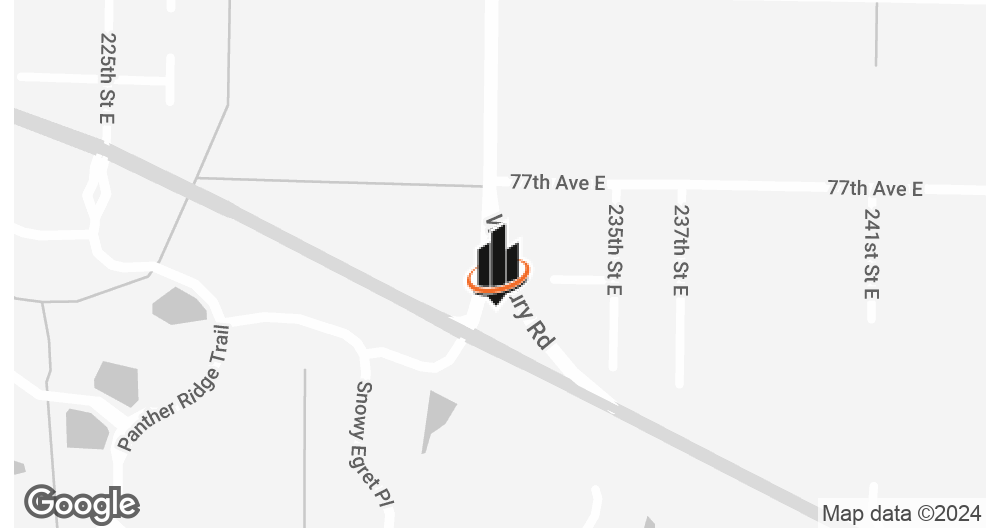
**PRESENTED BY:**

**TONY VELDKAMP, CCIM**  
O: 941.487.6990  
tony.veldkamp@svn.com  
FL #BK576074

**MATT FENSKE**  
O: 941.487.3794  
matt.fenske@svn.com  
FL #SL3373336



# PROPERTY SUMMARY



<b>SALE PRICE</b>	<b>\$750,000</b>
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## OFFERING SUMMARY

<b>LOT SIZE:</b>	1.5 Acres
<b>PRICE / ACRE:</b>	\$500,000
<b>ZONING:</b>	Agriculture
<b>COMBINED TRAFFIC COUNT:</b>	21,990
<b>APN:</b>	333702009

## PROPERTY HIGHLIGHTS

- High Growth Area with increased combined traffic counts to almost 22,000 cars per day
- Just east of the Master-Planned Lakewood Ranch Community which is expanding eastward
- Highly Visible and Accessible Corner Lot with road changes to include a roundabout
- Agricultural Zoning allowing for numerous uses and potential to Rezone

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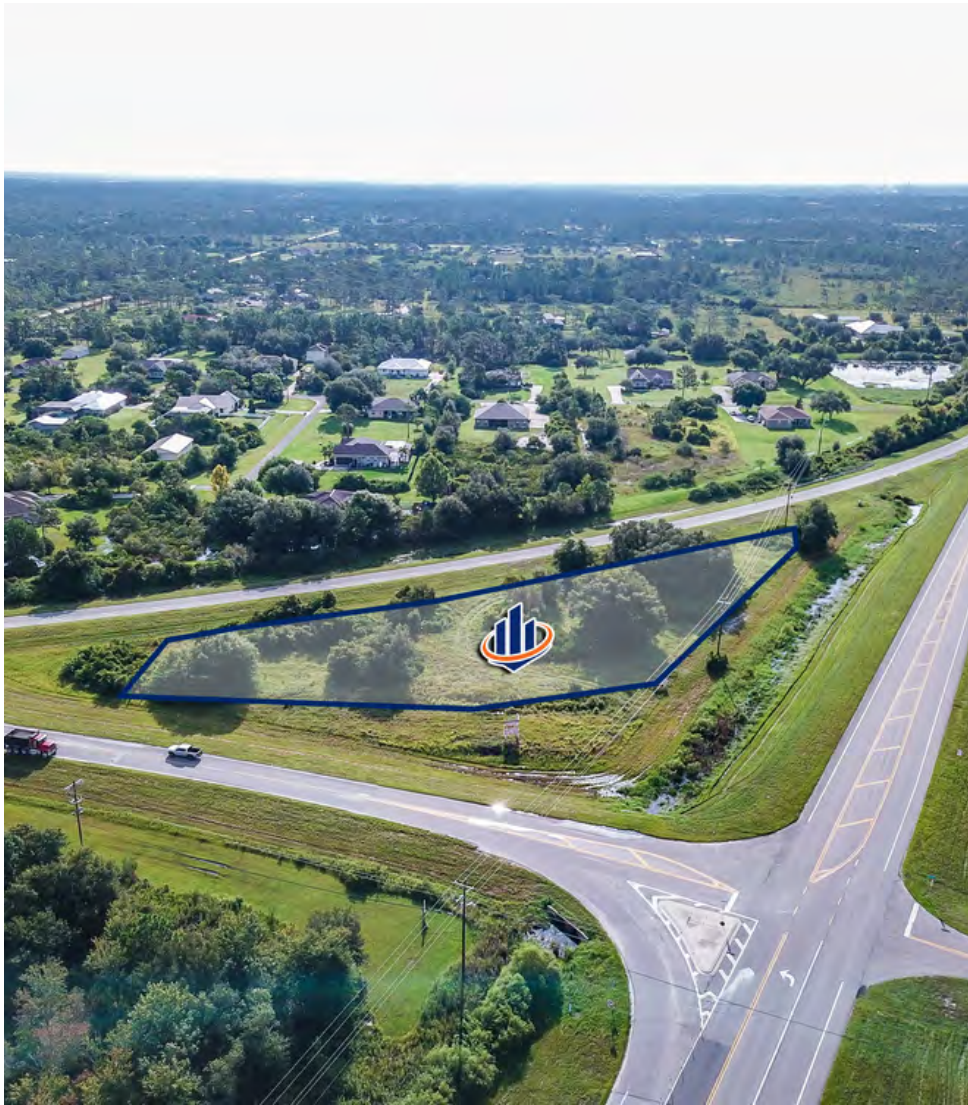
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## PROPERTY DESCRIPTION



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Incredible development / land-banking opportunity at the eastern edge of fast-growing Lakewood Ranch. Located at the corner of SR 70 and CR 675 in Manatee County with tremendous growth all around, this is your chance to acquire a property that is soon to be in high demand as growth eastward on SR 70 is expected to continue to increase as evidenced by the recent combined traffic count escalations to almost 22,000 cars per day.

This intersection is part of Phase 2 in a road widening and development project occurring along SR 70 from Lorraine Road out to CR 675 and is expected to begin construction in the second half of 2024. Included in that project is the widening of SR 70 from 2 lanes to 4 lanes in order to support commuter and freight traffic that has increased in the area over the last few years, as well as the construction of a roundabout at the corner of CR-675 and SR-70 offering unparalleled visibility, lower traffic speeds, and increased accessibility to the property. In conjunction with the added roundabout, the "off-ramp" from westbound SR-70 onto northbound CR-675 will be demolished, making this site a true hard corner. Initially the land under the demolished roadway will serve as a buffer to the adjacent properties, however there is potential to have this right-of-way vacated allowing for this additional land to be added to this development site, making it grow in size and opportunity.

The current agricultural zoning of the property allows for commercial uses that support the agricultural community including office, veterinary clinic, equipment sales, pet kennel, and even a Bed & Breakfast. A potential rezoning to Commercial would open the door for a dollar store, general store, gas station, farm store, or other supportive retail uses.

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## LOCATION DESCRIPTION



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Situated at the corner of CR-675 and SR 70, this site is part of a hub allowing access North to South and East to West. CR-675 is a main north-south road that leads up to SR.64 and northwards into the exploding Parrish, Florida area. While SR-70 spans the entire state connecting Bradenton on the west coast, across the state through premium agricultural and farming areas such as Myakka City, Arcadia, Okeechobee, and over to the East Coast in Fort Pierce. As such SR-70 has been recognized by the state of Florida as a Strategic Intermodal System Road as a high priority for transportation throughout the center of the state.

Not only is this site at a highly trafficked intersection, but it is also located just outside of Lakewood Ranch. Lakewood Ranch has been recognized as the #2 top-selling master-planned community in the nation and recognized by Manatee County as one of four major growth and focus areas of the County. This site is positioned at the closest main intersection to the high-end Panther Ridge and Pomello Ranches subdivisions, as well as the Concession Golf Club. Other nearby amenities and attractions include The Premier Sports Campus at Lakewood Ranch, TreeUmph! Adventure Course, Bearadise Ranch Bear Preserve, and the location of the Sarasota Medieval Fair which is open throughout the month of November.

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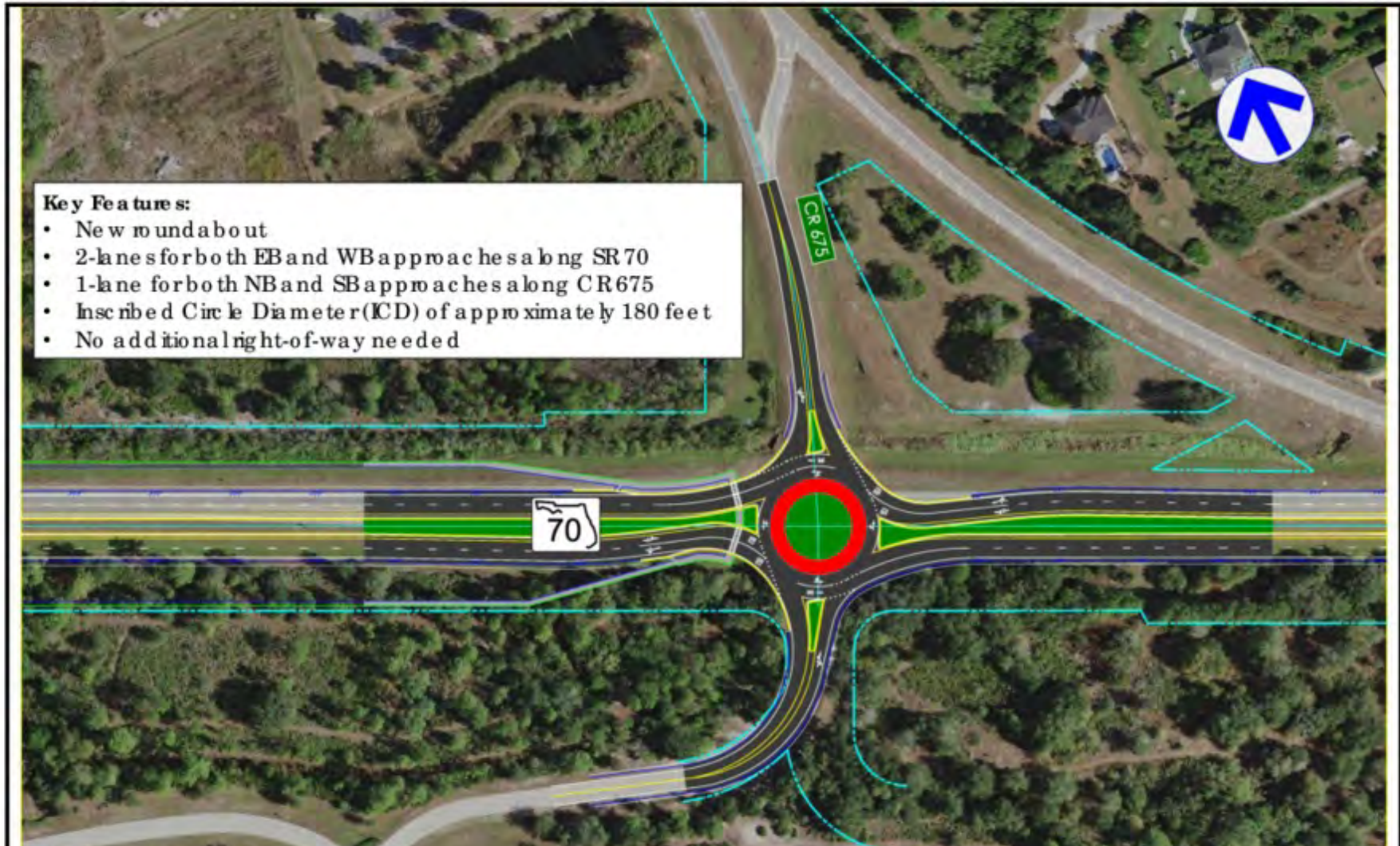
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# PROPOSED ROUDBOUT

## Roundabout



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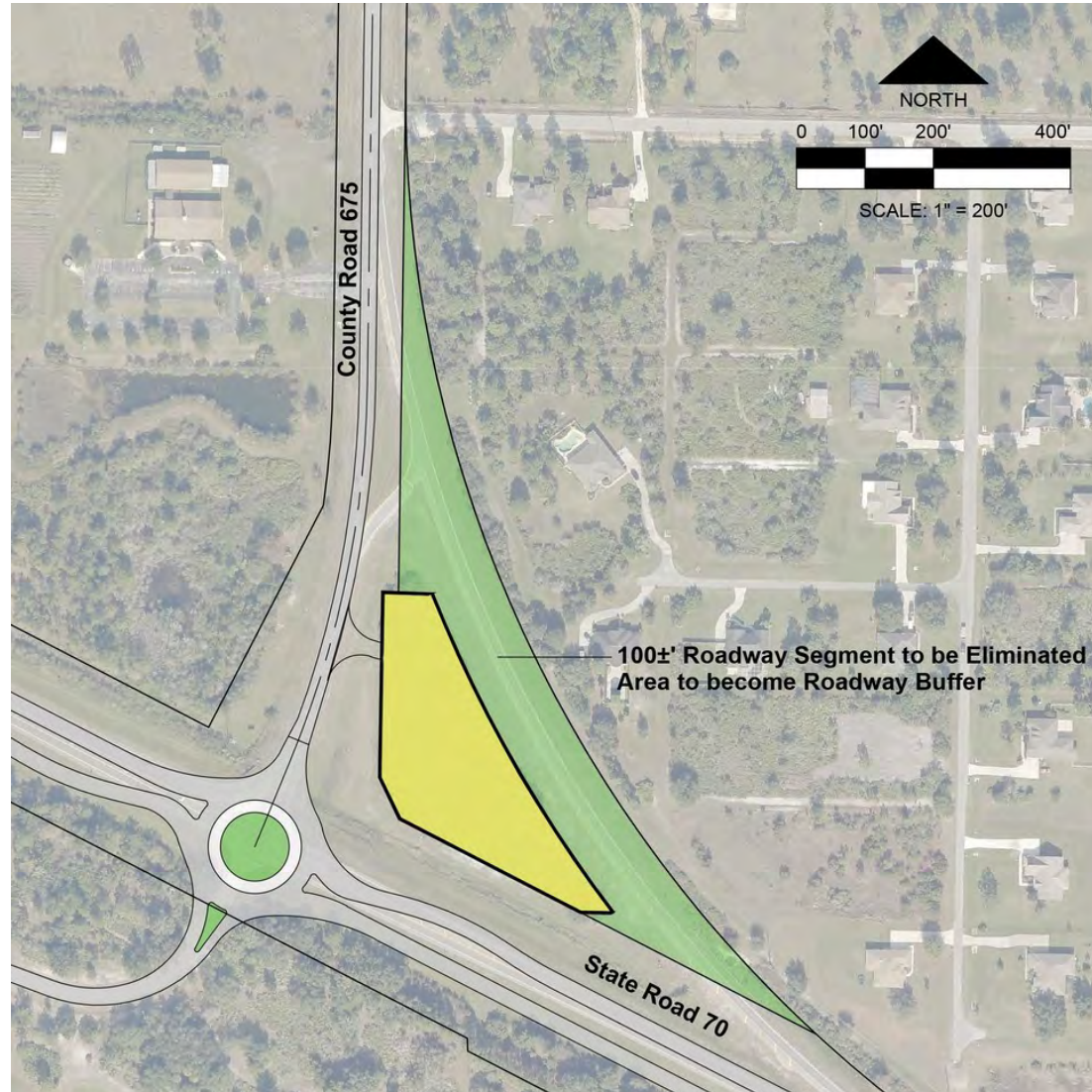
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# PARCEL WITH ROADWAY BUFFER



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# WEST AERIAL



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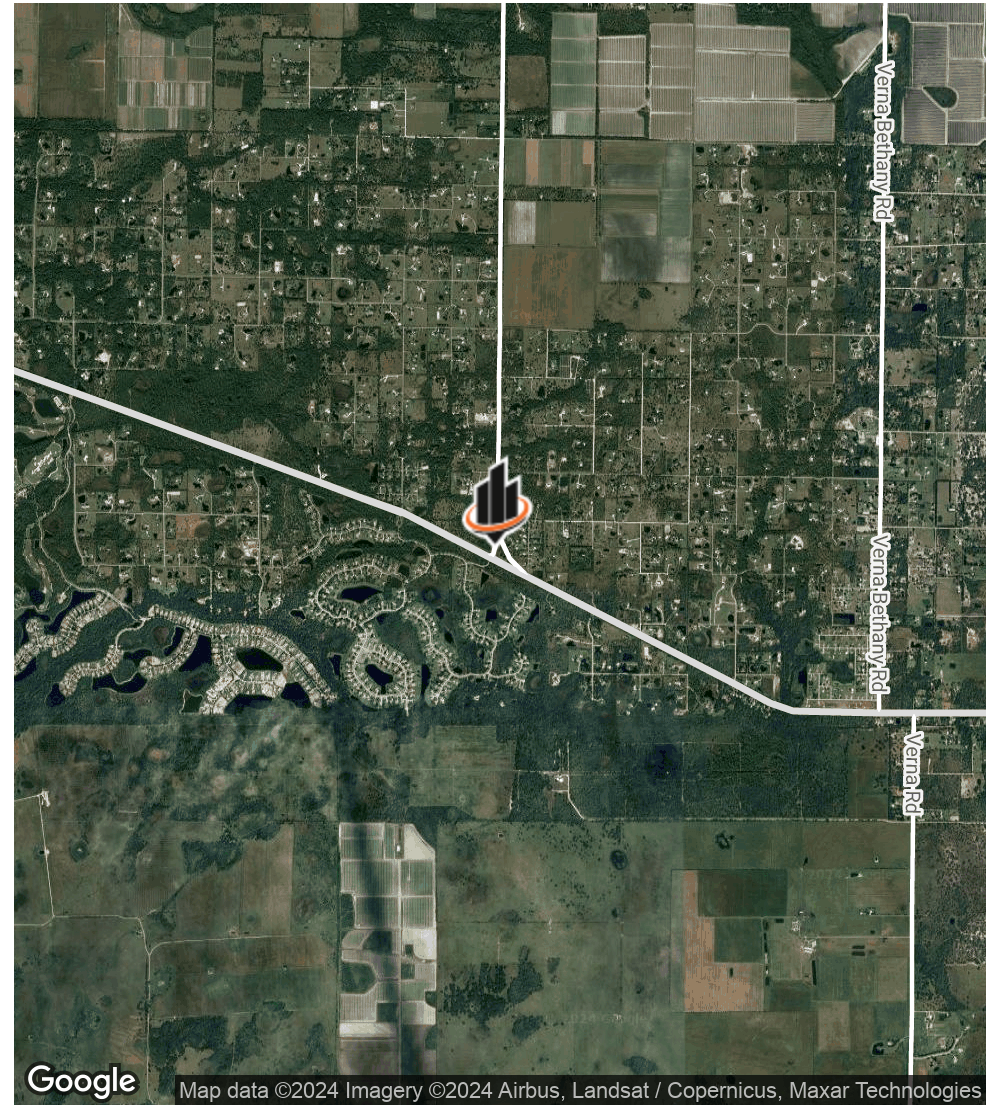
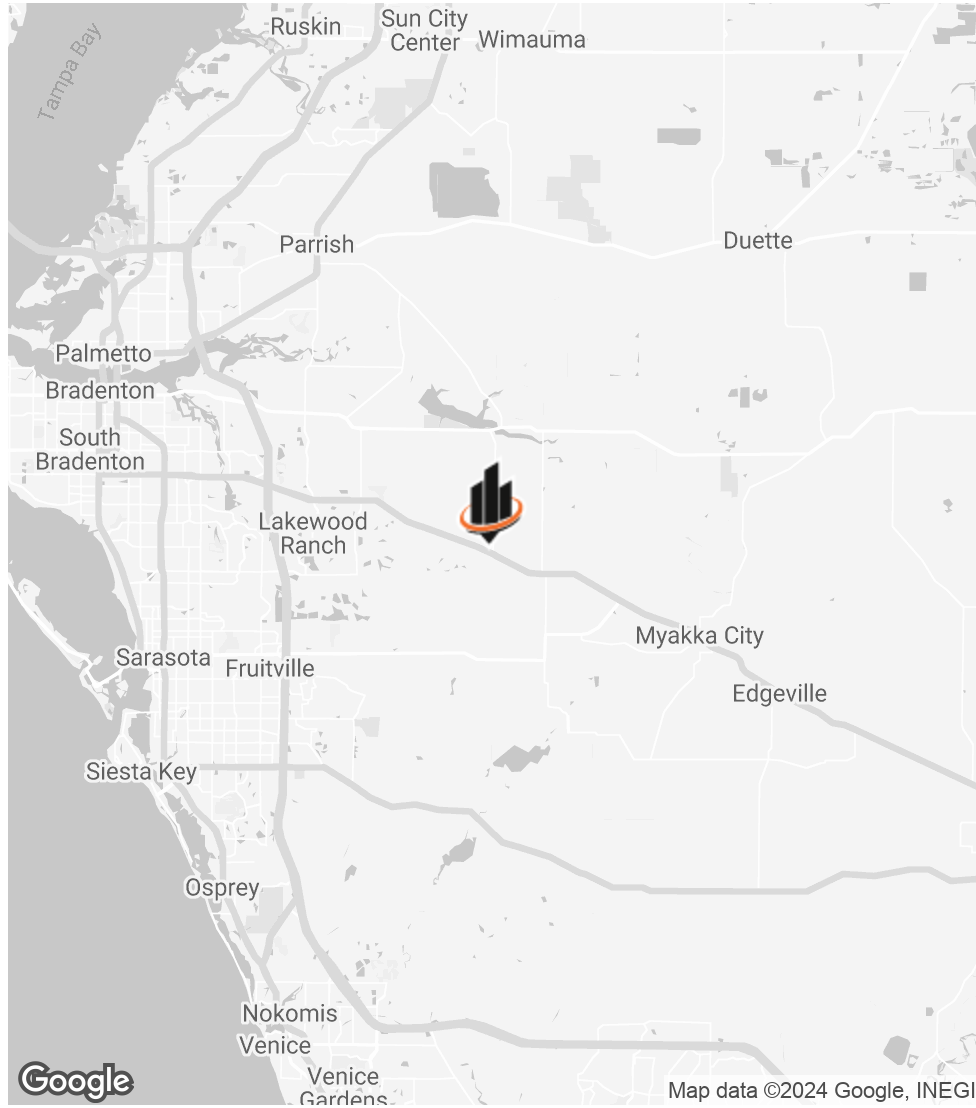
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# LOCATION MAPS



**TONY VELDKAMP, CCIM**

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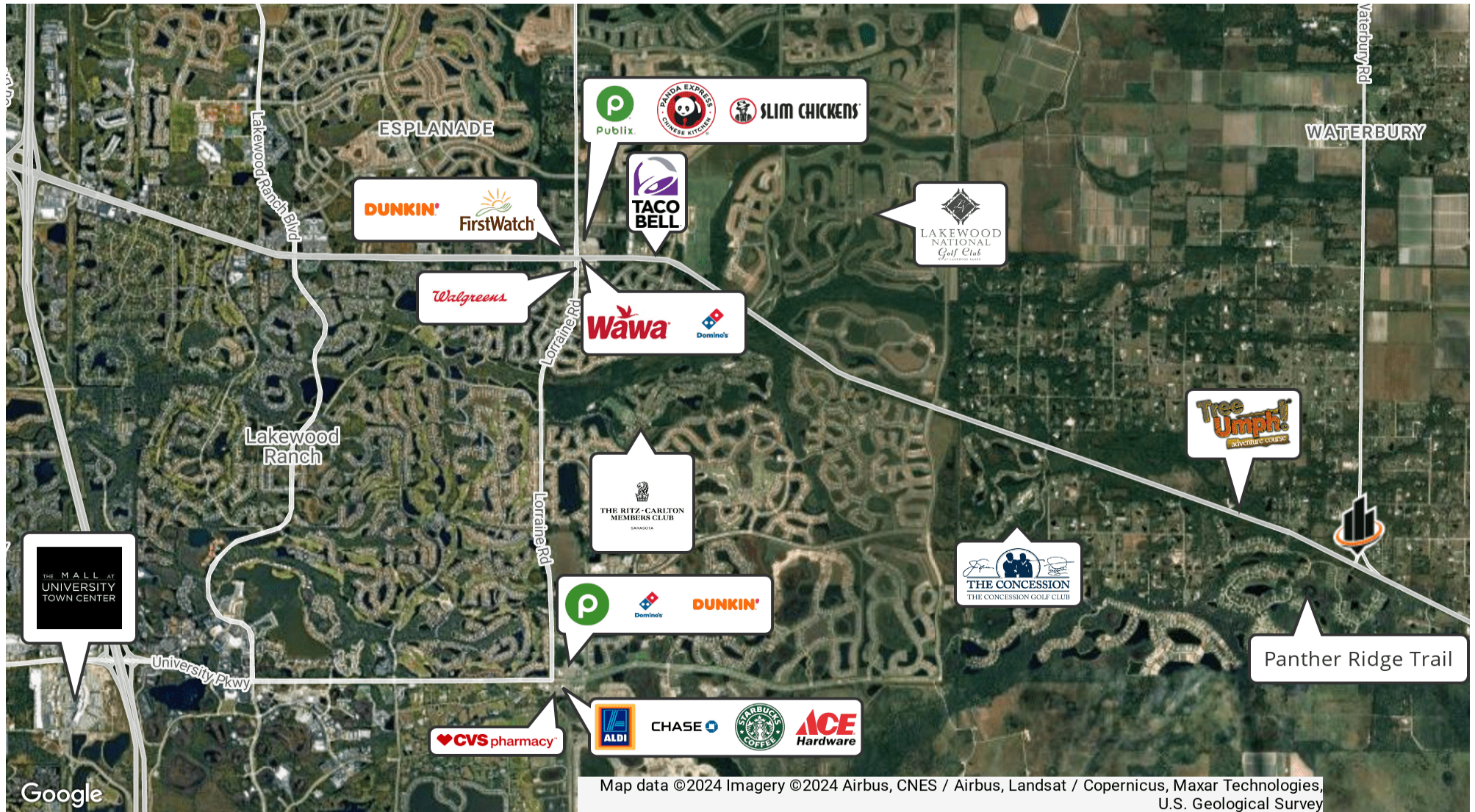
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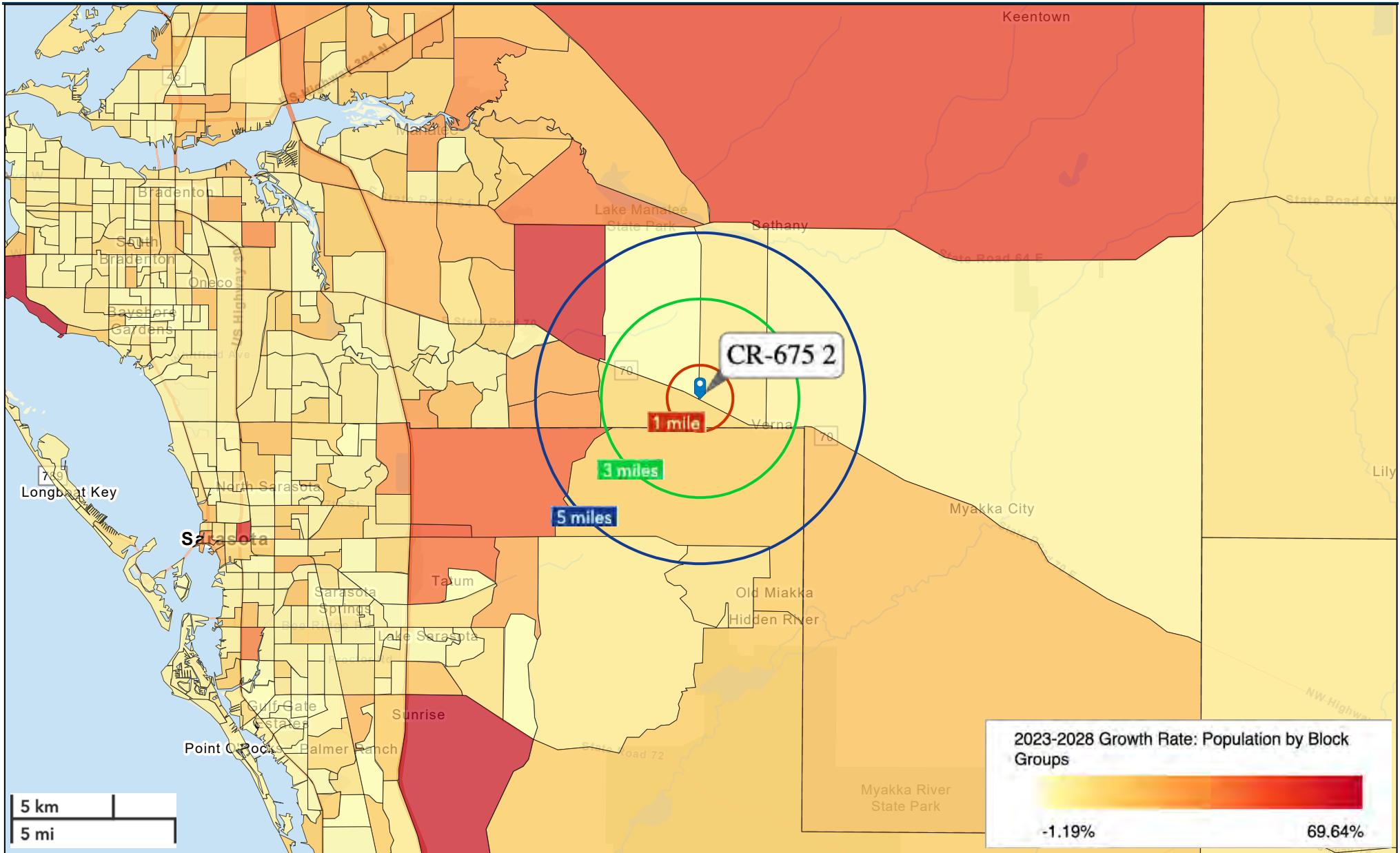


# RETAILER MAP



**TONY VELDKAMP, CCIM**  
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 tony.veldkamp@svn.com  
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# DEMOGRAPHICS MAP & REPORT

## POPULATION

1 MILE 3 MILES 5 MILES

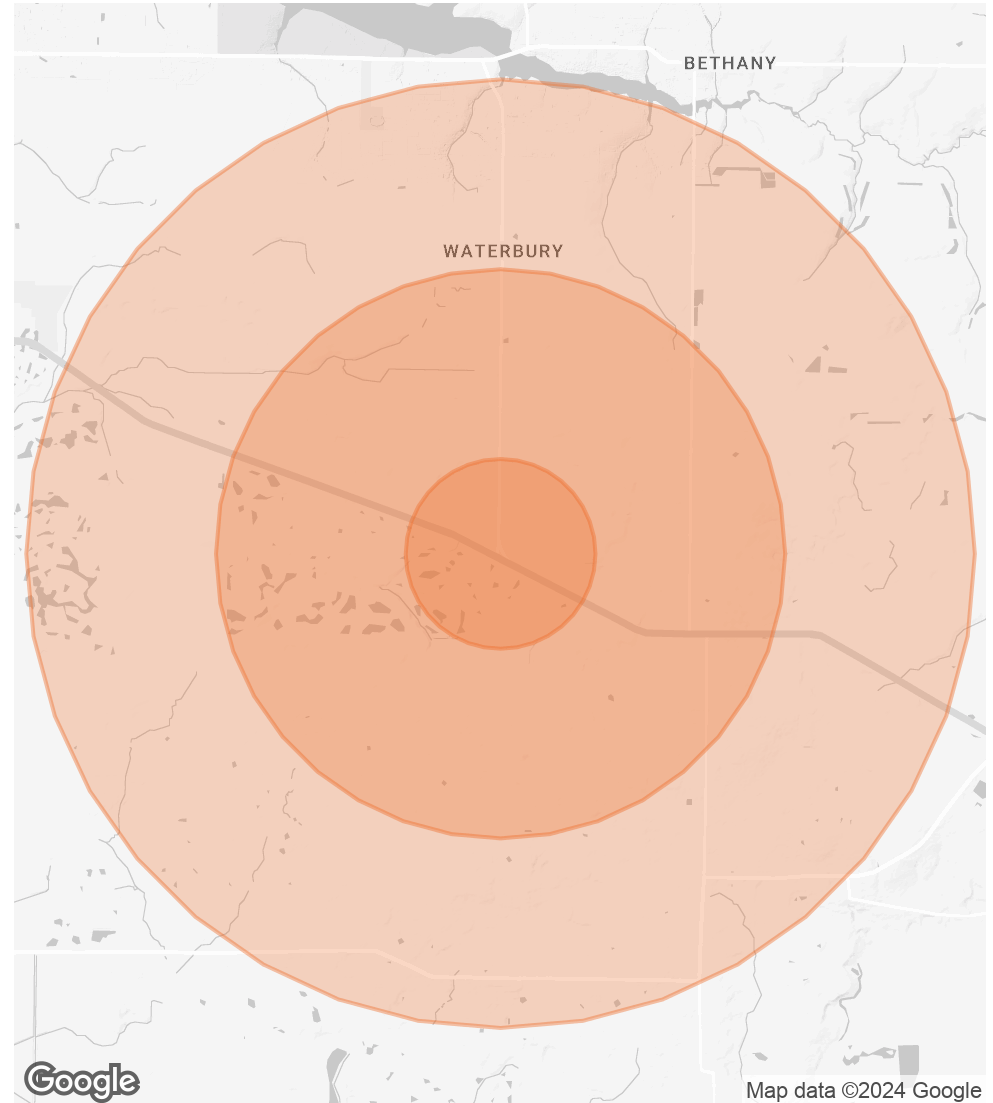
	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	564	3,087	6,934
AVERAGE AGE	47.2	44.4	48.2
AVERAGE AGE (MALE)	46.1	43.3	48.0
AVERAGE AGE (FEMALE)	48.5	45.9	49.1

## HOUSEHOLDS & INCOME

1 MILE 3 MILES 5 MILES

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	192	1,038	2,794
# OF PERSONS PER HH	2.9	3.0	2.5
AVERAGE HH INCOME	\$206,382	\$162,787	\$141,223
AVERAGE HOUSE VALUE	\$1,467,746	\$706,972	\$788,641

\* Demographic data derived from 2020 ACS - US Census



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## ALL ADVISOR BIOS



### Tony Veldkamp, CCIM

Senior Advisor  
SVN | Commercial Advisory Group

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

Phone: 941.487.6990  
Cell: 941.374.9657  
tony.veldkamp@svn.com  
1626 Ringling Boulevard, Suite  
500  
Sarasota, FL 34236



### Matt Fenske

Senior Advisor  
SVN | Commercial Advisory Group

Matt Fenske serves as 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 over ten years ago. Matt currently resides in Bradenton and enjoys playing golf and spending time on the water.

Phone: 941.487.3794  
Cell: 941.773.9984  
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