

SALE

SR 70 Hard Corner Development Site, Southwest Florida

SR-70 & CR 675

Bradenton, FL 34251

PRESENTED BY:

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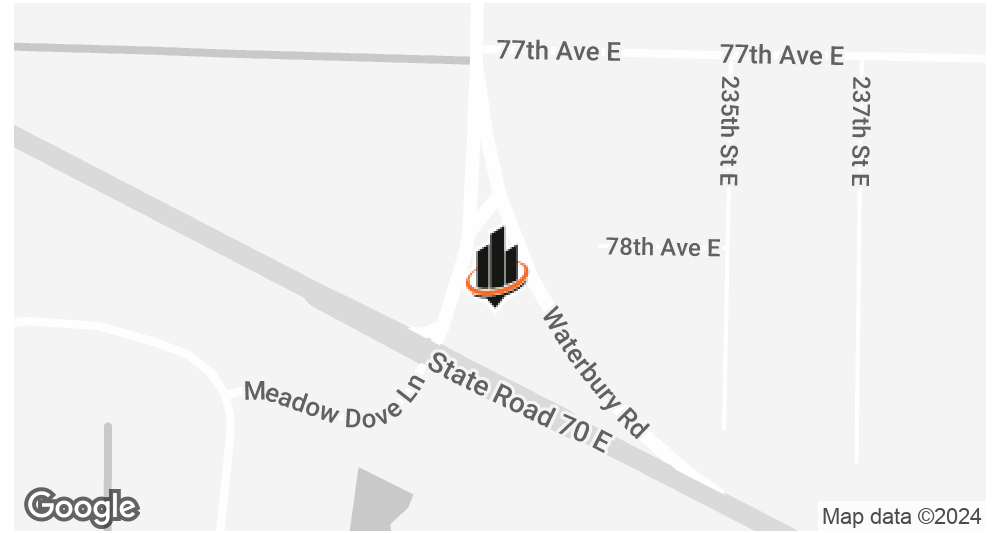
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PROPERTY SUMMARY



SALE PRICE	\$750,000
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OFFERING SUMMARY

LOT SIZE:	1.5 Acres
PRICE / ACRE:	\$500,000
ZONING:	Agriculture
COMBINED TRAFFIC COUNT:	32,750
APN:	333702009

PROPERTY HIGHLIGHTS

- High Growth Area with increased combined traffic counts to almost 33,000 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
- Future Hard Corner location with the closing of the west-bound off ramp to 675
- Agricultural Zoning allowing for numerous uses and potential to Rezone

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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.

Neighborhood development in surrounding areas is continuing to boom and expand with a sizable number of active residential building permits. Neighborhoods featuring extensive growth and expansion include: University Lakes GDP, Country Club East/ Cypress Banks, and Del Web at LWR. The exponential growth to this area points to a lack of essential retailers and service providers such as gas stations and convenience stores as the nearest one is over 6 miles away, as well as office and medical office.

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, Lakewood National Golf Club, 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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WEST AERIAL



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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 in a high demand area. Growth eastward on SR 70 is expected to continue to increase as evidenced by the recent combined traffic count escalations to almost 33,000 cars per day.

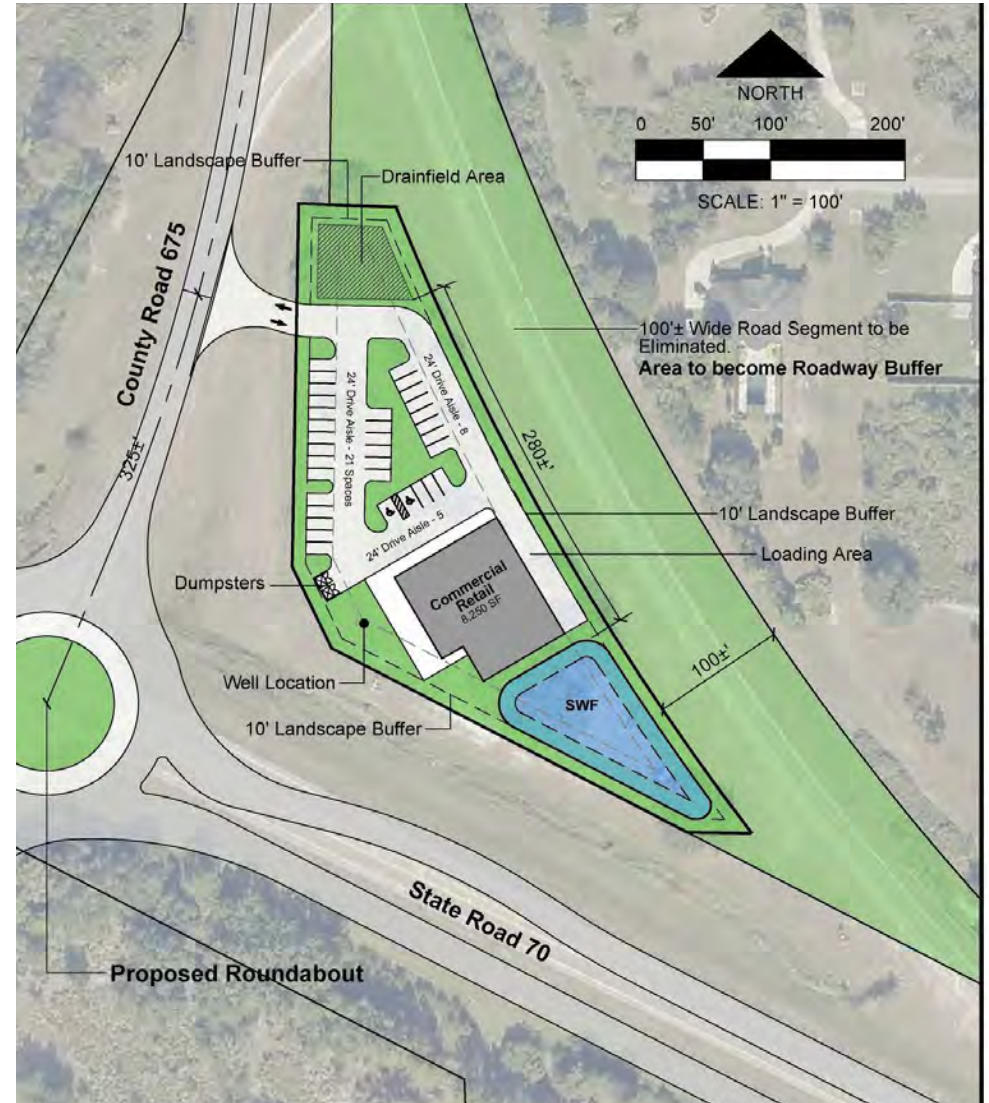
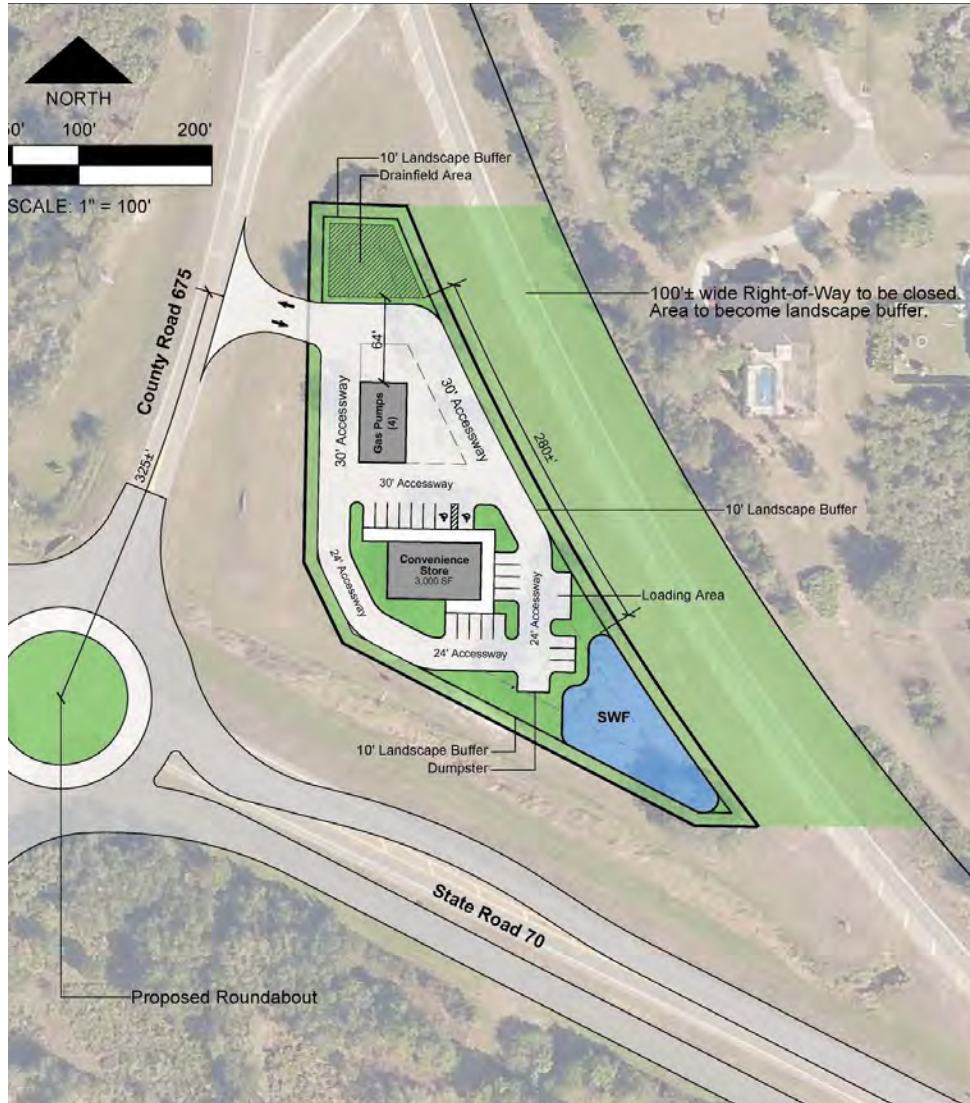
The current agricultural zoning of the property allows for commercial uses that support the agricultural community including office, veterinary clinic, equipment sales, pet kennel, and even a Bed & Breakfast. With another nearby lot (at SR 70 and Vena Bethany Road) already graded PD-C zoning, there is great potential to rezone the property to Commercial opening the door for a variety of uses including: a Drive Thru establishment, restaurant, bar, dollar store, general store, gas station, farm store, or other supportive retail uses. Owner has had several preliminary site plans drafted for suitable uses presenting the opportunity for development.



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CONCEPTUAL SITE PLANS



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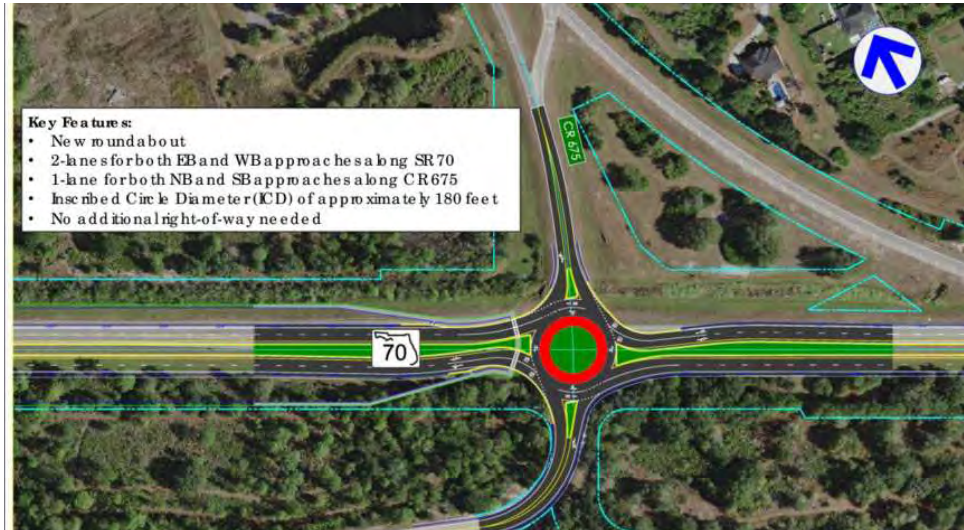
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ROAD CHANGES



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ROAD CHANGES

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.

FLDOT ROAD WIDENING PROJECT



FLORIDA DEPARTMENT OF TRANSPORTATION
SR 70 from Lorraine Road to Bourneside Boulevard Widening Project

September 2024
Manatee County, FL

Financial Project ID: 414506-8-52-01

CONSTRUCTION PROJECT

The Florida Department of Transportation (FDOT) is widening State Road (SR) 70 from Bourneside Boulevard to Waterbury Road from a two-lane undivided roadway to a four-lane divided roadway. Safety features will include roundabouts to be constructed at 197th Street East/Lindrick Lane, 213th Street East, 225th Street East/Panther Ridge Trail and County Road 675/Waterbury Road. The project will also include the installation of a new drainage system, new curb and gutter, construction of 10-foot shared-use paths and 5-foot paved shoulders on both sides of the roadway, street lighting throughout the project and landscaping inside the roundabouts.



PROJECT IMPROVEMENTS

- Roadway widening
- New drainage system
- Roundabout construction
- Median construction
- New street lighting
- 10-foot shared-use paths
- Paved roadway shoulders
- Landscaping inside roundabouts

PROJECT INFORMATION

- **Construction Start:** Fall 2024
- **Estimated Completion:** Spring 2027
- **Construction and Design Cost:** \$31.4 million
- **Expect nighttime/ overnight lane closures between 7:30 p.m. and 7:30 a.m.**

PROJECT CONTACTS

- Alice Ramos, Community Outreach
(863) 797-7202
Alice.Ramos@dot.state.fl.us
- Janella Newsome, Director of Communications
(863) 519-2828
Janella.Newsome@dot.state.fl.us

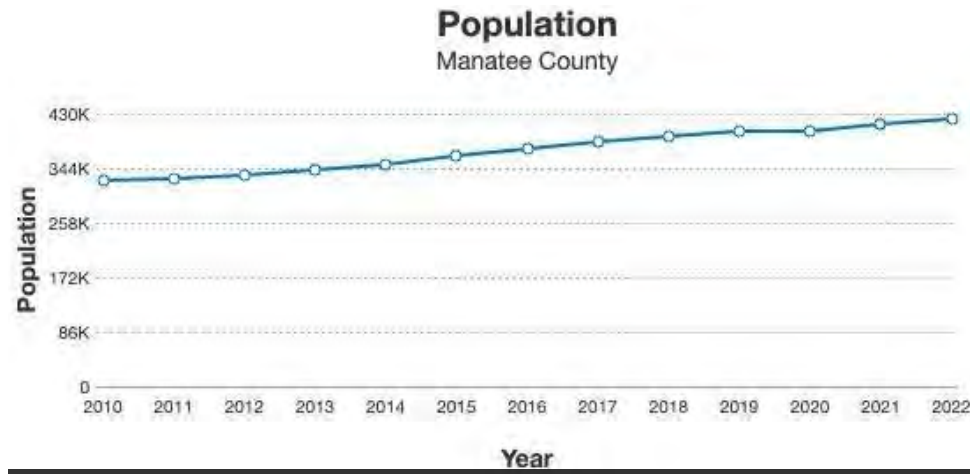
JOIN US ON THE WEB

- www.swfroads.com/project/414506-8
- twitter.com/MyFDOT_SWFL
- facebook.com/MyFDOTSWFL
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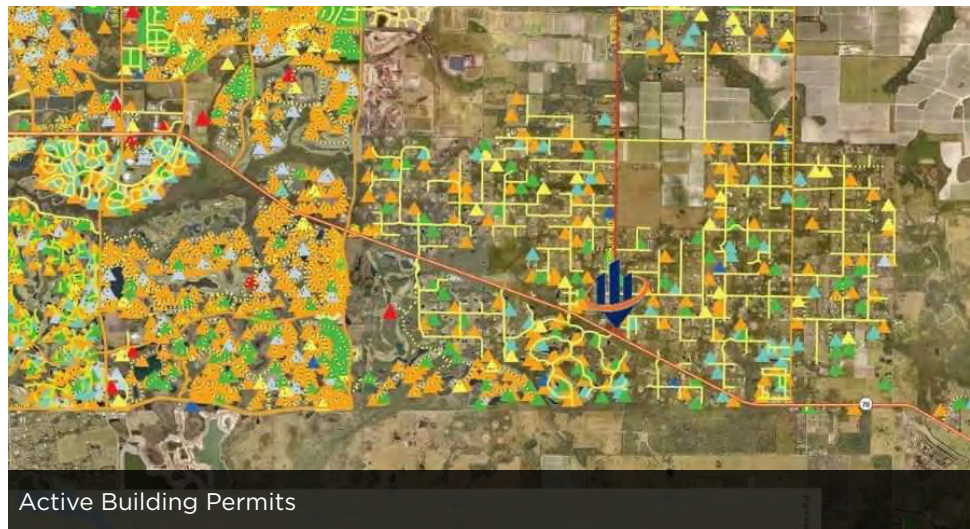
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POPULATION GROWTH AND DEVELOPMENT



Population Growth in Manatee County from 2010- 2022



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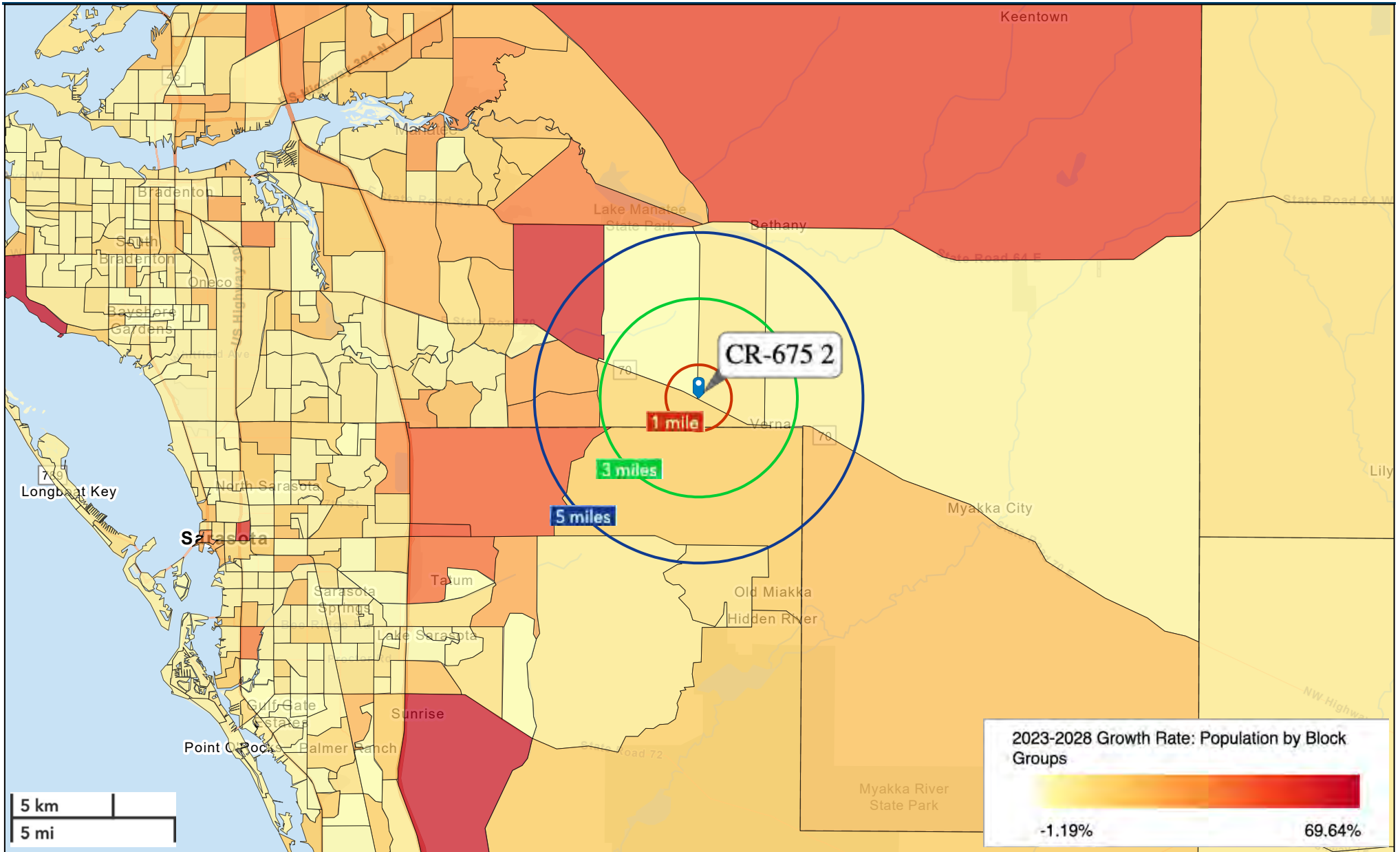
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POPULATION GROWTH AND DEVELOPMENT

In the last twelve years, Manatee County has seen a 23% increase in the population compared to the 15% increase seen across the state. By the year 2023, the county is expected to see another 13-21% population growth which will only drive the need to continue to expand Eastbound into more rural areas such as Myakka City.

We can even see the significance of this population growth within a five mile radius of the subject property as it has nearly doubled in the last 4 years, Rising from 6,934 to 12,591.



DEMOGRAPHICS MAP & REPORT

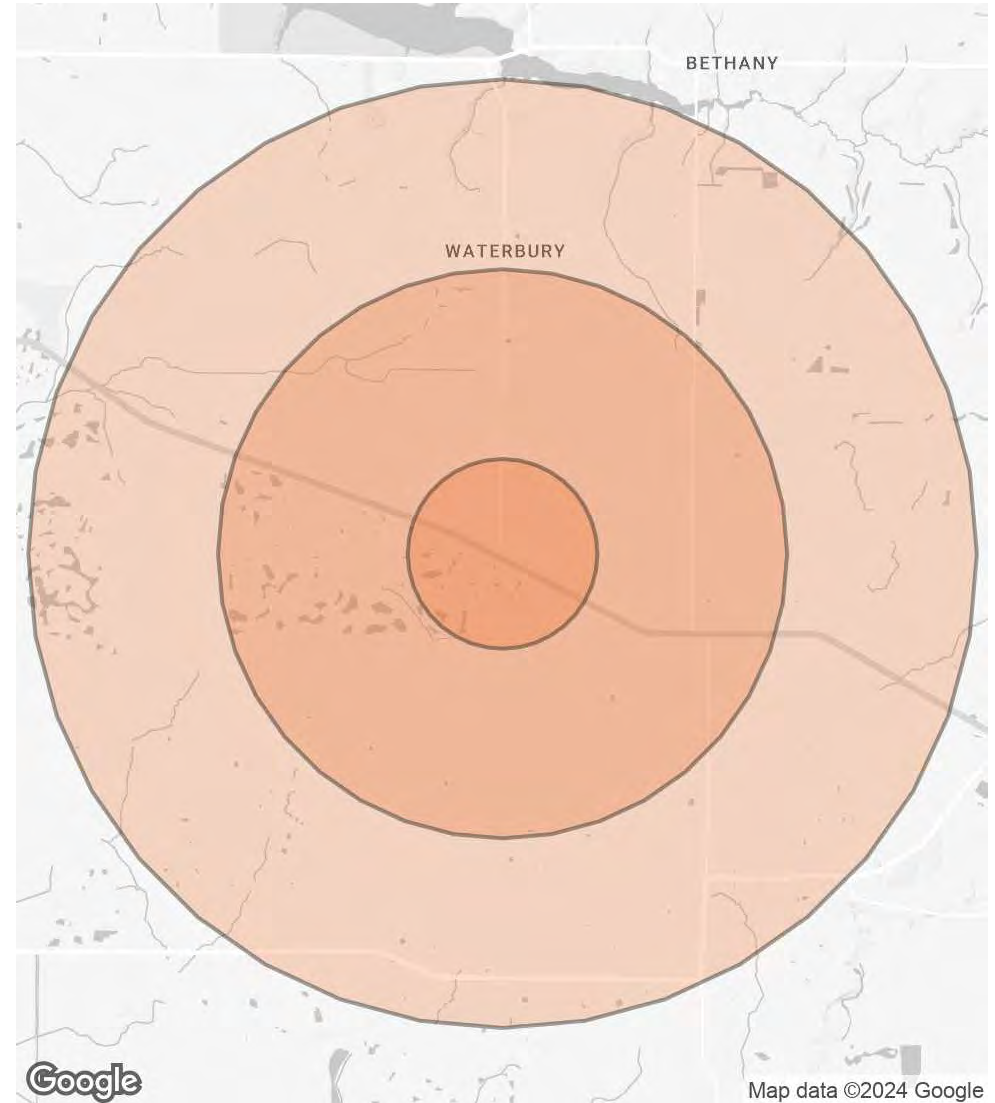
POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	952	4,013	12,591
AVERAGE AGE	44	43	50
AVERAGE AGE (MALE)	44	43	50
AVERAGE AGE (FEMALE)	44	44	50

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	333	1,388	5,076
# OF PERSONS PER HH	2.9	2.9	2.5
AVERAGE HH INCOME	\$161,709	\$148,575	\$158,216
AVERAGE HOUSE VALUE	\$977,521	\$856,360	\$840,255

Demographics data derived from AlphaMap



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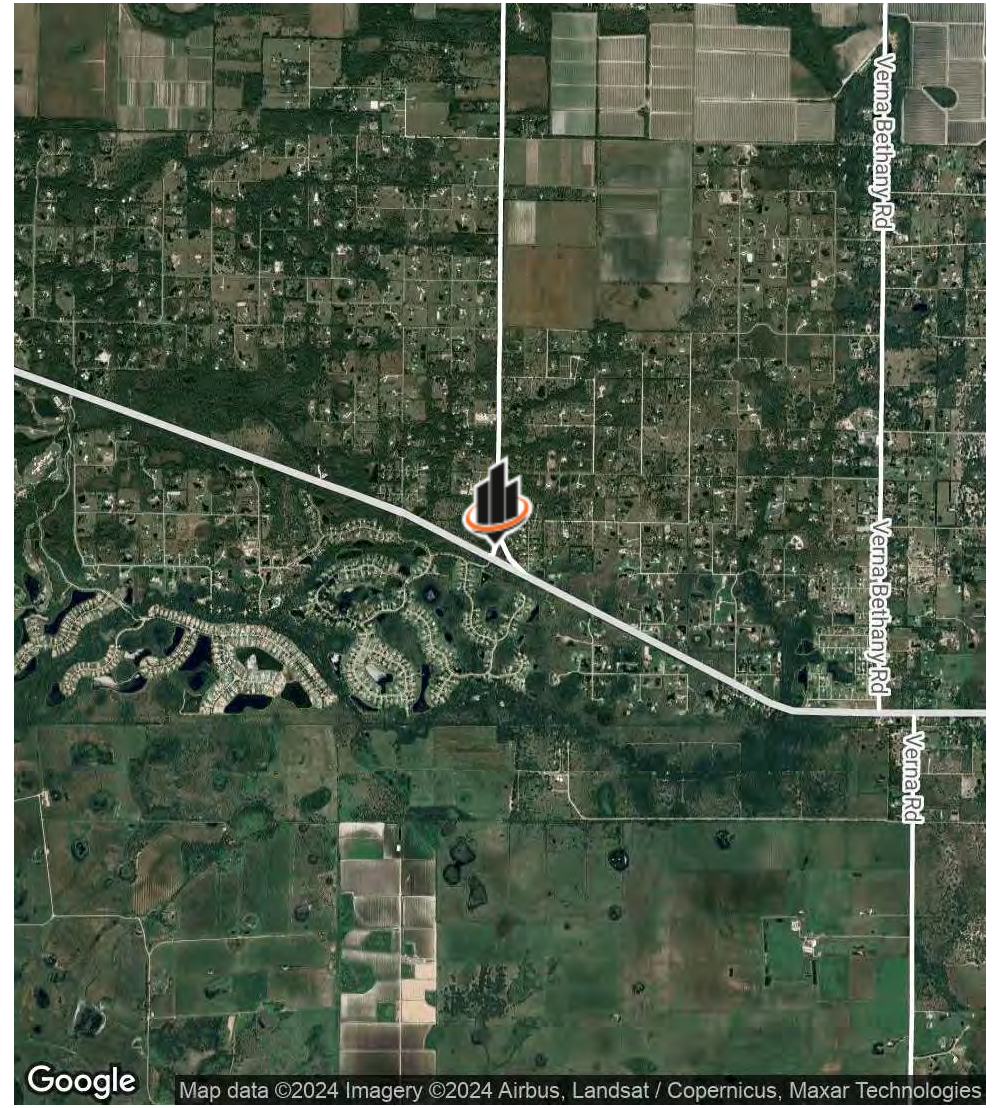
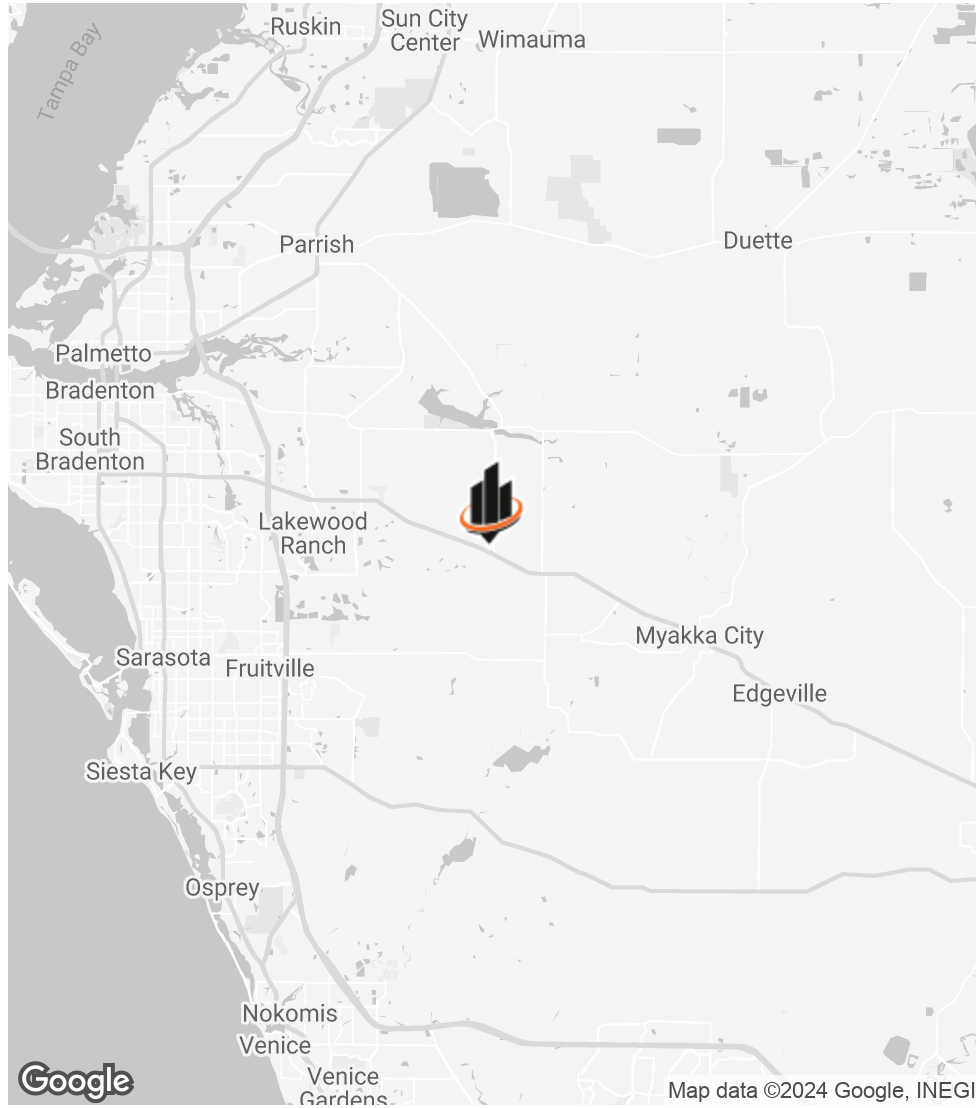
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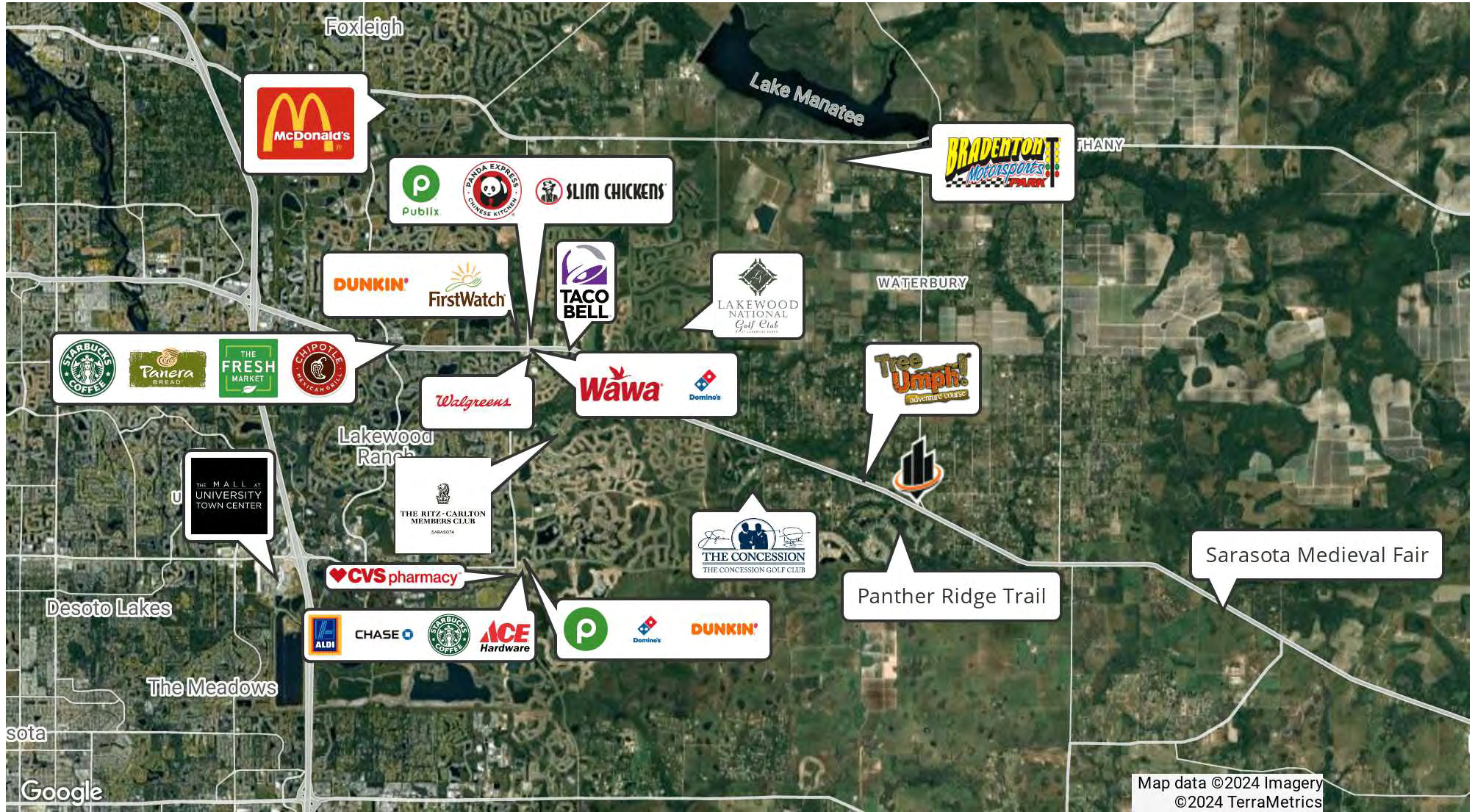
LOCATION MAPS



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RETAILER MAP



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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 2018 when he was ranked #1 in the State of Florida and #8 in the World with SVN.

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Matt Fenske

Senior Advisor
SVN | Commercial Advisory Group

Matt Fenske serves as a Senior 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 nearly 20 years ago. Matt currently resides in Sarasota and enjoys playing golf and spending time on the water.

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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

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