

SALE

QUEENSGATE

1101 Gulf Drive North Bradenton Beach, FL 34217

SALE PRICE

\$6,750,000

David Neff

(941) 448-1500

Elliot Rose

(941) 812-5057

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Property Summary

Property Description

Complete Highlights

Regional Map

Location Map

Aerial Map

Site Plans

10 SALE COMPARABLES

Demographics Map & Report

Confidentiality & Disclaimer

13 ADVISOR BIOS

Advisor Bio 1

Advisor Bio 2

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1101 Gulf Drive North Bradenton Beach, FL 34217

PROPERTY DESCRIPTION

Explore the enticing investment opportunity at 1101 Gulf Drive North, Bradenton Beach, FL, 34217. This property, zoned BB_R-3, offers a prime location within the sought-after Sarasota Bradenton area. Its versatile zoning allows for a range of possibilities, making it an attractive prospect for multifamily development. With its strategic placement, investors have the potential to capitalize on the growing demand for residential properties in this thriving market. This property presents a compelling opportunity to shape the future of the local real estate landscape in a highly desirable location.

PROPERTY HIGHLIGHTS

- Zoned BB_R-3
- Deeded Beach Access
- Prime location in Sarasota Bradenton area
- Potential for multifamily development

OFFERING SUMMARY

Sale Price:	\$6,750,000
Lot Size:	0.696 Acres

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	104	289	714
Total Population	170	489	1,255
Average HH Income	\$118,856	\$125,019	\$125,621

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LOCATION DESCRIPTION

Discover the vibrant Sarasota/Bradenton/Longboat Key market surrounding the property at 1101 Gulf Drive North. Nestled in Bradenton Beach, FL, this area offers a perfect balance of natural beauty and urban convenience. The location is just a stone's throw from the stunning beaches of Anna Maria Island, Lido Key and Siesta Key while also being within easy reach of all of Sarasota's cultural attractions. Business professionals, Residents and Visitors will appreciate the proximity to major economic hubs, such as Anna Maria Island, Cortez Fishing Village, Downtown Sarasota and Downtown Bradenton and only a short drive to Sarasota-Bradenton International Airport. With top-rated dining, shopping, and entertainment options nearby, the area provides an ideal blend of work, leisure, and coastal living for Developers, Investors or Builders seeking a prime MultiFamily or Condominium location. This property has a .02A parcel deeded access on the beach.

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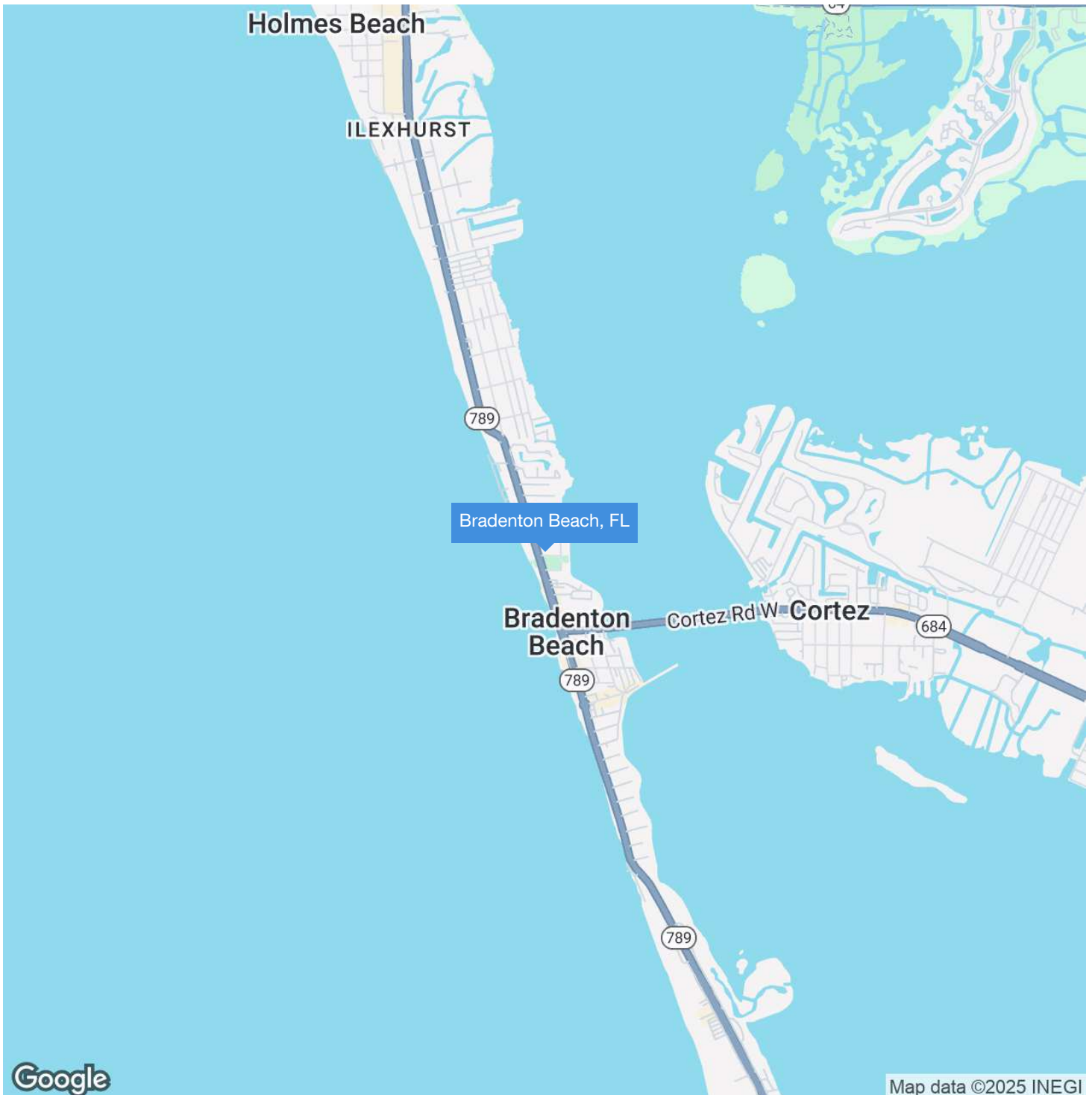


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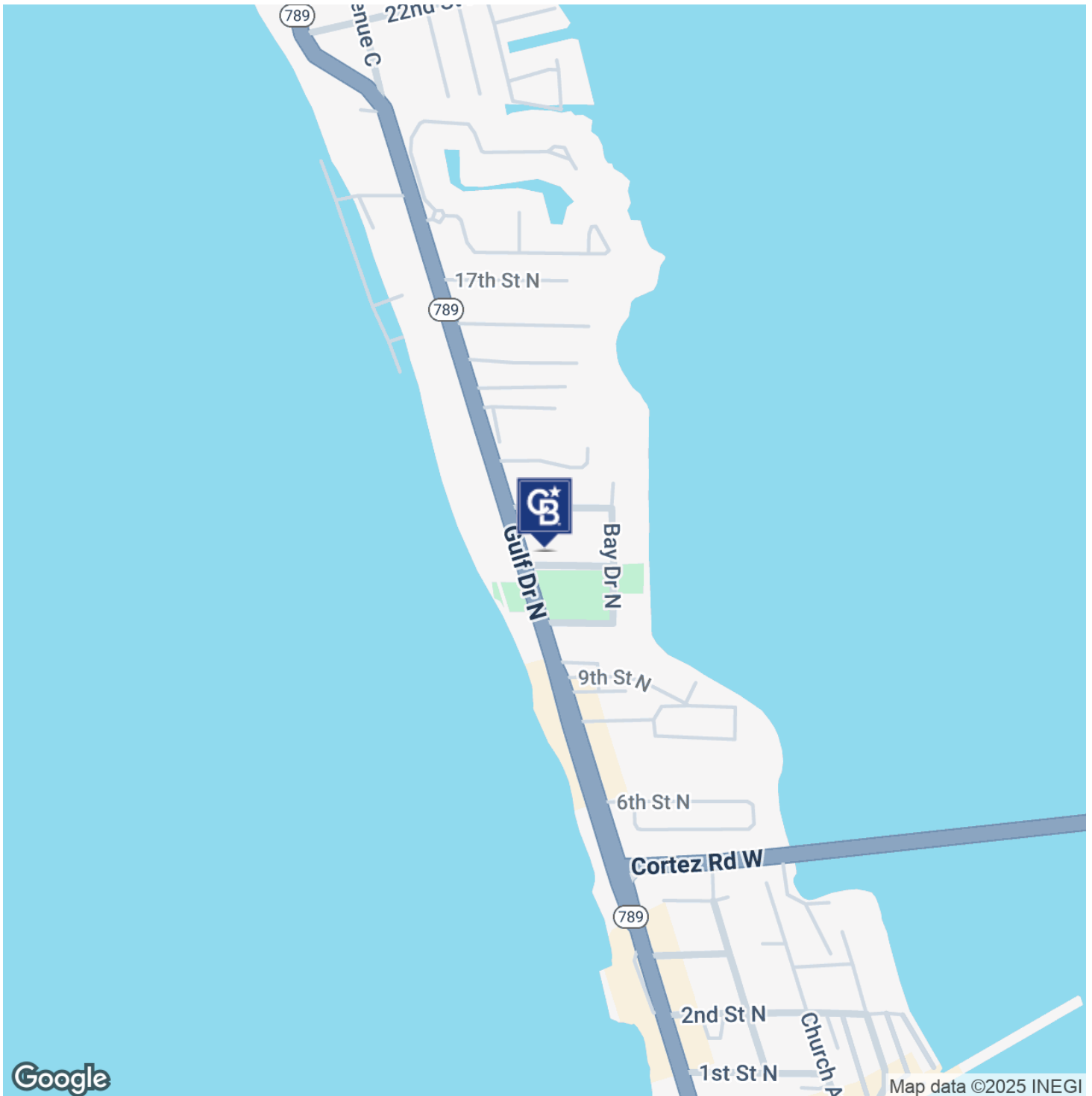


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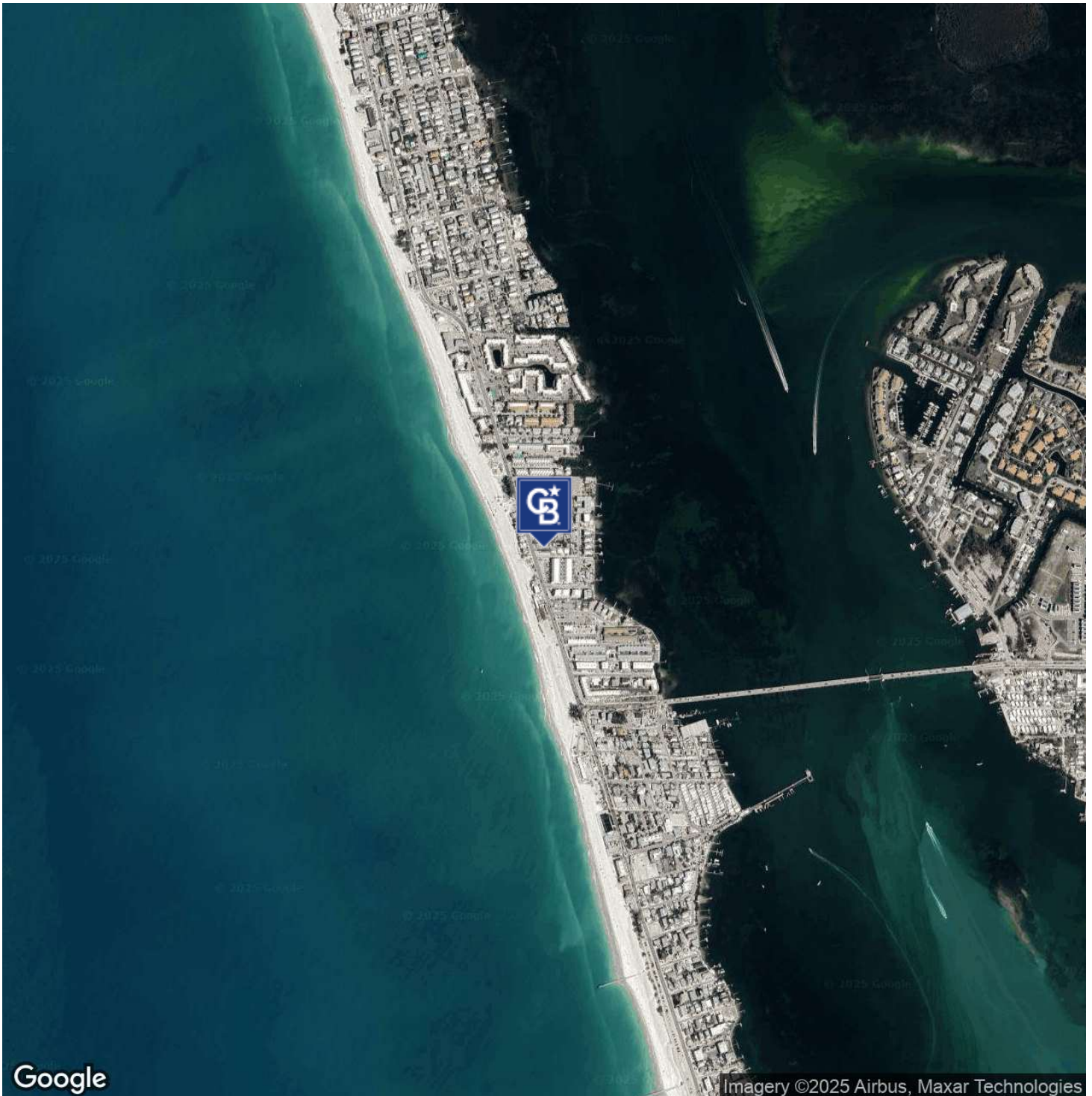


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It turns out, you don't have any Site Plans Published!

(be sure to add site plans in the [Media Tab](#) or
"Publish on Website and Docs" in the [Plans Tab](#))

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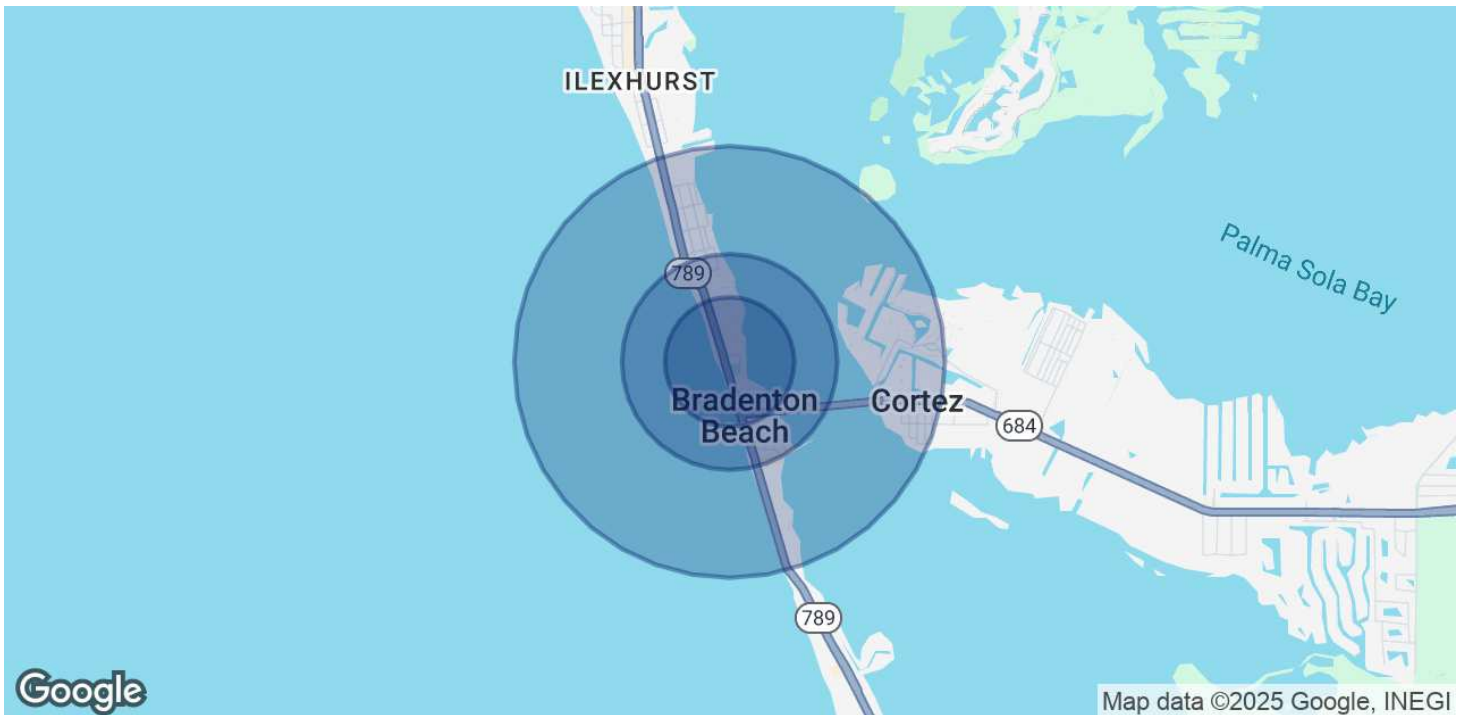


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POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	170	489	1,255
Average Age	63	63	63
Average Age (Male)	64	64	64
Average Age (Female)	63	63	63

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	104	289	714
# of Persons per HH	1.6	1.7	1.8
Average HH Income	\$118,856	\$125,019	\$125,621
Average House Value	\$710,701	\$719,640	\$687,882

Demographics data derived from AlphaMap

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CONFIDENTIALITY AGREEMENT

This offering has been prepared solely for informational purposes. It is designed to assist a potential investor in determining whether it wishes to proceed with an in-depth investigation of the subject property. While the information contained herein is from sources deemed reliable, it has not been independently verified by the Coldwell Banker Commercial affiliate or by the Seller.

The projections and pro forma budget contained herein represent best estimates on assumptions considered reasonable under the circumstances. No representations or warranties, expressed or implied, are made that actual results will conform to such projections.

This document is provided subject to errors, omissions and changes in the information and is subject to modification or withdrawal. The contents herein are confidential and are not to be reproduced without the express written consent.

Interested buyers should be aware that the Seller is selling the Property "AS IS" CONDITION WITH ALL FAULTS, WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE. Prior to and/or after contracting to purchase, as appropriate, buyer will be given a reasonable opportunity to inspect and investigate the Property and all improvements thereon, either independently or through agents of the buyer's choosing.

The Seller reserves the right to withdraw the Property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer. Any offer to buy must be: (i) presented in the form of a non-binding letter of intent; (ii) incorporated in a formal written contract of purchase and sale to be prepared by the Seller and executed by both parties; and (iii) approved by Seller and such other parties who may have an interest in the Property. Neither the prospective buyer nor Seller shall be bound until execution of the contract of purchase and sale, which contract shall supersede prior discussions and writings and shall constitute the sole agreement of the parties.

Prospective buyers shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them.

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DAVID NEFF

Broker Associate

david.neff@cbscr.com

Direct: (941) 448-1500 | Cell: (941) 448-1500

FL #BK3224740

PROFESSIONAL BACKGROUND

David has practiced Real Estate in the Sarasota and Manatee area for 15 years. He is very fluent in the Market regarding many aspects of Commercial Real Estate to include Multi-Family, Medical, Office Buildings, Industrial, Land/Development and Retail. Prior to Real Estate, David was a small business owner in Florida performing in the construction industry. Honorably Discharged from the US ARMY after serving 8 years. Proud Father of two children who also live in Sarasota.

Specializing in:

Specializations:

Land (Commercial- Residential-Mixed-use)

Investment Properties

Industrial

Office

Retail

Multi-family

Hospitality

MEMBERSHIPS

Realtor Association of Sarasota/Manatee (RASM)

Coldwell Banker Commercial Realty

100 N Tamiami Trl
Sarasota, FL 34236
941.366.8070

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ELLIOT ROSE

Commercial Broker Associate

Elliot.Rose@cbcnrt.com

Direct: (941) 812-5057

FL #BK3192558

PROFESSIONAL BACKGROUND

Over 40 years of Commercial Real Estate Brokerage experience. Licensed since 1971. New York State and Florida

- Has held senior management positions at:
- The Prudential Real Estate Affiliates (Founding team executive)
- Coldwell Banker NRT Florida operations
- Sunbelt Title Florida operations (Title Resource Group)

Specializations:

Land (Commercial/Residential/Mixed-use)
Investment Properties
Industrial
Office
Retail
Multi-family
Hospitality

EDUCATION

B.A. University at Buffalo

MEMBERSHIPS

REALTOR Association of Sarasota Manatee

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