

# ONECO COMMERCIAL

10.66± ACRE COMMERCIAL OPPORTUNITY IN BRADENTON, FL



# OFFERING SUMMARY

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**Location:** 4505 12th Street Ct. E.  
Bradenton, FL 34203

**Size:** 10.66± Acres

**County:** Manatee County, Florida

**Zoning:** LM (Light Manufacturing)

**Future Land Use:** ROR (Retail, Office, Residential)

**Overlay:** Urban Corridor

**Utilities:** Water, Sewer, Electric, Cable & Phone  
available to the site

**Parcel ID:** 5584701059

## LIST PRICE:

\$3,946,971 | \$8.50 PSF

MARKETED AND EXCLUSIVELY LISTED BY:

**LSI**  
**COMPANIES**  
WWW.LSICOMPANIES.COM



# ONECO COMMERCIAL 10.66±

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## EXECUTIVE TEAM



**Justin Thibaut, CCIM**  
President & CEO



**Alexis North**  
Sales Associate

## PLEASE DIRECT ALL OFFERS TO:

Justin Thibaut, CCIM

[jthibaut@lsicompanies.com](mailto:jthibaut@lsicompanies.com) | 239.489.4066

## OFFERING PROCESS

Offers should be sent via Contract or Letter of Intent to include, but not limited to, basic terms such as purchase price, earnest money deposit, feasibility period and closing period.



## PROPERTY HIGHLIGHTS

- 10.66± Acres
- Zoned LM (Light Manufacturing)
- Within the Qualified Consensus Tract
- Property is well suited for a builder/ developer or owner-user looking to develop retail, industrial, and/or office.
- Multiple access points and sits on the signalized intersection of 15th St. E and 44th Ave. E. at the northeast corner of the property.
- 44th Avenue E. has undergone extensive improvements. *Please see page 6 for details.*

# AVAILABLE ACREAGE



**SUBJECT  
PROPERTY**

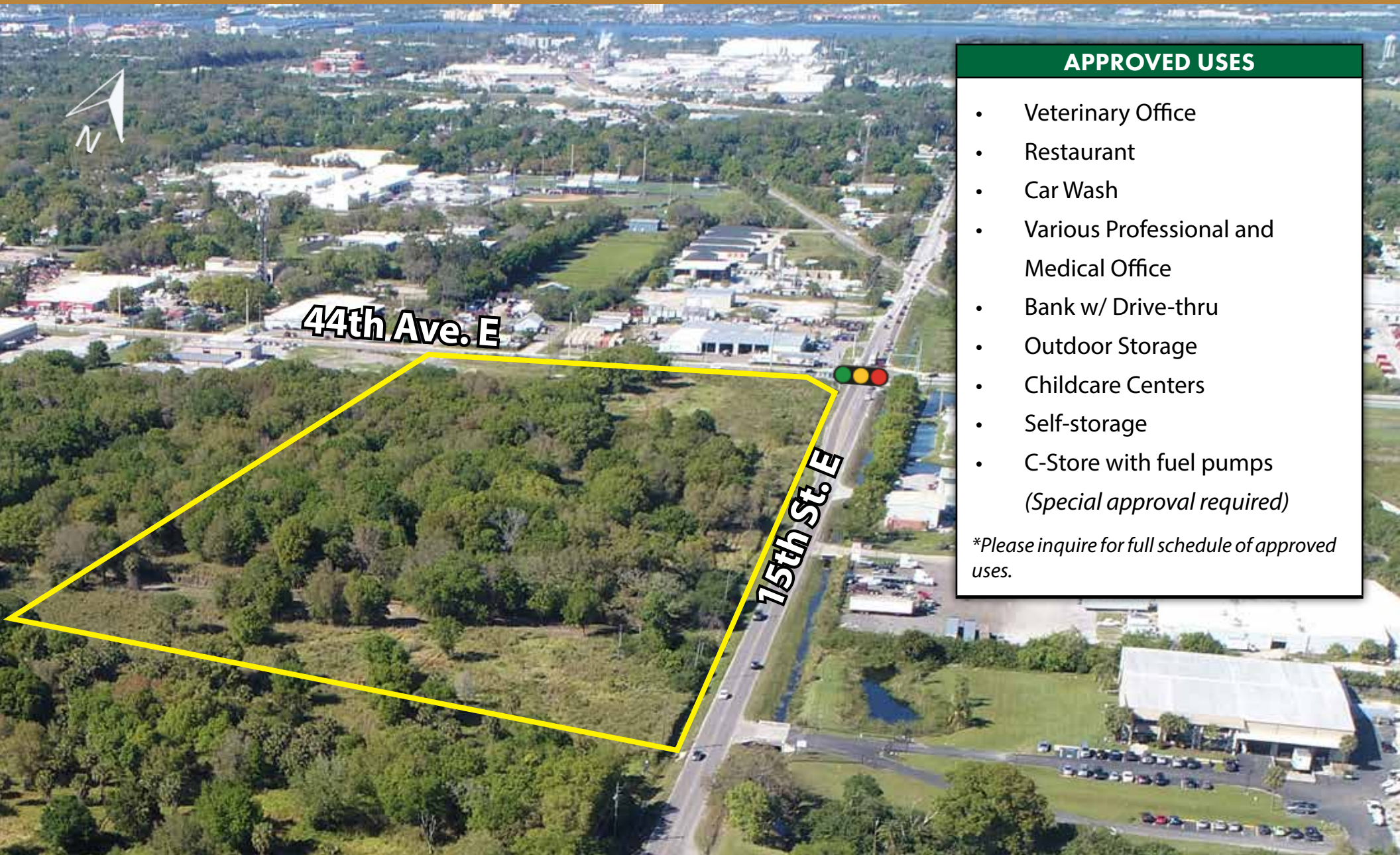
**15th St. E**

**PROPERTY  
SOLD**

**44th Ave. E**

The subject property is the remaining commercial out-parcel to an overall master parcel. The adjacent 42± acres is slated for 400+ residential units.

# PROPERTY HIGHLIGHTS



## APPROVED USES

- Veterinary Office
- Restaurant
- Car Wash
- Various Professional and Medical Office
- Bank w/ Drive-thru
- Outdoor Storage
- Childcare Centers
- Self-storage
- C-Store with fuel pumps  
*(Special approval required)*

*\*Please inquire for full schedule of approved uses.*



# NEARBY RESIDENTIAL DEVELOPMENT



- 1) Braden Pointe**
  - a. 318 townhomes planned by MAS Development
- 2) Bradenton Industrial**
  - a. 4.89± industrial acres (USE TBD)
- 3) Manatee County Logistics Center**
  - a. Slated for (3) 188,000 Sq. Ft. of industrial/flex space
- 4) SRQ Distribution Campus**
  - a. Benderson Development slated for (3) 20,000 Sq. Ft. industrial warehouses

# 44TH AVE. E. EXTENSION PROJECT

44th Avenue East has undergone improvements that will ultimately extend the road eastward over the Braden River and will provide an alternate route over I-75. This expansion will expose the site to more commercially favorable demographics and higher traffic counts. The extension project is currently in its 5th phase and has been completed up to 45th Street East from State Road 70 to 44th Avenue East.

Phase 5 continues the extension of 44th Avenue East to west of I-75 and is projected to be completed in 2022. The final and 6th segment also referred to as "Phase 2" (which is still in the design and permitting stage) will include an I-75 overpass and extend just west of Lakewood Ranch Blvd. Please refer to the designated website for updates: <https://44thaveeast.com/project-info/>

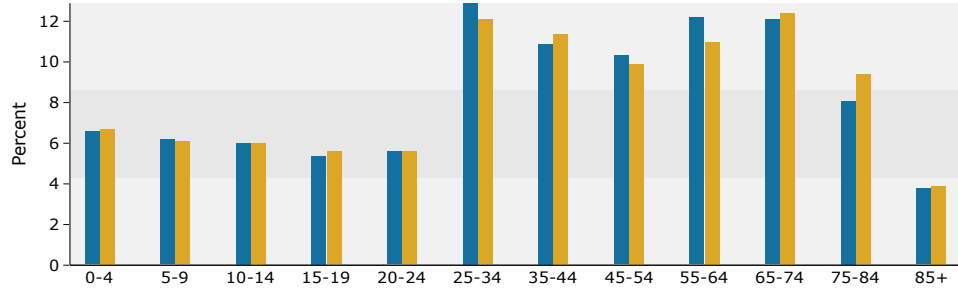




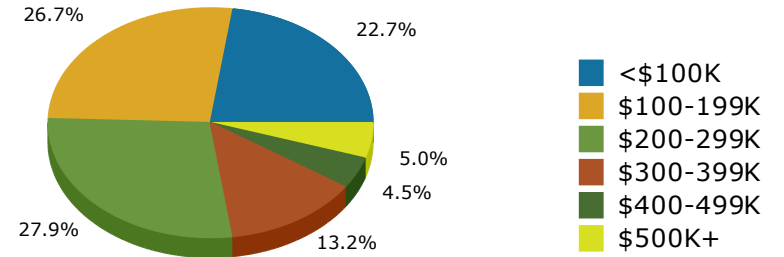
# GRAPHIC PROFILE 10 MILE RADIUS



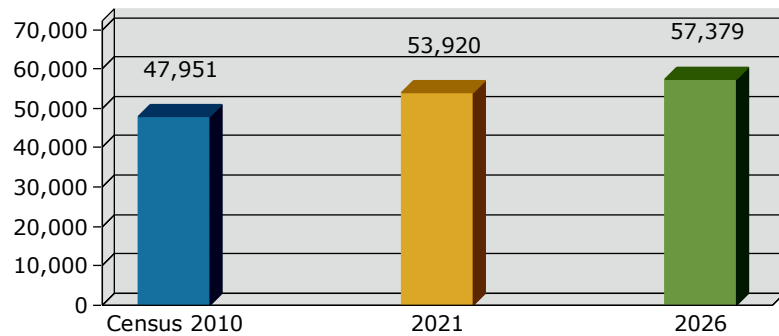
Population by Age



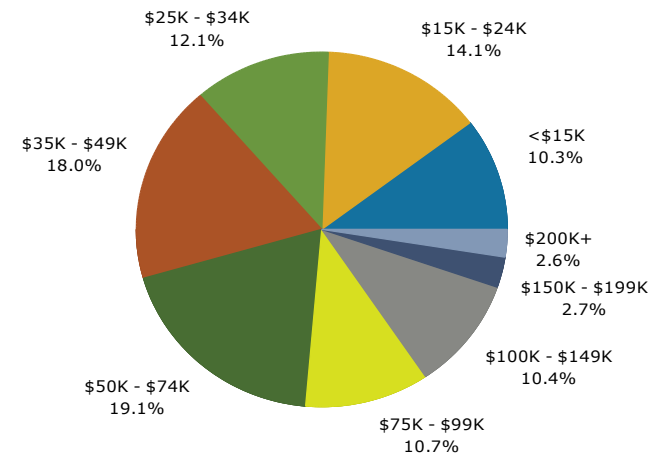
2021 Home Value



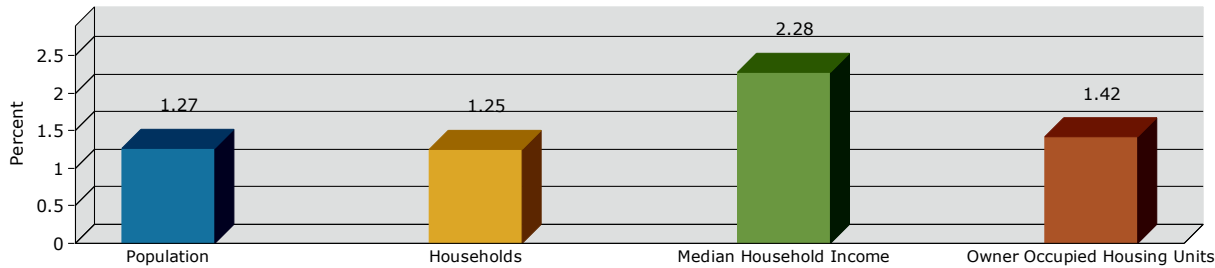
Households



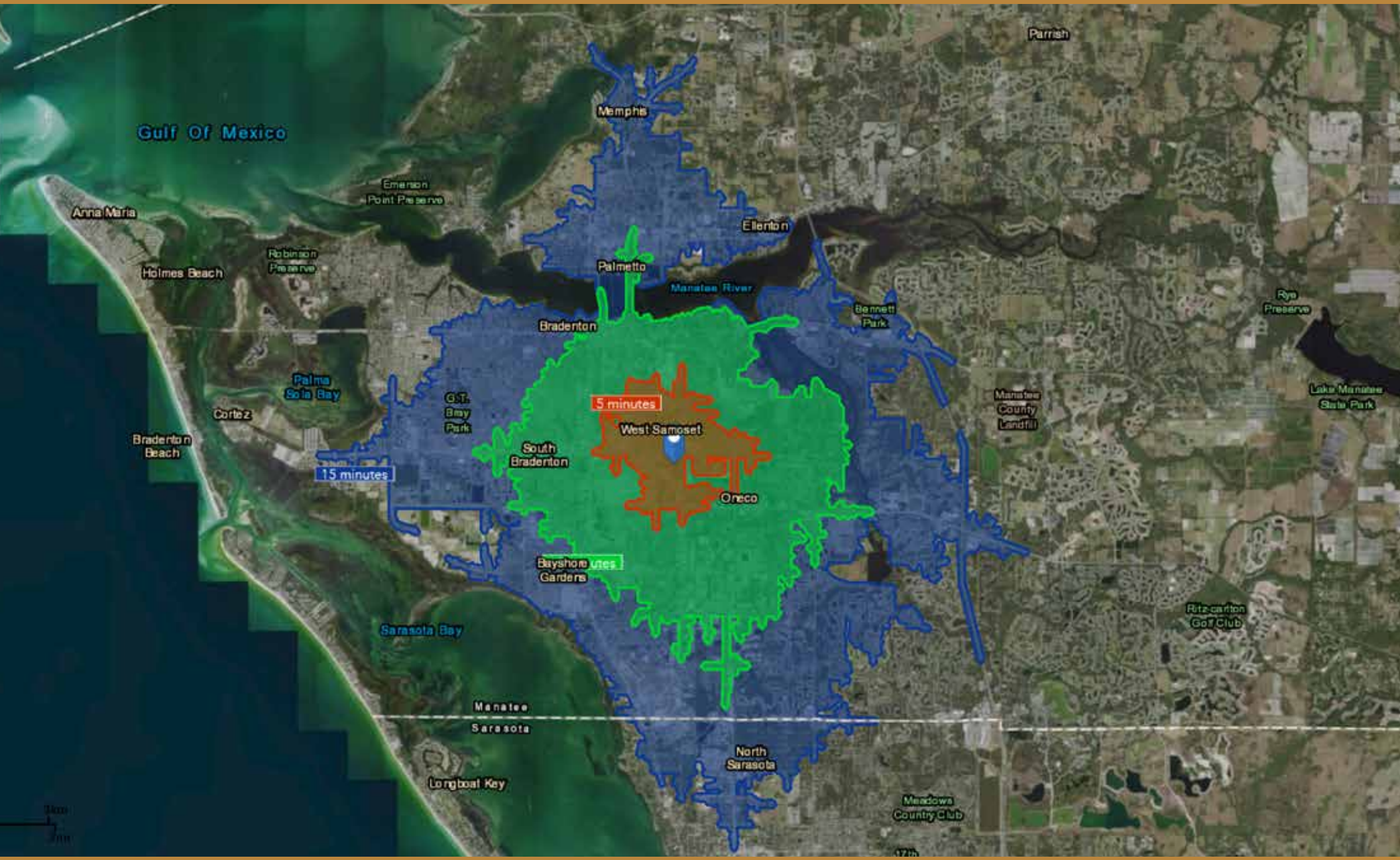
2021 Household Income



2021-2026 Annual Growth Rate



# DRIVE TIME MAP



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## 10.66±

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### LIMITATIONS AND DISCLAIMERS

The content and condition of the property provided herein is to the best knowledge of the Seller. This disclosure is not a warranty of any kind; any information contained within this proposal is limited to information to which the Seller has knowledge.

Information in this presentation is gathered from reliable sources, and is deemed accurate, however any information, drawings, photos, site plans, maps or other exhibits where they are in conflict or confusion with the exhibits attached to an forthcoming purchase and sale agreement, that agreement shall prevail.

It is not intended to be a substitute for any inspections or professional advice the Buyer may wish to obtain. An independent, professional inspection is encouraged and may be helpful to verify the condition of the property.

The Seller and LSI Companies, Inc. disclaim any responsibility for any liability, loss or risk that may be claimed or incurred as a consequence of using this information. Buyer to hold any and all person's involved in the proposal of the property to be held harmless and keep them exonerated from all loss, damage, liability or expense occasioned or claimed.

Potential Buyer acknowledges that all property information, terms and conditions of this proposal are to be kept confidential, and concur that either the Potential Buyers, nor their agents, affiliates or attorneys will reveal this information to, or discuss with, any third parties.

Buyer will be a qualified Buyer with significant experience in entitlement and development process in Manatee County with finesse and wherewithal and be willing to be interviewed by the LSI Companies team.

# LOCATION MAP



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