

MANATEE AVE WEST
40,000 ADT

DOWNTOWN BRADENTON REDEVELOPMENT

817 MANATEE AVENUE WEST
BRADENTON, FL 34205

Angela Varga
Senior Investment Advisor
O: 941.932.7131
angela.varga@svn.com

6TH AVE WEST
SR-64

1 PROPERTY INFORMATION

817 Manatee Avenue West
Bradenton, FL 34205

Property Summary



OFFERING SUMMARY

Sale Price: \$900,000 - \$4,500,000

Lot Size: 2.11 Acres Total
for all 3 Ownerships
and 4 ID's.

Zoning: BR T6

Price / SF: \$48.96

PROPERTY OVERVIEW

The Most Sought After Downtown Corner in the City of Bradenton. This 2.11 acreage assemblage sits in the Heart of Downtown Bradenton's Urban Core with Spectacular Street Visibility on four major thoroughfares with over 40,000 Daily Traffic Count. Hard corner with traffic light and most intensive downtown zoning T6. The T6 Urban Core Zoning allows for the highest Density and Heights available in our market! This zoning designation allows for an abundance of uses including but not limited to Hotel, Multi-Family, Professional Office, Retail, Medical, Restaurant, Museum, Theater, Numerous Civic Support Facilities and many other potential uses. This amazing site is superb for redevelopment in an area that is hungry for growth. This specific offer totals 2.11 acres of truly spectacular visibility on all sides from major intersections with a multitude of possibilities due to the premier location. Parcels are 805, 811, and 817 Manatee Avenue West and 814 6th Ave. West. Parcel ID , #3260500059, #3262300001, #3262000007, #3263500005. This site is located direct next to the Downtown US Postal Office and is a quarter of a mile from our gorgeous Manatee River. Parcels can be sold independently.

PROPERTY HIGHLIGHTS

- Most sought after Centrally located Redevelopment Assemblage site in Downtown Bradenton's Urban Core
- This corner encompasses a Total of 2.11 Acres of Prime Real Estate with four Major thoroughfares of Excellent Visibility & Ingress/Egress
- Downtown Urban Center Zoning T6 has a plethora of potential allowable uses on this site.
- Three motivated sellers with over 2.11 acres to sell and redevelop with no long term leases in place

Property Description



PROPERTY OVERVIEW

The Most Sought After Downtown Corner in the City of Bradenton. This 2.11 acre of land sits in the Heart of Downtown Bradenton's Urban Core with Spectacular Street Visibility on three major thoroughfares with over 40,000 Daily Traffic Count. Hard corner with traffic light and most intensive downtown zoning T6. This designation allows for an abundance of uses including but not limited to Hotel, Multi-Family, Professional Office, Retail, Medical, Restaurant, Museum, Theater, Numerous Civic Support Facilities and many other potential uses. This amazing site is superb for redevelopment in an area that is hungry for growth. This specific offer totals 2.11 acres of truly spectacular visibility on all sides from major intersections with a multitude of possibilities due to the premier location. Parcels are 817, 811, 805 Manatee Avenue West and 814 6th Ave. West. Parcel ID#3260500059, #3262300001, #3262000007, #3263500005. Property Breakdown by Ownership:

#3260500059 & #3262300001 [817 & 811 Manatee Ave. West] .943 Acres \$2,350,000

#3262000007 [805 Manatee Ave W.] .6096 Acres \$1,250,000

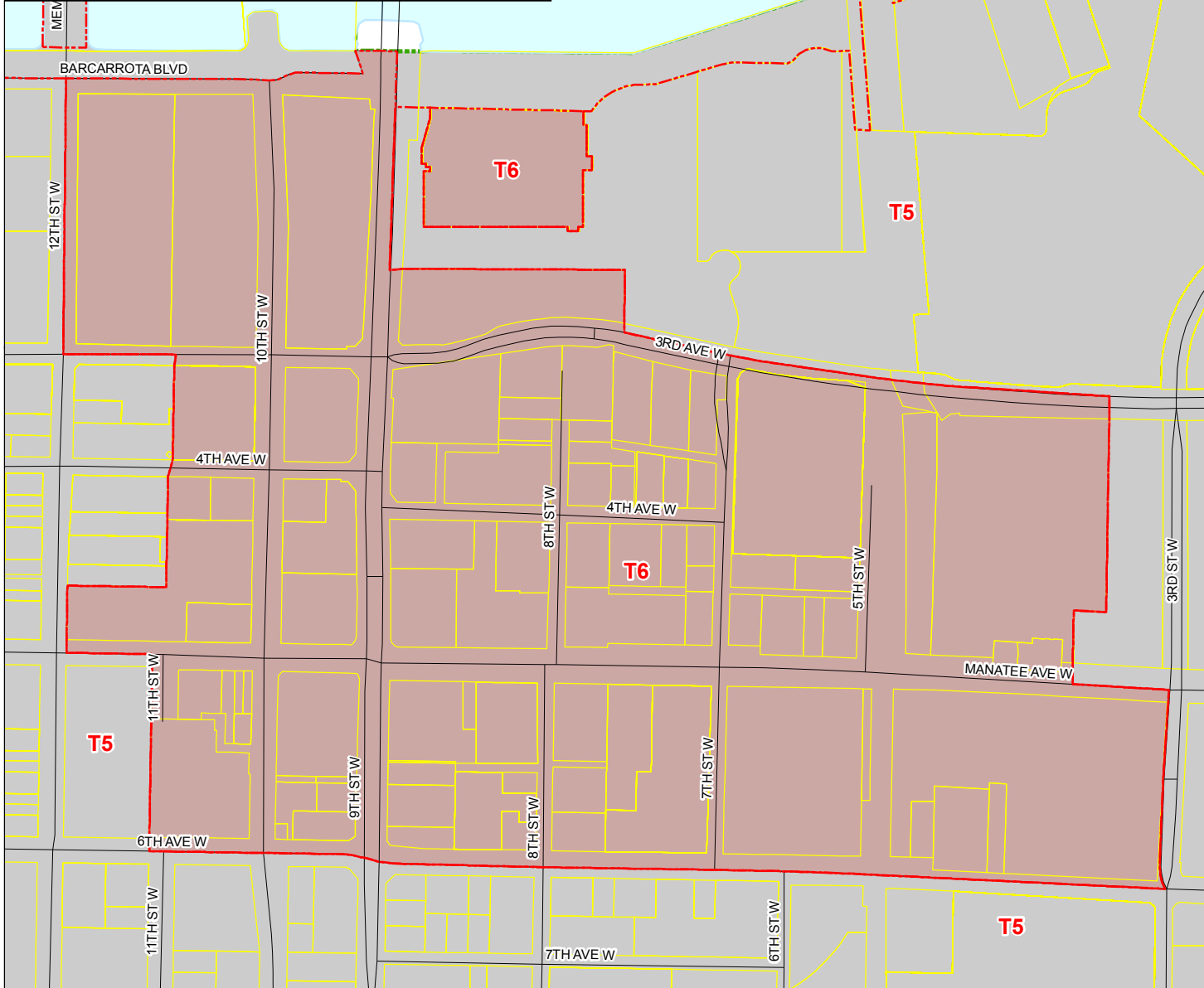
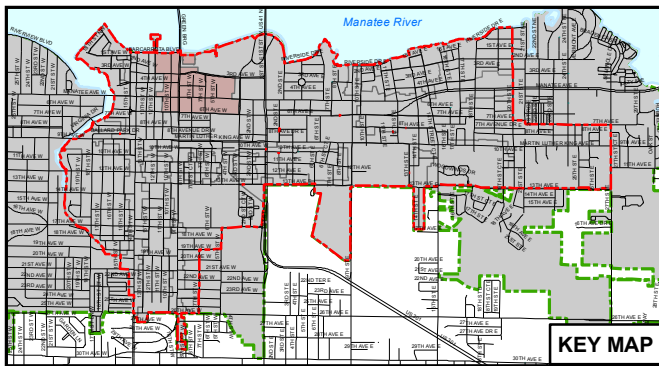
#3263500005 [814 6th Ave. W.] .5608 \$900,000

LOCATION OVERVIEW

Location sits on the Southside of the Downtown US Postal Office, directly across SR 64 West. Parcel is a quarter of a mile from the gorgeous Manatee River. This site is approximately 8 miles from the Premier Gulf Coast Beaches and six miles from Interstate 75. Our Bradenton Market is hungry for more growth with two recently opened flagged hotels. Property encompasses 805, 811, and 817 Manatee Avenue West and 814 6th Ave. West. Properties West border is 9th St. West, the East border is 8th St. W. with the North perimeter as Manatee Ave. W. and the South perimeter as Sr 64 /6th Ave. W.

Address Location Map





T6 URBAN CORE

The T-6 Urban Core Zone consists of the highest density and height, with the greatest variety of uses, and civic buildings of regional importance. It may have larger blocks; streets have steady street tree planting and buildings are set close to wide sidewalks.

PERMITTED USES

- Business Training Schools
- Cafe/Sidewalk Cafe <20 seats*
- Conference Center
- Display Gallery
- Fire Station
- Fountain or Public Art
- Funeral Home
- Hotel (no room limit)
- Inn (up to 10 rooms)
- Kiosk
- Library
- Live Theater
- Live-Work Unit
- Medical Clinic
- Movie Theater
- Multi-Family
- Museum
- Office Building
- Outdoor Auditorium
- Parking Lot/Garage
- Playground
- Police Station
- Restaurant
- Retail Building
- School Dormitory
- Single Family Attached
- Surface Parking Lot

SPECIAL USES

- o Boarding House
- o Cemetery
- o Childcare Center*
- o College
- o Convention Center
- o Cultural
- o Drive-Through Facility
- o Educational
- o Electric Substation
- o Exhibition Center
- o Hospital
- o Indoor Amusement Center
- o Lounge
- o Marina
- o Outdoor Amusement Center
- o Passenger Terminal
- o Push Cart
- o Schools, Public & Private*
- o Special Events
- o Sports Stadium
- o Veterinary Clinic
- o Wireless Transmitter

*See Table 4.7 of Form Based Code for additional requirements.

DEVELOPMENT STANDARDS

Building Height:
Principal Building - 8 stories max. 2 min.
(Eligible Height Bonus - 20 stories max.)*
Outbuilding - N/A

Setbacks - Principal Building:
Front Principal - 0 ft. min. 8 ft. max
Front Secondary - 0 ft. min. 8 ft. max
Side - 0 ft. min. 24 ft. max
Rear - 0 ft. min.

Lot Width: 18 ft. min.
Lot Coverage: 90% max

Parking:
Residential - 1.0 space per dwelling unit
Lodging - 0.5 space per guest unit
Office - 1.0 space per 500 sq. ft. of floor area
Retail - 1.0 space per 500 sq. ft. of floor area

*See page 4.37 of Form-Based Code for T6 information.

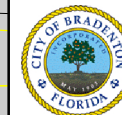
Legend

- Urban Core (T6)
- Form Based Code Area
- Parcels
- City Limits



Miles
0 0.025 0.05 0.1

This map was developed by the Department of Planning and Community Development with the use of Manatee County's Geographic Information System. It is intended for general reference, is subject to change and is not warranted in any way.



CITY OF BRADENTON
Department of Planning & Community Development
101 Old Main Street
Bradenton, Florida 34205
941.932.9400

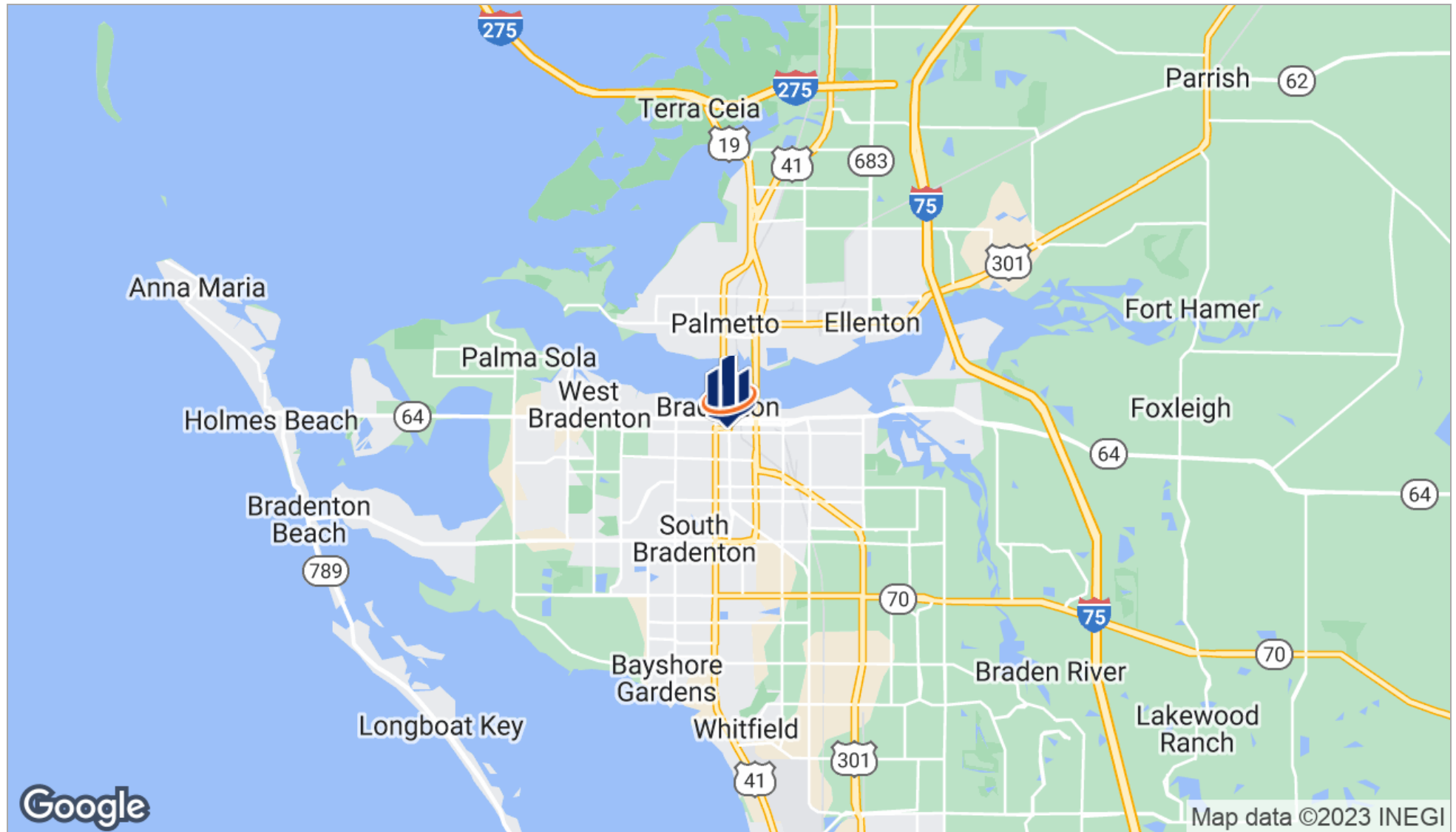
Additional Photos



2 LOCATION INFORMATION

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Regional Map



3

DEMOGRAPHICS

817 Manatee Avenue West
Bradenton, FL 34205

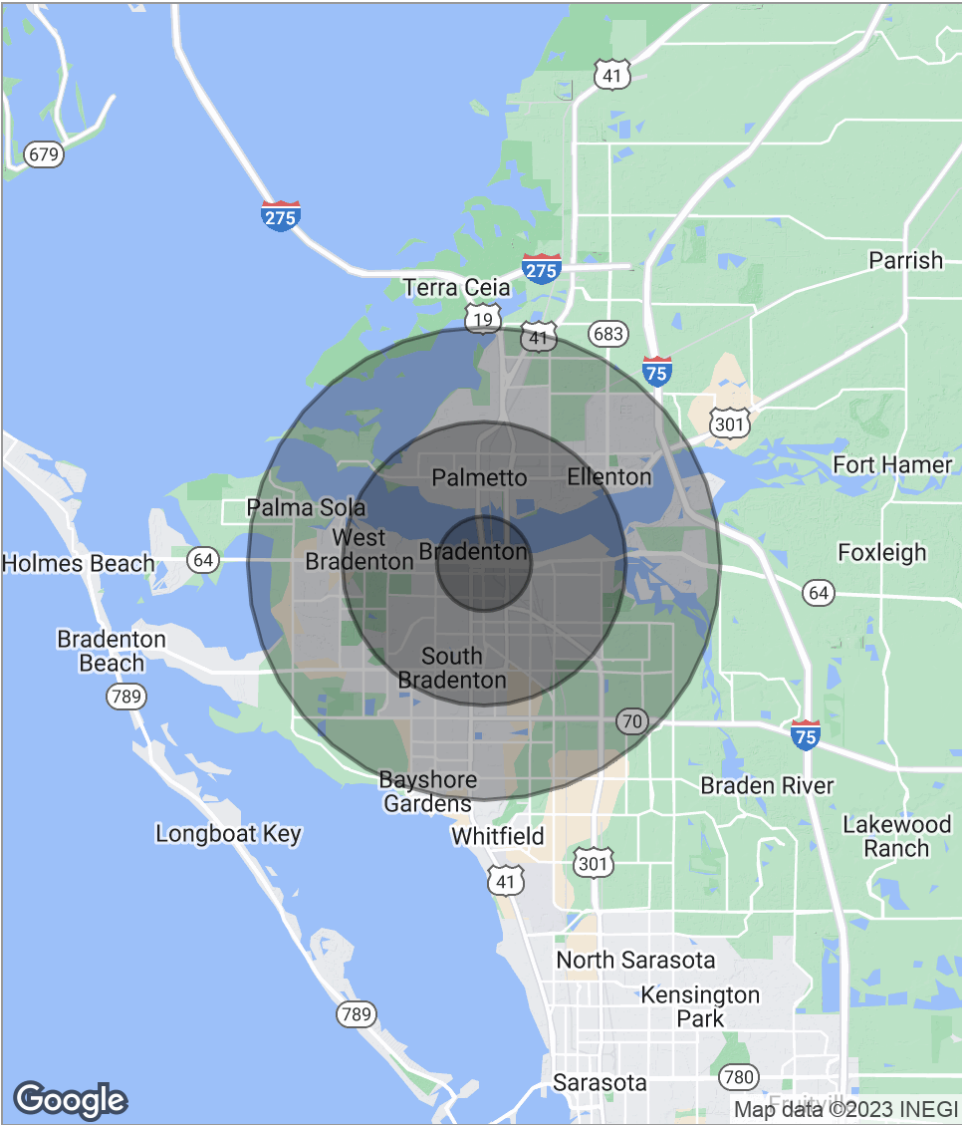


Demographics Report

	1 MILE	3 MILES	5 MILES
Total population	10,075	82,284	180,853
Median age	39.3	39.8	42.2
Median age (male)	36.7	38.4	40.8
Median age (female)	40.3	41.7	43.7
Total households	3,782	32,214	73,286
Total persons per HH	2.7	2.6	2.5
Average HH income	\$46,913	\$49,370	\$50,826
Average house value	\$231,712	\$210,157	\$235,092

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

Demographics Map



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4 ADVISOR BIOS

817 Manatee Avenue West
Bradenton, FL 34205

Advisor Bio & Contact 1

ANGELA VARGA

Senior Investment Advisor



1626 Ringling Boulevard, Suite 500
Sarasota, FL 34236
T 941.932.7131
C 941.932.7131
angela.varga@svn.com
FL #BK3026434

PROFESSIONAL BACKGROUND

Angela has been working as a Senior Investment Advisor since 2005. Her areas of expertise primarily include Medical, Professional Office, and Retail Sales as well as Leasing and Site Acquisition. Angela has been in the Manatee community for over 20 years which gives her vast knowledge of the Bradenton, Palmetto, Parrish and Sarasota Areas.

Previous to her direct real estate sales experience , Angela was a Sales Director with Playground, a Real Estate subsidiary of Intrawest. Her primary objectives were to sell real estate, market & advertise resort destinations, manage a sales team & staff, and work directly as the liaison with the developers of each project and her corporate company, Intrawest.

Angela has been a licensed Florida Real Estate Agent since 2001 and has more than twenty years experience in the Sales, Marketing, and Management. Current memberships include, Manatee & Sarasota Economic Development Council Office Vacancy Committee, Manatee & Sarasota Young Business Professionals, and she is involved with Manatee's Downtown Redevelopment Plan.

Angela is the mother of two beautiful children Austin & Ava and is the wife of Dr. Andrew Varga, D.M.D.



1626 Ringling Boulevard, Suite 500
Sarasota, FL 34236
941.932.7131
suncoastsvn.com