

ELLENTON OUTLETS MIXED-USE DEVELOPMENT OPPORTUNITY

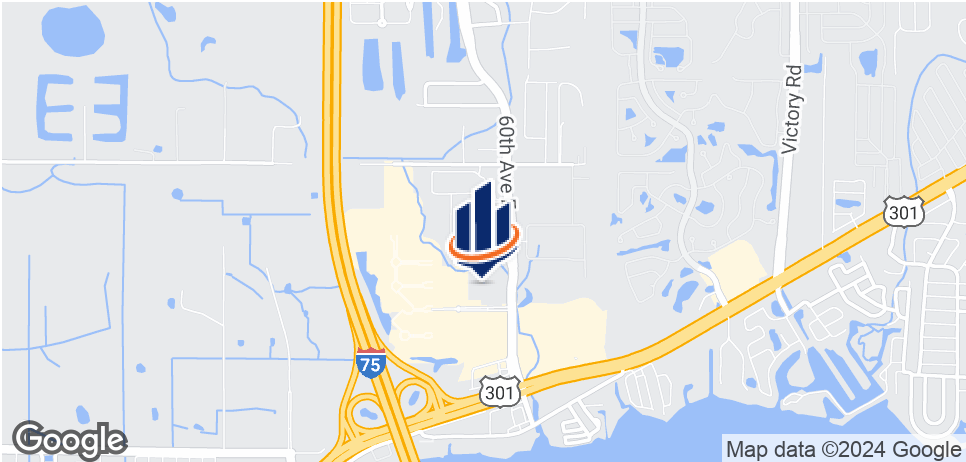
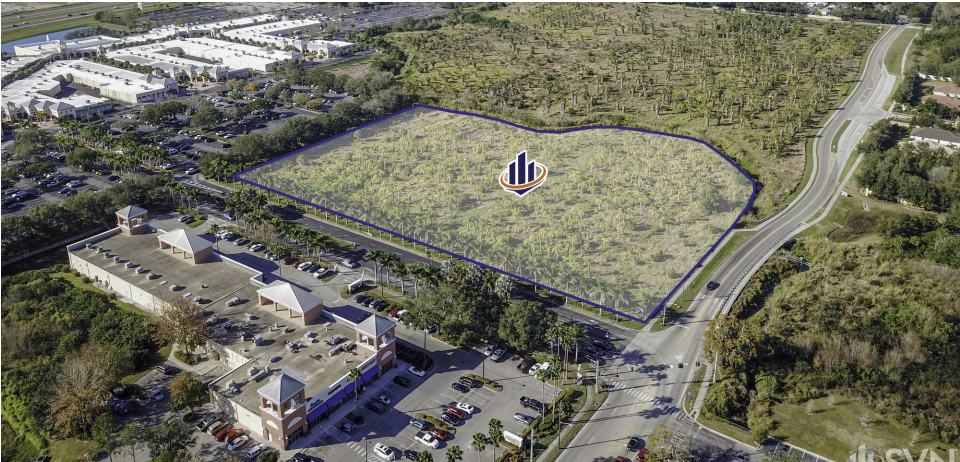
FACTORY SHOPS BOULEVARD ELLENTON, FL 34222

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Property Summary



OFFERING SUMMARY

Sale Price:	\$1,450,000-\$4,950,000
Lot Size:	1.48-7.8 Acres
Zoning:	Planned Development- Mixed Use (PD-MU)
Market:	Ellenton
Submarket:	North Manatee

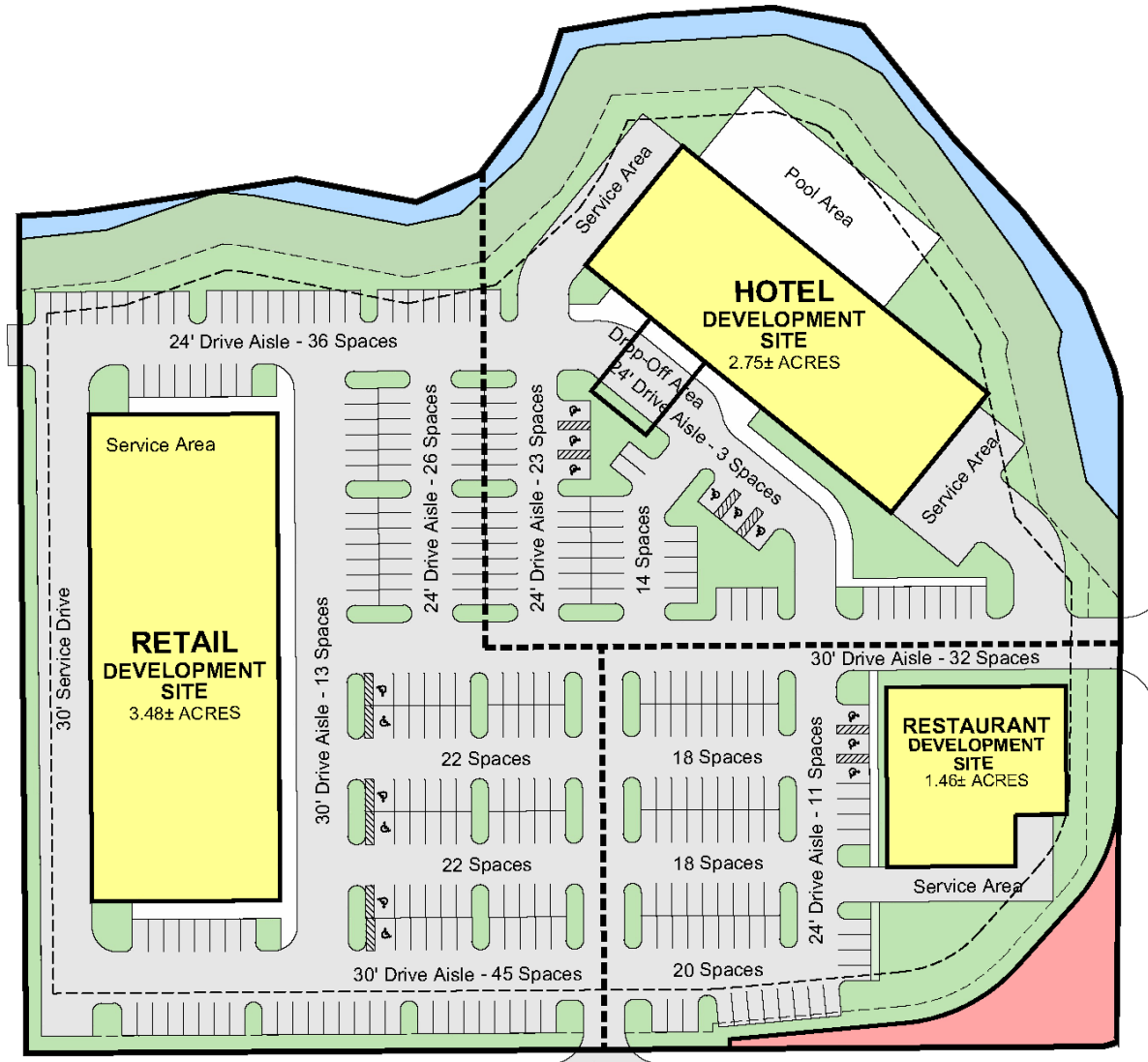
PROPERTY OVERVIEW

The 7.8+/- acre site has been approved for up to a 50,000 SF movie theater, 330-room hotel and 120,000 SF of commercial retail development. This property could also be developed for a junior-box outlet store as the existing outlet mall has very few larger spaces available, restaurants, strip retail or self-storage. These four proposed parcels can be purchased individually or together. Lot sizes can be adjusted as well.

The next door Ellenton Outlet Mall draws over 4 million visitors annually and is one of the biggest shopping destinations in the region. The property is also located next to the Ellenton Ice and Sports Complex, which has two rinks and hosts hockey tournaments and figure skating events.

Manatee County continues to be one of the fastest growing regions in the country and much of this growth is along the US-301 corridor in Ellenton and Parrish. The significant amount new home construction to the east of this site has increased demand for retail, restaurants and entertainment options in this area.

Concept Plan - Parcel & Building Sizes Are Adjustable



Land Lots - Parcel Sizes Are Adjustable

Lot #	Size [AC]	Price/Acre	Sale Price	Status	Description
Entire Site	7.69	\$715,214	\$5,500,000	Available	Purchase entire 7.8+ Acre site for mixed use development project that could include some combination of the previously approved 50,000 SF movie theater/entertainment complex, 330-room hotel and 120,000 SF of commercial retail development space.
Parcel A	2.03	\$637,931	\$1,295,000	-	Northwest corner of the property is ideal for a 3-story 100,000+ SF self-storage building.
Parcel B	2.75	\$818,181	\$2,250,000	-	Hotel development parcel for a 125-room hotel. Approved height is 52' & an additional 5% can be approved administratively.
Parcel C	1.46	\$1,267,123	\$1,850,000	-	Corner restaurant parcel for up to a 10,000 SF restaurant. Could also be developed as a quick-service restaurant or other high visibility retail user.
Parcel D	1.45	\$655,172	\$950,000	-	Parcel closest to the Ellenton Outlet Mall is ideal for a mini-strip retail building. There is high demand for small retail space, as there is very little vacancy in the adjacent retail plazas.

Additional Photos

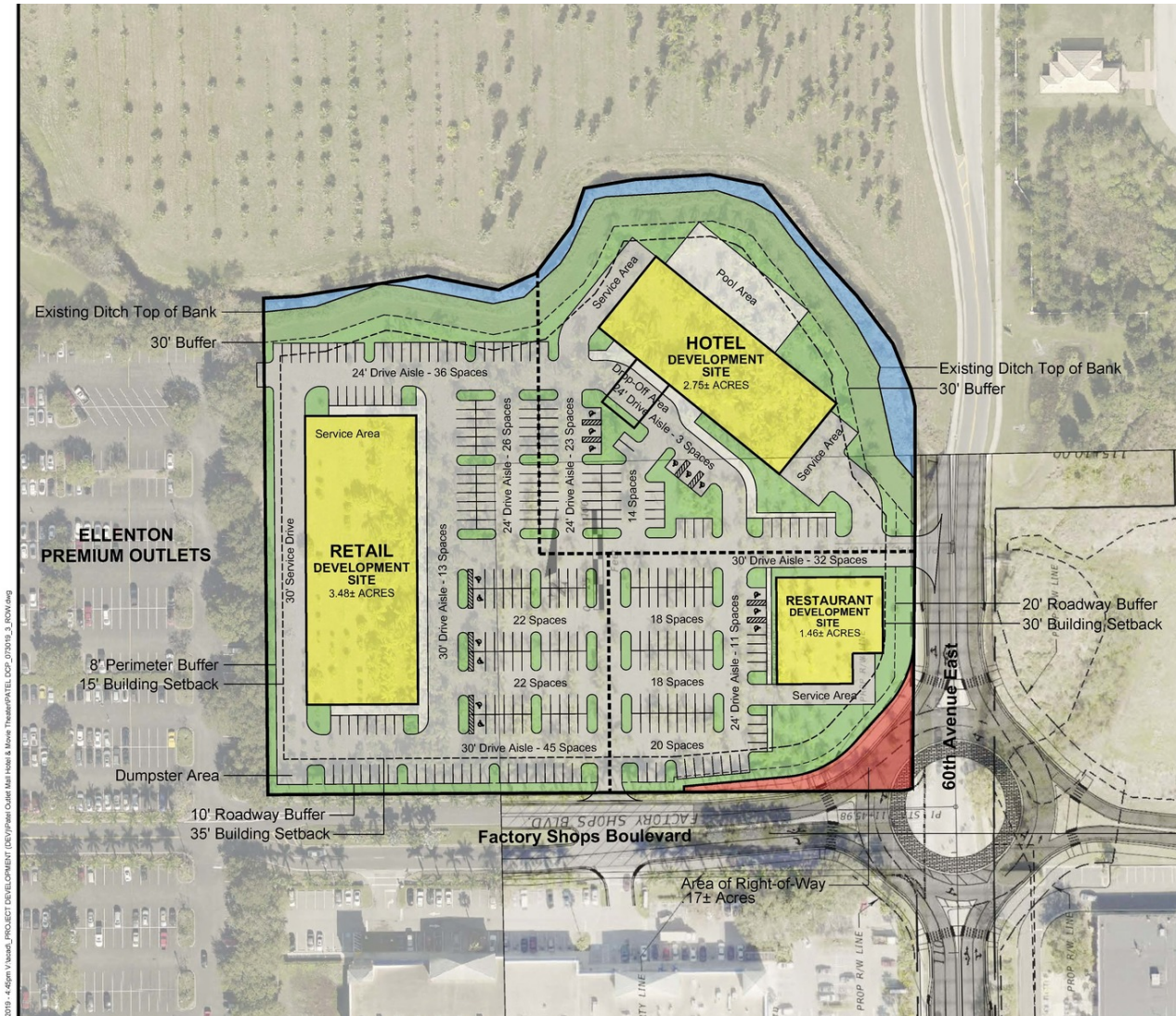


Aerial Photo



Aerial Photo

Proposed Site Plan Showing Proposed Roundabout



DEVELOPMENT DATA

Total Area of Parcel:	7.86± Acres
Area of Existing Ditch:	0.29± Acres
Area of 30' Buffer:	0.60± Acres
Total Area of Existing Ditch and Buffer:	0.89± Acres
Area of Roundabout Right-of-Way:	0.17± Acres
Total Developable Area:	6.80± Acres
Area of Buildings:	1.42± Acres
Area of Parking / Paved Areas:	4.11± Acres
Area of Open Space:	2.16± Acres

Proposed Uses:

Hotel	2.75± Acre Development Site	105 Rooms
Retail	3.48± Acre Development Site	31,250 SF
Restaurant	1.46± Acre Development Site	10,000 SF

Parking Required:

Hotel	115 Spaces
Retail	125 Spaces
Restaurant	TBD Spaces
Total Parking Provided:	365 Spaces

Hotel:	1 Space per Room plus 1 Space per 10 Rooms
Retail:	1 Space per 250 SF
Restaurant:	1 Space per 80 SF

Notes:

- The area of Open Space is 27% of the Total Parcel Area. (25% Required)
- No Stormwater Facilities are shown on the Plan.



DEVELOPMENT CONCEPT PLAN

SECTION 09, TOWNSHIP 34 SOUTH, RANGE 18 EAST
MANATEE COUNTY, FLORIDA

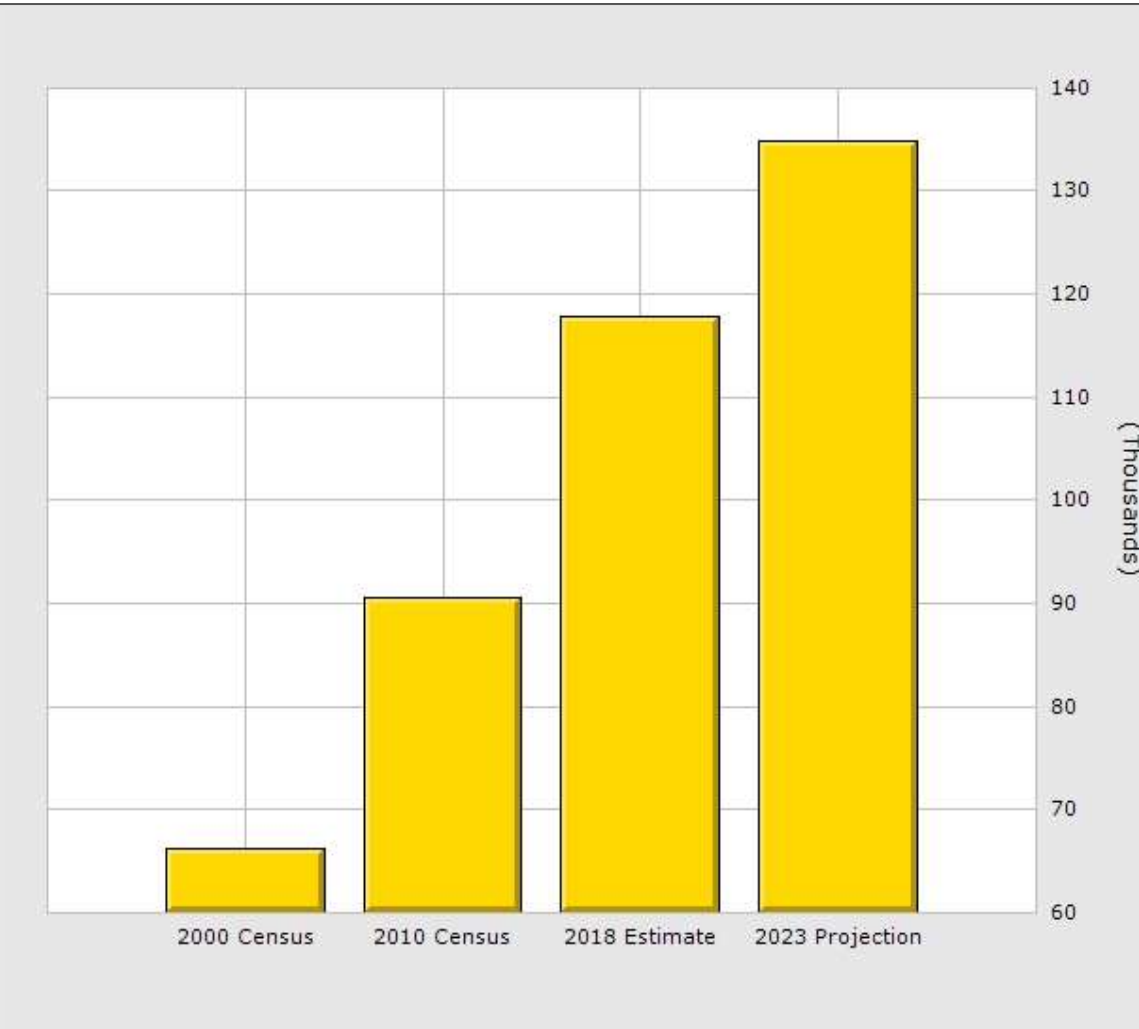
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Demographic Information

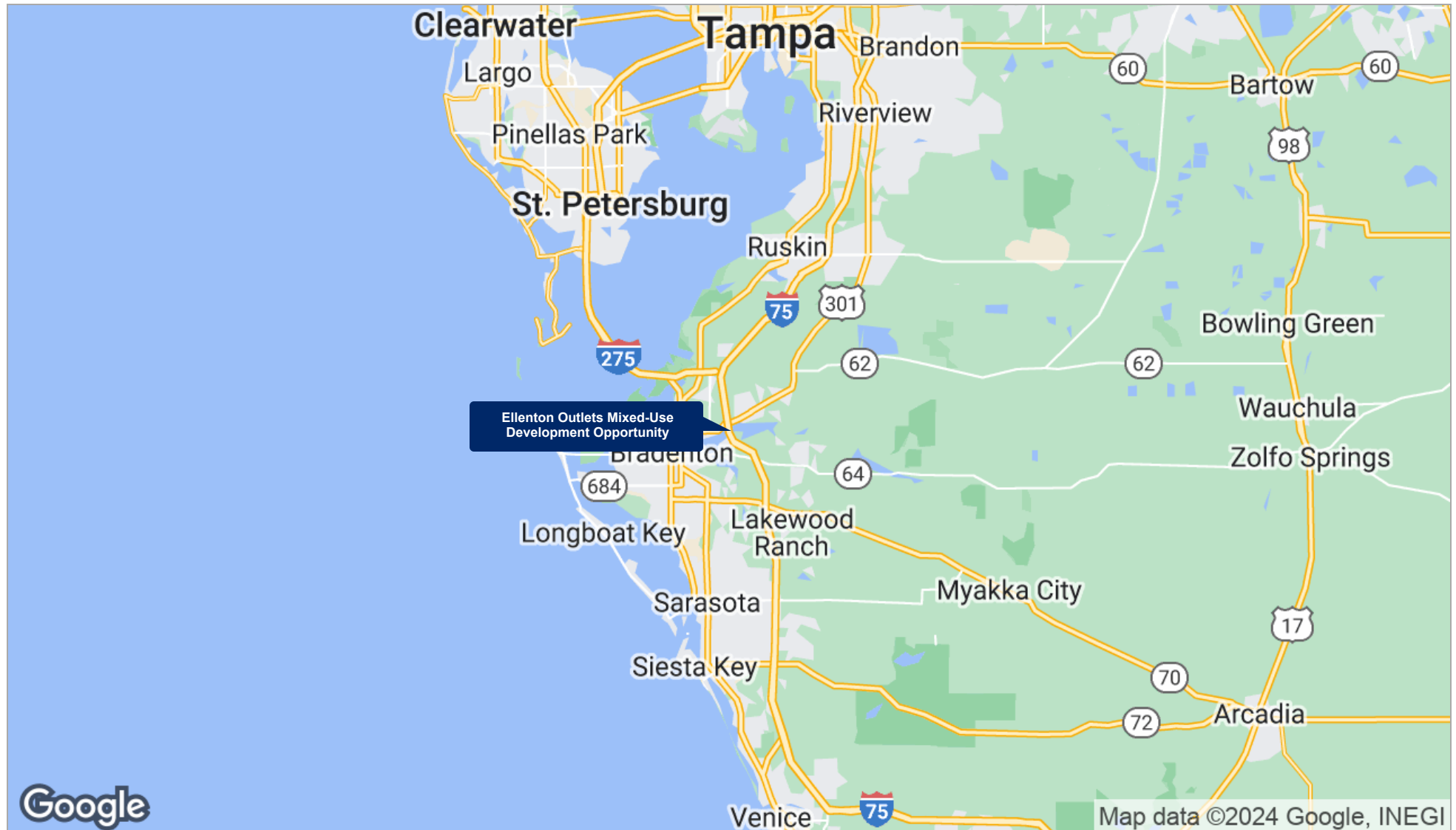
Population for 5 Mile Radius

Factory Shops Blvd, Ellenton, FL 34222

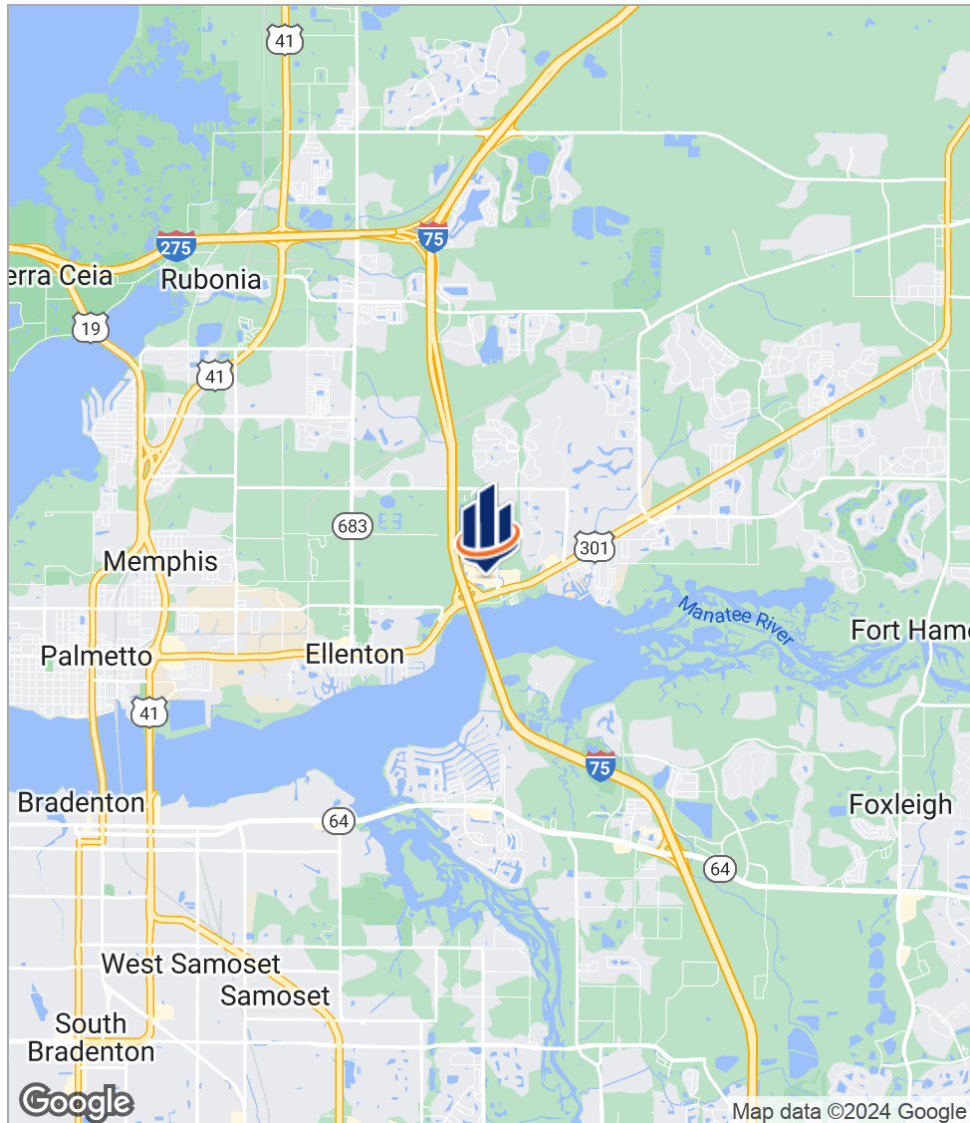


Population	1 Mile	3 Mile	5 Mile
2018 Total Population:	7,089	40,701	117,876
2023 Population:	8,265	46,552	134,767
Pop Growth 2018-2023:	16.59%	14.38%	14.33%
Average Age:	52.50	46.50	43.50
Households			
2018 Total Households:	3,376	17,432	46,687
HH Growth 2018-2023:	16.38%	13.80%	13.71%
Median Household Inc:	\$42,637	\$51,518	\$51,270
Avg Household Size:	2.10	2.30	2.50
2018 Avg HH Vehicles:	1.00	2.00	2.00
Housing			
Median Home Value:	\$90,937	\$165,094	\$181,866
Median Year Built:	2003	1995	1994

Regional Map



Location Maps

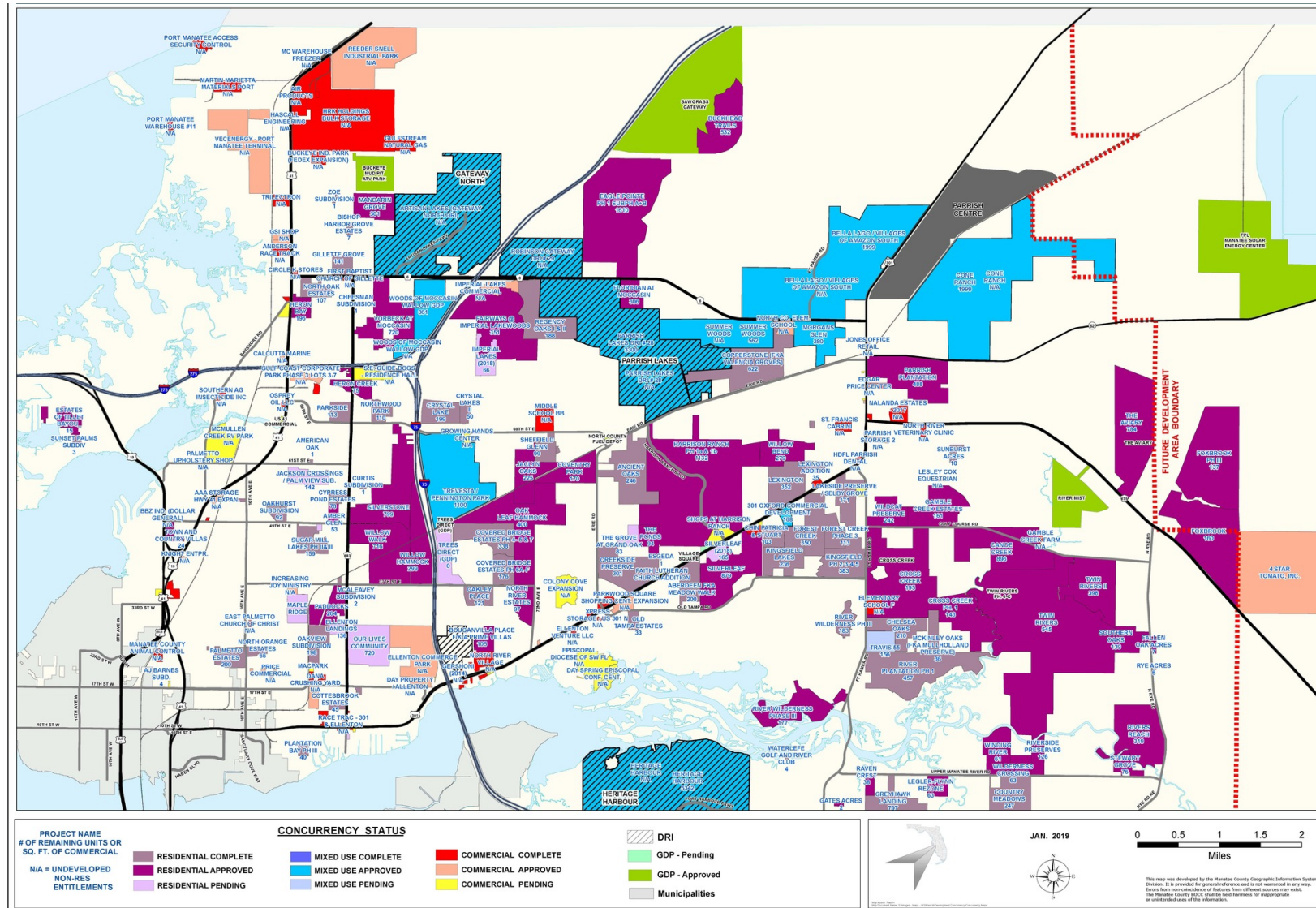


Ellenton/Parrish Retailer Map



Map data ©2024 Google Imagery ©2024 Airbus, CNES / Airbus, Landsat / Copernicus, Maxar Technologies, U.S. Geological Survey

North County Development Map



All Advisor Bios



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Tony Veldkamp, CCIM

Senior Advisor
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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.

Tony very much enjoys life on the SunCoast with his wife Debbie, their five children and their families. They enjoy boating, hiking, and family time.



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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.