



**COLDWELL
BANKER
COMMERCIAL**

**COLDWELL BANKER
COMMERCIAL REALTY**

FOR SALE

BANK OWNED-2.93 ACRES MULTIFAMILY LAND

\$674,000

Terra Ceia Bay Lane
Palmetto, FL 34221

AVAILABLE SPACE
2.93 Acres

FEATURES

- Close to I 75 & I 275 with easy access to Tampa/St Petersburg airports and amenities.
- Close to Bradenton Riverwalk.
- Close to Beaches and Nature Preserves.
- Easy Access to Sarasota and Lakewood Ranch.
- Small town charm.

AREA

This lot is south of the Skyway Bridge and north of the Manatee River in a development on Terra Ceia Bay. East is west of RT 41 N.



CBCWORLDWIDE.COM

OFFICE

Janet Robinson
941 993 0895
janet.robinson@nrtlcc.com

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100 N Tamiami Trl, Sarasota, FL 34236
941.366.8070



SALE

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Terra Ceia Bay Lane, Palmetto, FL 34221



OFFERING SUMMARY

Sale Price: \$674,000

Available SF:

Lot Size: 2.93 Acres

Zoning: PL_PD-H

Market: Tampa Bay

Submarket: Sarasota/Manatee
Counties

Price / SF: \$5.28

PROPERTY OVERVIEW

This property consists of 2.93 gross acres or 127,185 square feet, located at the western section of Terra Ceia Bay Lane overlooking an golf course. The acreage was previously approved for the development of 11 single story town home buildings totaling 22 residential units located within the Terra Ceia Bay Golf Club community. Zoning allows for up to 32 units. Just south of the Tampa Bay Bridge. This rare location offers easy access to I 75 and I 275 which makes Tampa and St Petersburg almost in your backyard. It can be a breeze to get to the Tampa Airports or SRQ Airport. This area has so much to offer including all the amenities on the Manatee River and downtown Bradenton charm. The beaches are less than 20 minutes away or just enjoy your backyard with Florida's nature preserves.

PROPERTY HIGHLIGHTS

- Close to I 75 & I 275 with easy access to Tampa/St Petersburg airports and amenities.
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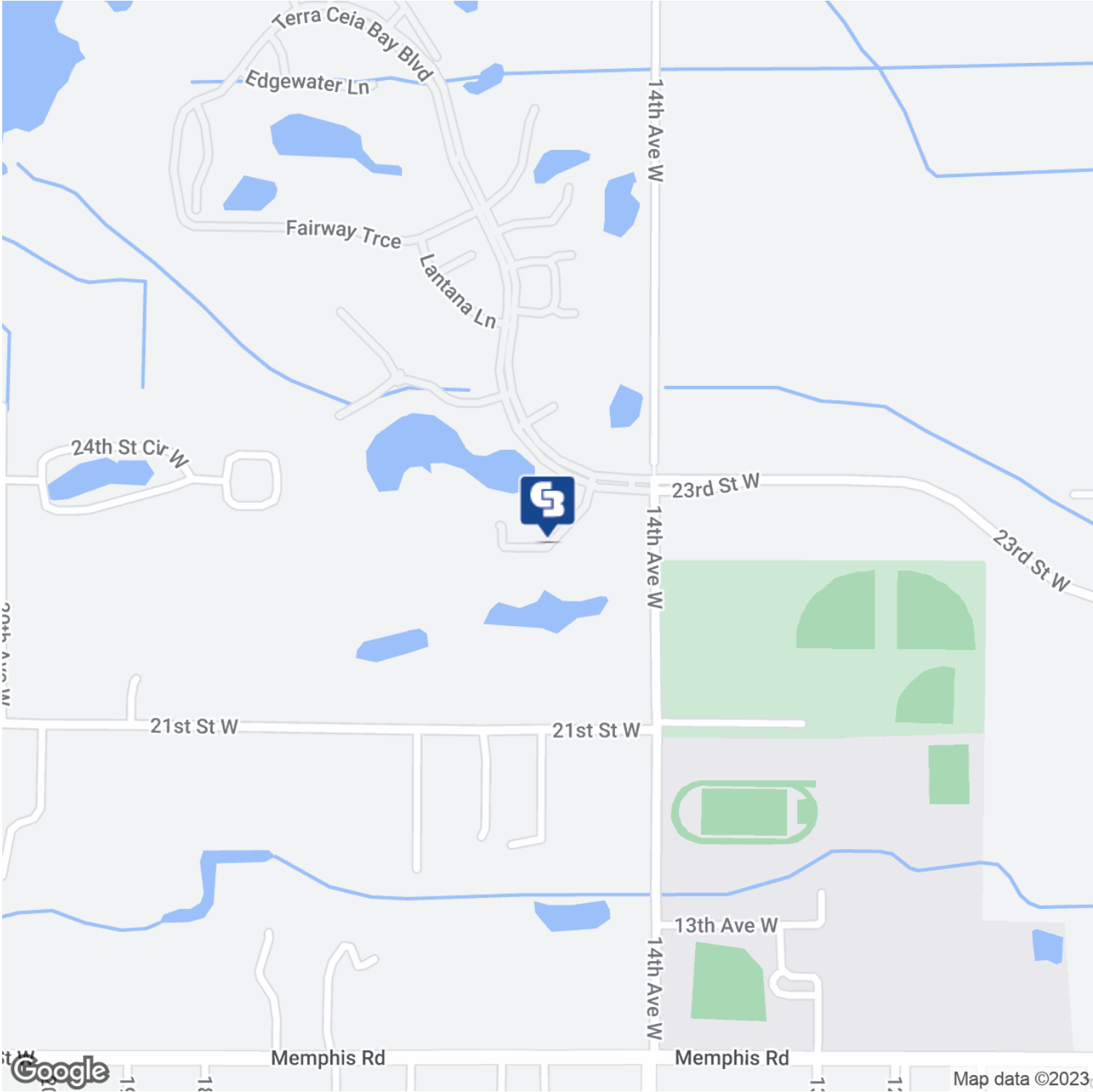
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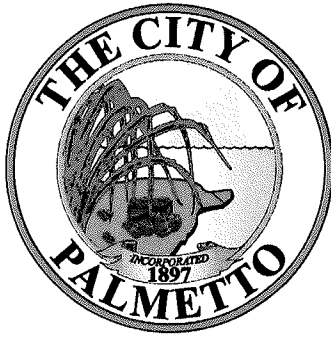
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Department of Public Works

600 17th Street West
Palmetto, Florida 34221
Phone (941) 723-4580 • FAX: (941) 723-4539
Suncom 599-4580

October 20, 2017

J.S. Andrews
Zirkelbach Construction
1415 10th Street West
Palmetto, Florida 34221

Re: Terra Ceia Townhomes
Construction Plan Approval

Dear Jerry:

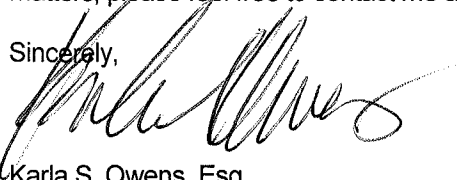
City of Palmetto Staff has reviewed and **approved** the revised construction plan prepared by Maser Consulting, P.A. dated October 19, 2017 submitted for the Terra Ceia Townhome project subject to the following conditions:

1. All construction must comply with the Florida Fire Prevention Code;
2. **Prior to delivery of any combustible materials to the site, the following items shall be completed:**
 - a. All-weather stabilized emergency access shall be provided and maintained;
 - b. Fire hydrants shall be installed and certified by the engineer of record to meet the required fire flow. Hydrants shall be located a maximum of 400 feet from the main entrance of all principal buildings;
 - c. The fire hydrants shall be approved for firefighting use by the City of Palmetto Utilities Department;
 - d. Street signs, if applicable, shall be installed prior to vertical construction; and
 - e. Buildings shall be provided with emergency vehicle access to at least two sides of the building.
3. Reclaimed water shall be extended to the site prior to issuance of any certificate of occupancy;
4. The developer shall provide executed documents for a legal access/easement use of adjacent property prior to placement of the drainage line along the south boundary line of the Subject Property and prior to issuance of any certificate of occupancy;
5. Legal documents creating a maintenance entity for perpetual care of all common open space shall be provided for review and approval by the City Attorney prior to issuance of any certificate of occupancy;
6. The developer shall provide evidence of school concurrency analysis from the Manatee County School District prior to issuance of any certificate of occupancy. Please contact Amy Anderson @ (941) 708-8800, Ext 1223;
7. All water mains must have a three (3) inch cover or be installed in a steel casing with a six (6) inch cover over the drainage end; and
8. Sewer service for Building 5 must be revised to come from the sewer main, not the sewer man hole.

October 20, 2017

Thank you for your cooperation with this matter. If you have any further questions regarding these matters, please feel free to contact me at (941) 723-4580.

Sincerely,

A handwritten signature in black ink, appearing to read 'Karla Owens', written over the word 'Sincerely,'.

Karla S. Owens, Esq.
Development Services Director
City of Palmetto
601 17th Street West
Palmetto, Florida 34221
(941) 723-4580, Ext. 2135
kowens@palmettofl.org



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JANET ROBINSON

Commercial Director Florida West Coast

janet.robinson@nrtllc.com

Direct: 941.993.0895 | Cell: 941.993.0895

FL #BK648570

PROFESSIONAL BACKGROUND

Janet K. Robinson CCIM has worked in Commercial Real Estate since 1996. Her philosophy is: "If you listen carefully to what the customer needs, you can find a solution." Robinson has her CCIM designation, which was earned by a combination of extensive commercial real estate education and many successful transactions. Janet has extensive experience in Office, Industrial, and Land sales and leasing in the Southwest Florida Region.

Robinson supervises a team of 30 experienced commercial associates on the Florida West Coast. Our team assists investors to increase value and gain a better understanding of their assets. Quarterly, she presents a report updating bankers, real estate brokers, and others on the local real estate market.

Before moving to Sarasota, Janet sold material handling equipment to Coal Mines, Steel Mills, and Utility Companies.

Come join our team and increase your commercial real estate exposure and opportunities.

EDUCATION

BS Elizabethtown College

MEMBERSHIPS

CCIM
RASM-CREA
FGCAR
NTRP
PRO

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