



ADDRESS

**12340 Manatee Avenue West
Bradenton, FL 34210**

PROPERTY FEATURES

- Subject Property is the remaining waterfront land at the northern point of the Harbour Isle Community project
- 18.90 usable acres for entitled for 275 units
- Owner will consider selling in phases
- Units can be a mixture of condos, townhomes, or single family
- Utilities stubbed to sites and entry road has already been graded
- Endless views of Anna Maria Island and out towards the Sunshine Skyway Bridge
- Vast list of in-place amenities already existing within and surrounding the community

	1 Mile	5 Miles	10 Miles
Total Households:	519	18,356	75,810
Total Population:	1,166	38,616	176,066
Average HH Income:	\$88,936	\$70,890	\$58,536

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or



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Commercial

12340 MANATEE AVE. W. CONDO DEVELOPMENT

12340 MANATEE AVENUE WEST, BRADENTON, FL



OFFERING SUMMARY

Sale Price:	Call Agent For Details
Lot Size:	18.9 Acres
Zoning:	BR_PDP
Market:	Manatee
Submarket:	Harbour Isles

PROPERTY OVERVIEW

The subject property is the remaining portion of the Harbour Isle Community development project at the northern end of the peninsula. The project is a world class community with in-place amenities including a community beach club recreation center containing a fitness center, meeting space, private dining/bar, a kayak launch, lap pool, manicured landscaping and a vast nature trail surrounding the tranquil community lake. Additionally, there are a Compass Hotel, Floridays Restaurant, and Safe Harbor wet/dry slip marina located just outside the gates of the development. Located along Manatee Ave. W. and just minutes from the public beach, the remaining parcel is a fully waterfront pad with expansive views reaching out to the Skyway Bridge. The remaining phase consists of 3 parcels totaling 18.90 buildable acres. The road to the site has been graded but not yet paved. The existing project already consists of 411 low rise townhomes along the spine with short term rentals beside the marina and is ready for someone to finish building this third phase. The Seller is looking for the right Buyer/Developer to finish the project with a mixture of high-end condos, townhomes or single family residences.

LOCATION OVERVIEW

Located along Manatee Ave. West, this property sits just before the Anna Maria Island Bridge on the far north of the peninsula. Surrounded by water, this project will face out over Anna Maria Island and the Sunshine Skyway Bridge to Tampa/St Pete. The property is only a mile and a half and under a 5 minute drive from the public beach located just over the bridge.

Michael Saunders & Company



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OFFERING CONDITIONS:

Please note the following buying terms to be included in an LOI:

- (i) Buyer's intended use for the property
- (ii) assumption/payment of contingent fee obligations owed to Hayden Lane (see Memorandums)
- (iii) assumption of declarant rights under Master Declaration and control over Beach Club and other common areas and amenities (as is, where-is, without recourse back to Minto)
- (iv) construction of Martinique Drive extension; and
- (v) property will be added to Master HOA.
- (vi) Site Plan Pre-App: the City and the heads of planning suggested a pre-application whereby a developer would share their plans; and staff would determine the process either staff approval or more formal requiring the City Council.

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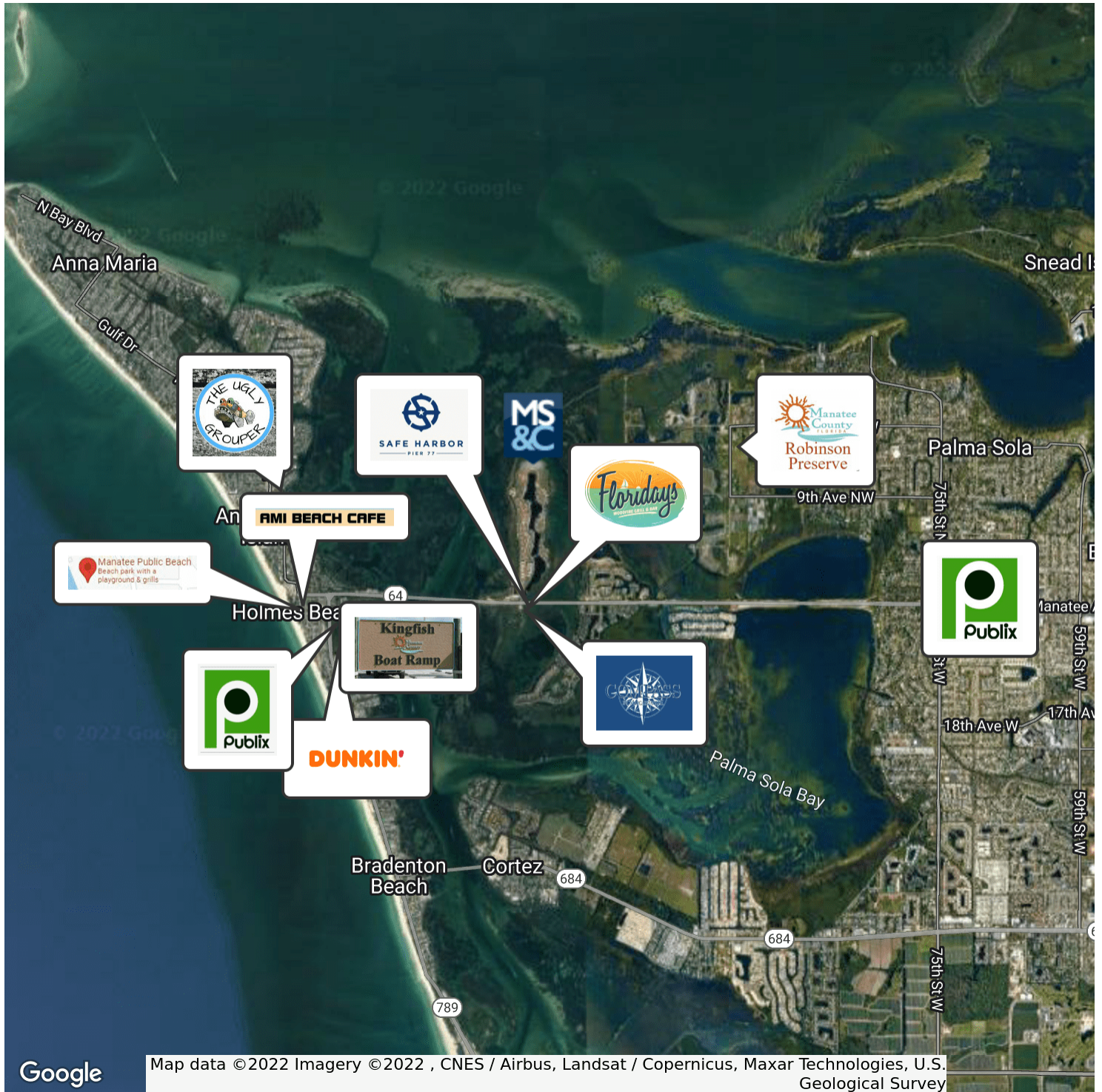
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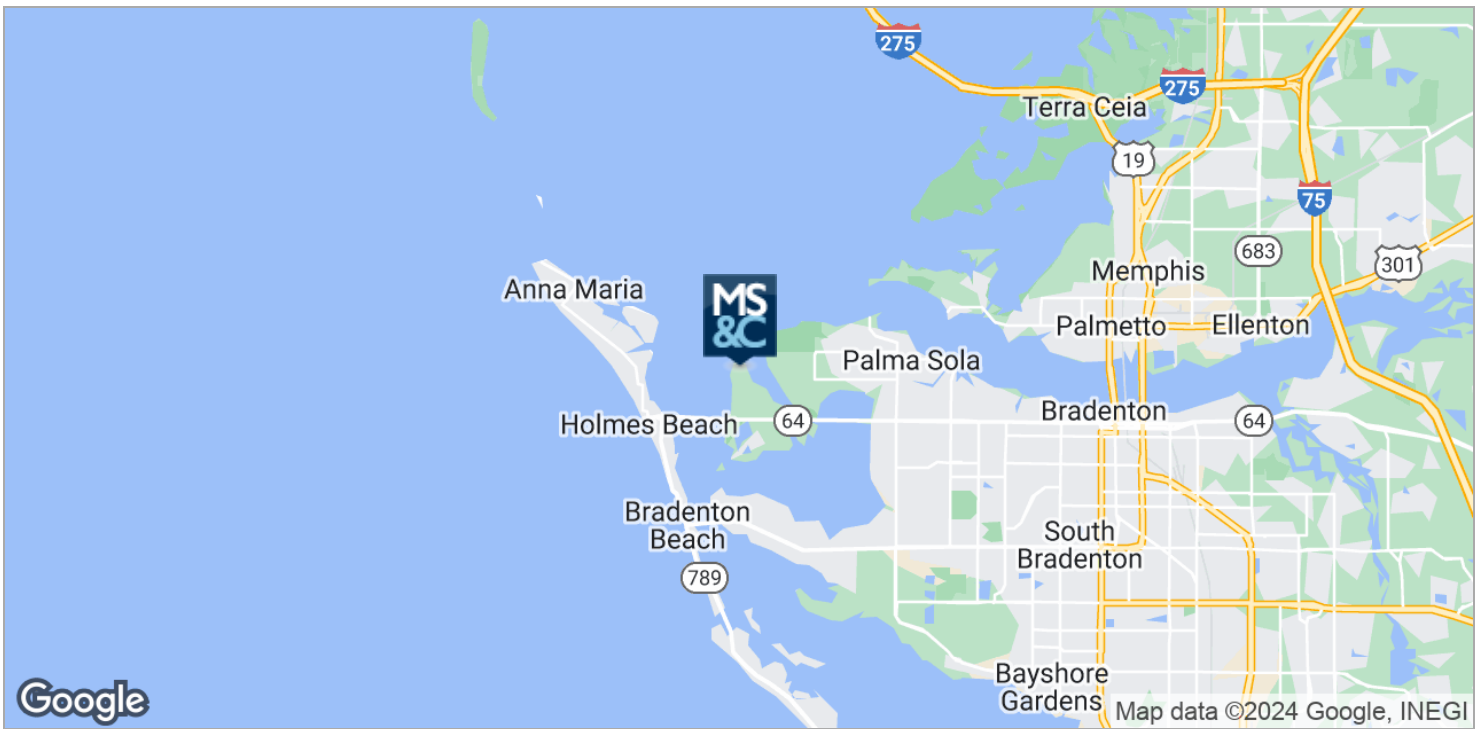
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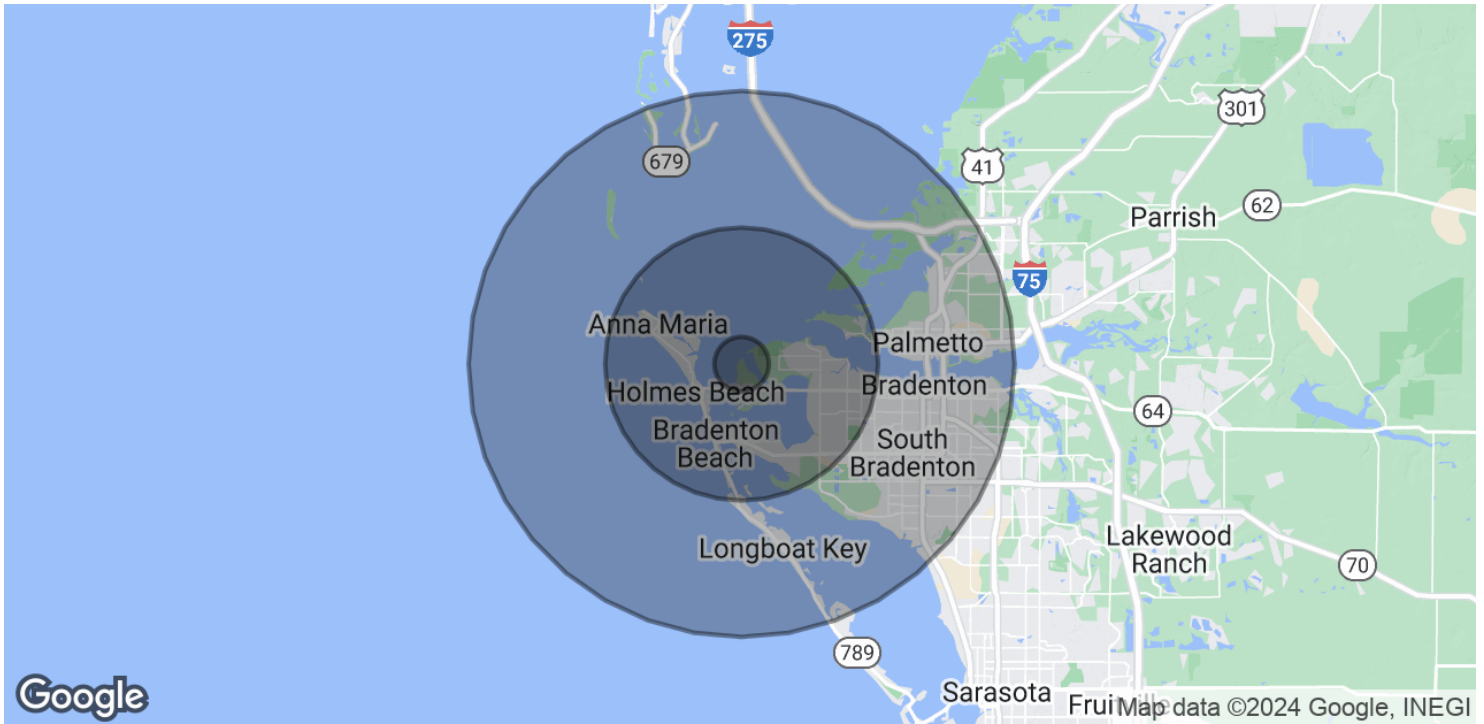
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POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	1,166	38,616	176,066
Average Age	57.1	55.7	46.0
Average Age (Male)	58.6	53.8	44.7
Average Age (Female)	56.5	56.6	47.1

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	519	18,356	75,810
# of Persons per HH	2.2	2.1	2.3
Average HH Income	\$88,936	\$70,890	\$58,536
Average House Value	\$541,028	\$365,969	\$261,920

* Demographic data derived from 2020 ACS - US Census

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PROFESSIONAL BACKGROUND

A real estate sales and commercial specialist for 17+ years, Lee DeLieto Jr. offers a uniquely informed perspective on the Sarasota market, helping clients to make the right decisions about their investment strategies. In 2005, Lee joined his father, a seasoned Michael Saunders associate, to form the Company's top producing Commercial team. To date, this exceptional duo has closed on millions of dollars of commercial property, working diligently to achieve the objectives of clients and investors.

Lee's Commercial real estate services include commercial investment property, land development, site and land acquisition, office space and retail leasing, 1031 exchanges, and asset disposition. The DeLieto Team has the proven ability to make every investment, lease, acquisition/sale a profitable experience. Committed to the community they serve, both Lee Jr. and Sr. are actively involved in local organizations both civic and charitable. Lee Jr currently sits on the board as a community member for the Sarasota School of Arts and Sciences (SSA+S). As an active member in the business community, Lee Jr. is a recent past member of the Board of Directors for the Greater Sarasota Chamber of Commerce and Past Chair of their City Priorities Council. He is also the 2010 Past President of Commercial Investment Division (CID) under the Realtor Association of Sarasota and Manatee.

A graduate of the University of Florida, Lee has lived in Sarasota since 2005. Married to Valarie Wadsworth-DeLieto, a residential agent with Michael Saunders & Company, together they enjoy traveling across the United States on Lee's 2008 Harley Davidson.

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