

# Hotel Development Site

ELLENTON, FL



OFFERING MEMORANDUM

**KW COMMERCIAL**  
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Sarasota, FL 34236

**PRESENTED BY:**

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ELLENTON, FL

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HOTEL DEVELOPMENT SITE

# PROPERTY INFORMATION

1

EXECUTIVE SUMMARY

ADDITIONAL PHOTOS



# Executive Summary



<b>SALE PRICE:</b>	\$4,950,000
<b>PRICE PER ACRE:</b>	\$343,989
<b>LOT SIZE:</b>	14.39 Acres
<b>APN #:</b>	813700002/813800000
<b>MARKET:</b>	Tampa Bay
<b>CROSS STREETS:</b>	I-75 & 29th St E
<b>TRAFFIC COUNT:</b>	100,000

## PROPERTY OVERVIEW

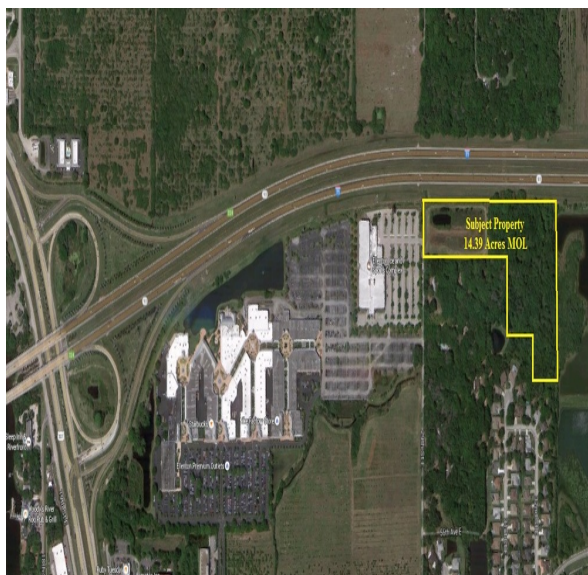
Great development opportunity for a hospitality. Located with 1,250 feet of frontage directly on I-75 with about over 125,000 AADT, and adjacent to built-in opportunity and business in the Ellenton Ice and Sports Complex and Ellenton Prime Outlets. Property sits at 14.39 ac MOL. New theater is also being planned on the existing Ellenton Ice property to the south.

## PROPERTY FEATURES

- 1,250 feet of frontage on I-75
- Built-in opportunity with Ellenton Ice and Sports Complex and Ellenton Prime Outlets
- 125,000 AADT
- Ellenton/Parrish Area Experiencing Rapid Growth.



# Additional Photos



HOTEL DEVELOPMENT SITE

# LOCATION INFORMATION

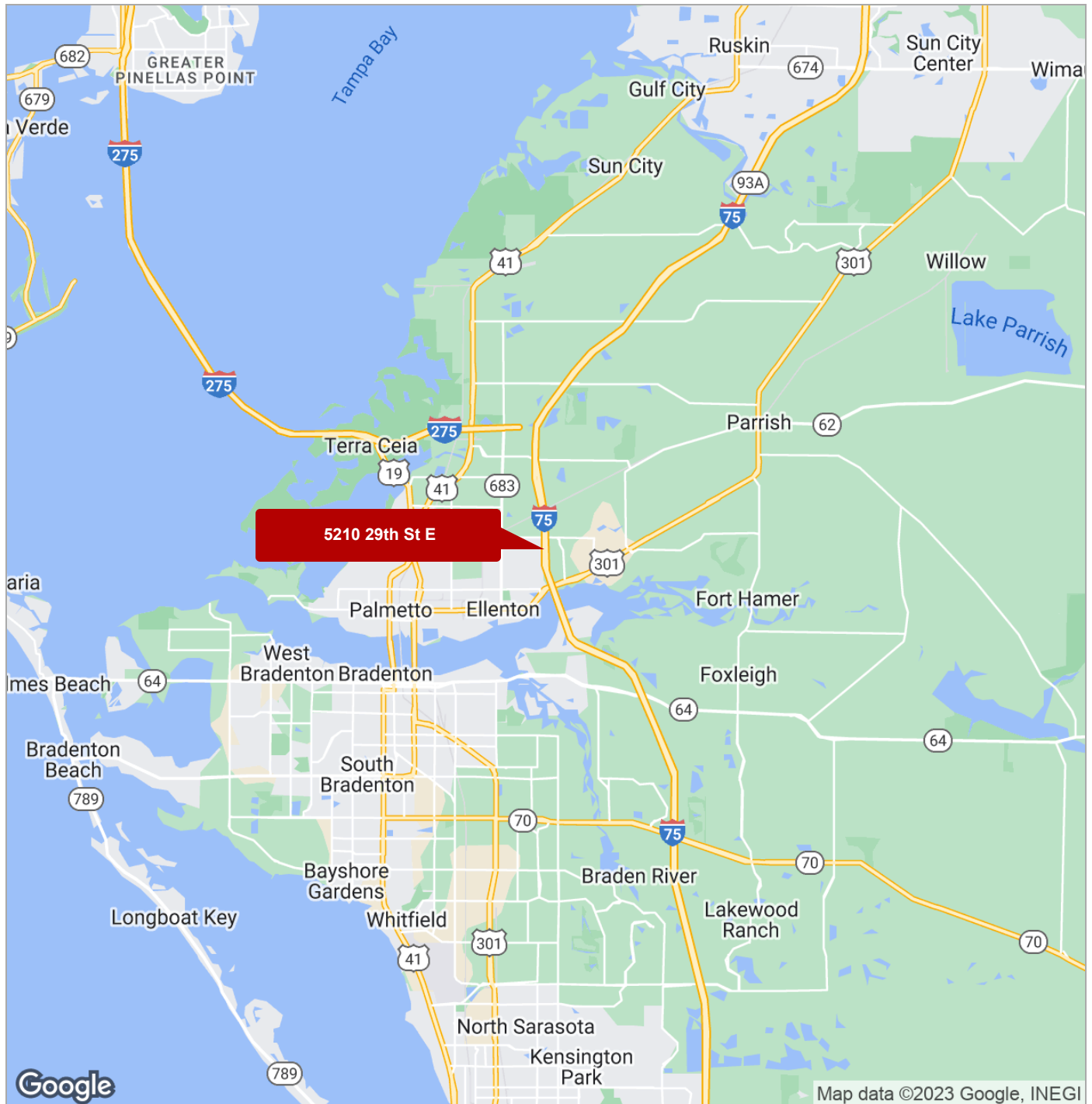
# 2

REGIONAL MAP

LOCATION MAPS

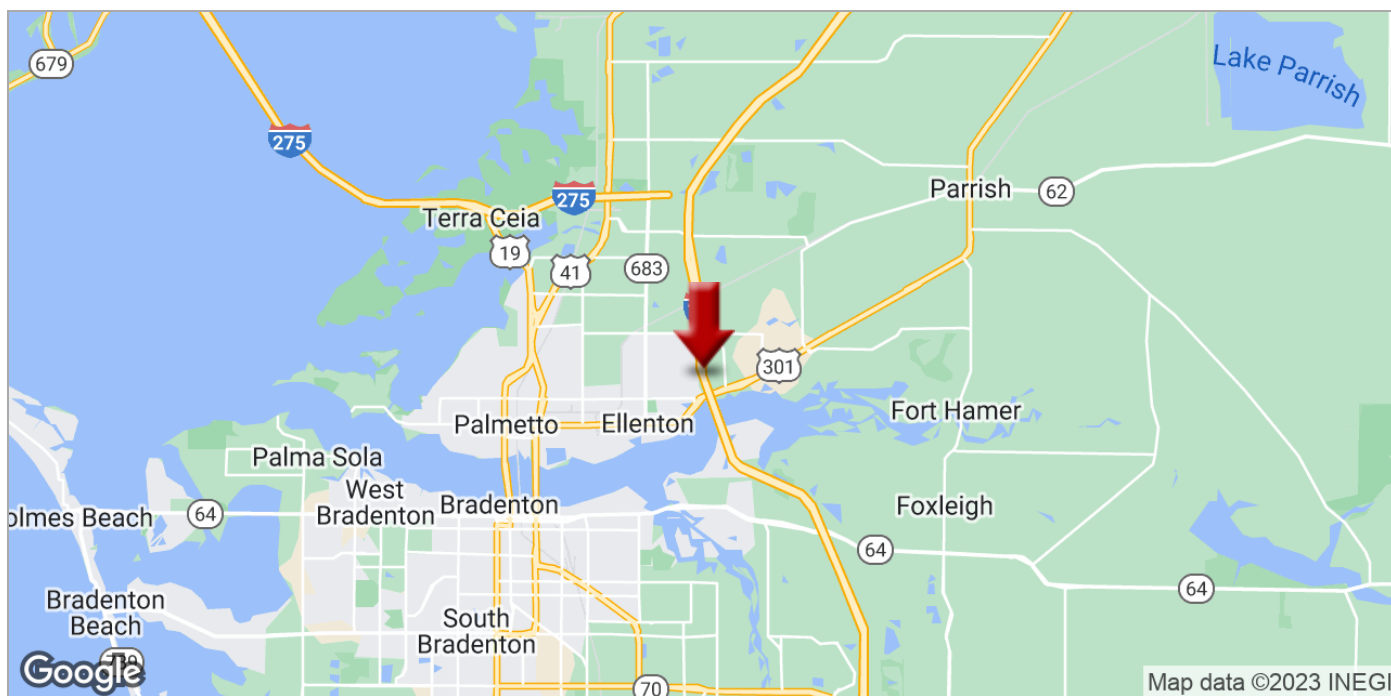
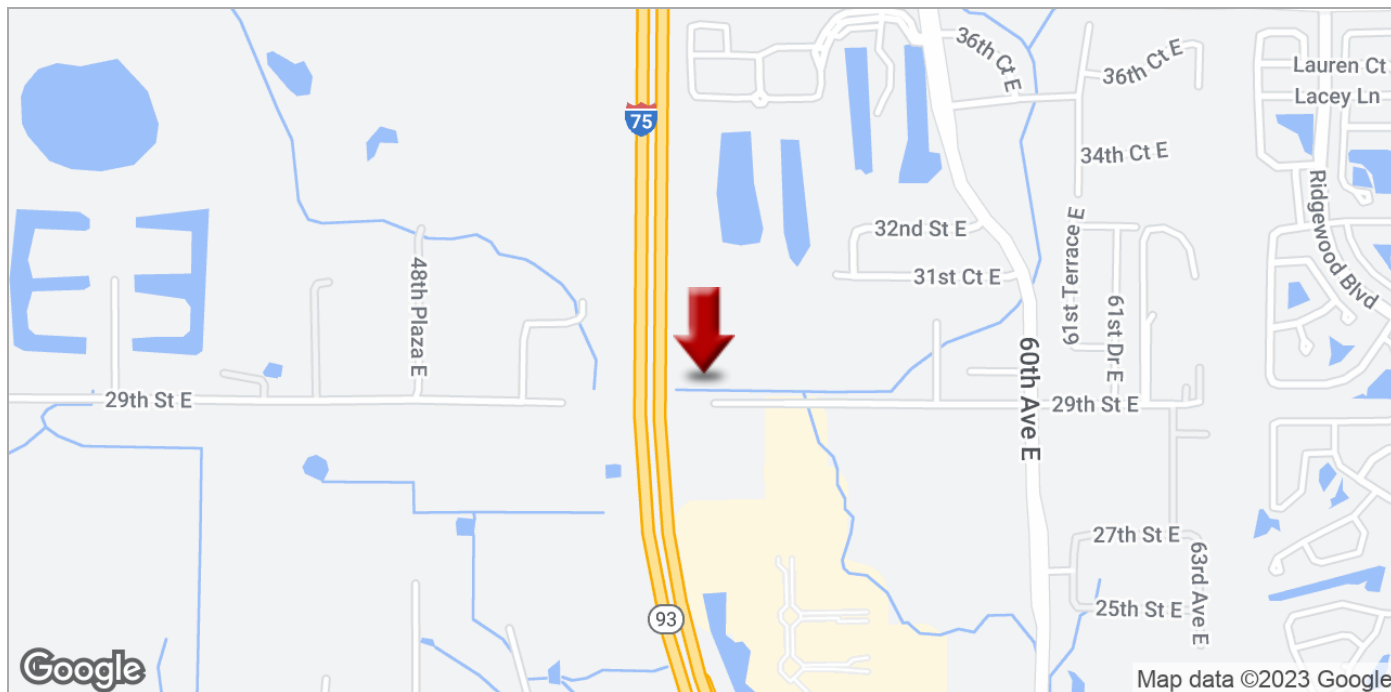
AERIAL MAP

# Regional Map





## Location Maps





## Aerial Map



HOTEL DEVELOPMENT SITE

# FINANCIAL ANALYSIS

3

FINANCIAL SUMMARY

# Financial Summary

## INVESTMENT OVERVIEW

Price	\$4,950,000
Price per SF	\$7.90
CAP Rate	-
Cash-on-Cash Return (yr 1)	- %
Total Return (yr 1)	-
Debt Coverage Ratio	-

## OPERATING DATA

Gross Scheduled Income	-
Other Income	-
Total Scheduled Income	-
Vacancy Cost	-
Gross Income	-
Operating Expenses	-
Net Operating Income	-
Pre-Tax Cash Flow	-

## FINANCING DATA

Down Payment	-
Loan Amount	-
Debt Service	-
Debt Service Monthly	-
Principal Reduction (yr 1)	-



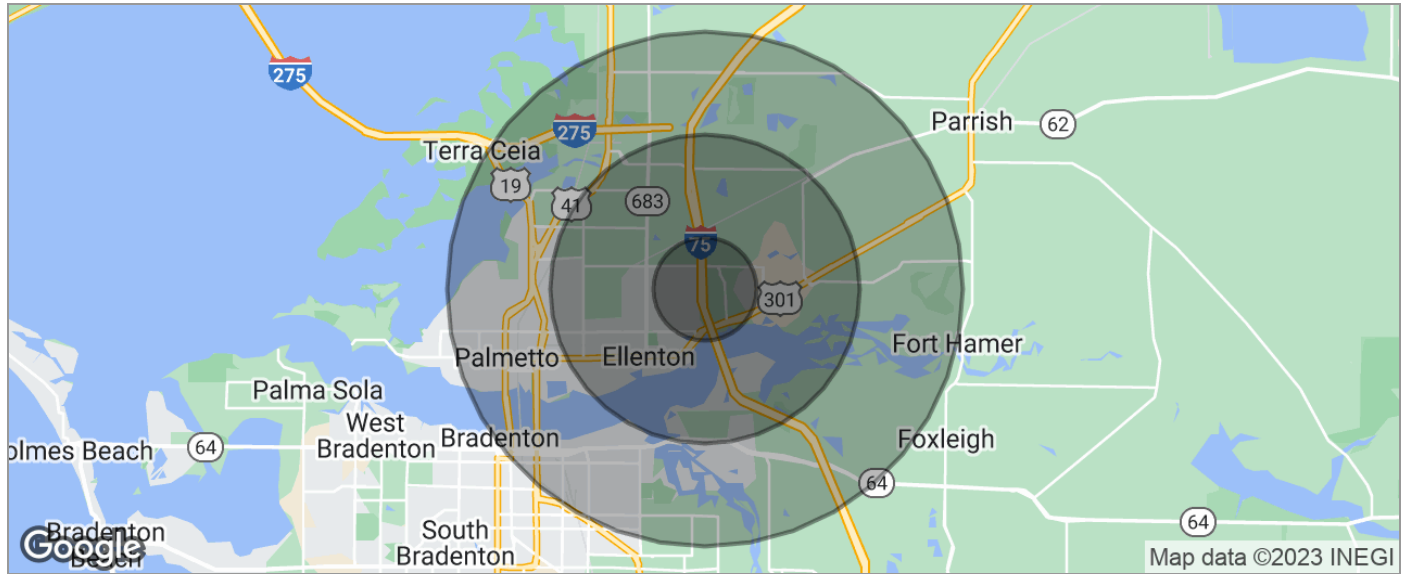
HOTEL DEVELOPMENT SITE

DEMOGRAPHICS

4

DEMOGRAPHICS MAP

# Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	3,297	29,836	77,435
MEDIAN AGE	45.4	46.2	43.2
MEDIAN AGE (MALE)	43.9	45.6	42.4
MEDIAN AGE (FEMALE)	46.9	47.0	44.9
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,361	12,289	30,618
# OF PERSONS PER HH	2.4	2.4	2.5
AVERAGE HH INCOME	\$53,558	\$57,017	\$57,928
AVERAGE HOUSE VALUE	\$169,662	\$192,181	\$225,576
RACE	1 MILE	3 MILES	5 MILES
% WHITE	87.2%	81.1%	75.8%
% BLACK	6.4%	12.5%	15.7%
% ASIAN	2.2%	1.3%	1.1%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	0.0%	0.0%	0.1%
% OTHER	2.5%	3.5%	6.0%
ETHNICITY	1 MILE	3 MILES	5 MILES
% HISPANIC	7.3%	11.8%	16.2%

\* Demographic data derived from 2020 ACS - US Census