SALE

9750 Bud Rhoden Rd.

9750 BUD RHODEN RD.

Palmetto, FL 34221

PRESENTED BY:

LARRY STARR
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SVN
COMMERCIAL ADVISORY GROUP

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SECTION 1

Property Information

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OFFERING SUMMARY

SALE PRICE:	$2,400,000
LOT SIZE:	8.33 Acres
PRICE / ACRE:	$288,115
VIDEO:	View Here
ZONING:	Neighborhood Commercial - Medium
FUTURE LAND USE:	RES-6
MUNICIPALITY:	Unincorporated Manatee County

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PROPERTY DESCRIPTION

Located within unincorporated Manatee County, this development site is zoned Neighborhood Commercial - Medium (NC-M). NC-M zoning allows for an array of commercial uses with a maximum building square footage of 30,000 SF. The goal of NC-M is to provide for retail uses, personal services, or small shopping centers to serve the neighboring residential properties. NC-M encourages mixed use projects and residential components. Drive throughs, restaurants, medical marijuana dispensaries, retail sales like shopping centers, clinics, offices (professional or medical), vehicle repairs, schools, and more are all permitted and allowable uses under NC-M.

This parcel has a Future Land Use of RES - 6 which allows for 6 units per acre or +/- 50 units. Manatee County does have affordable housing density bonuses that could increase the density to allow for 12 units per acre. This site could be a perfect development for townhomes, apartments, and residential houses as well. Additional acreage could be assembled.

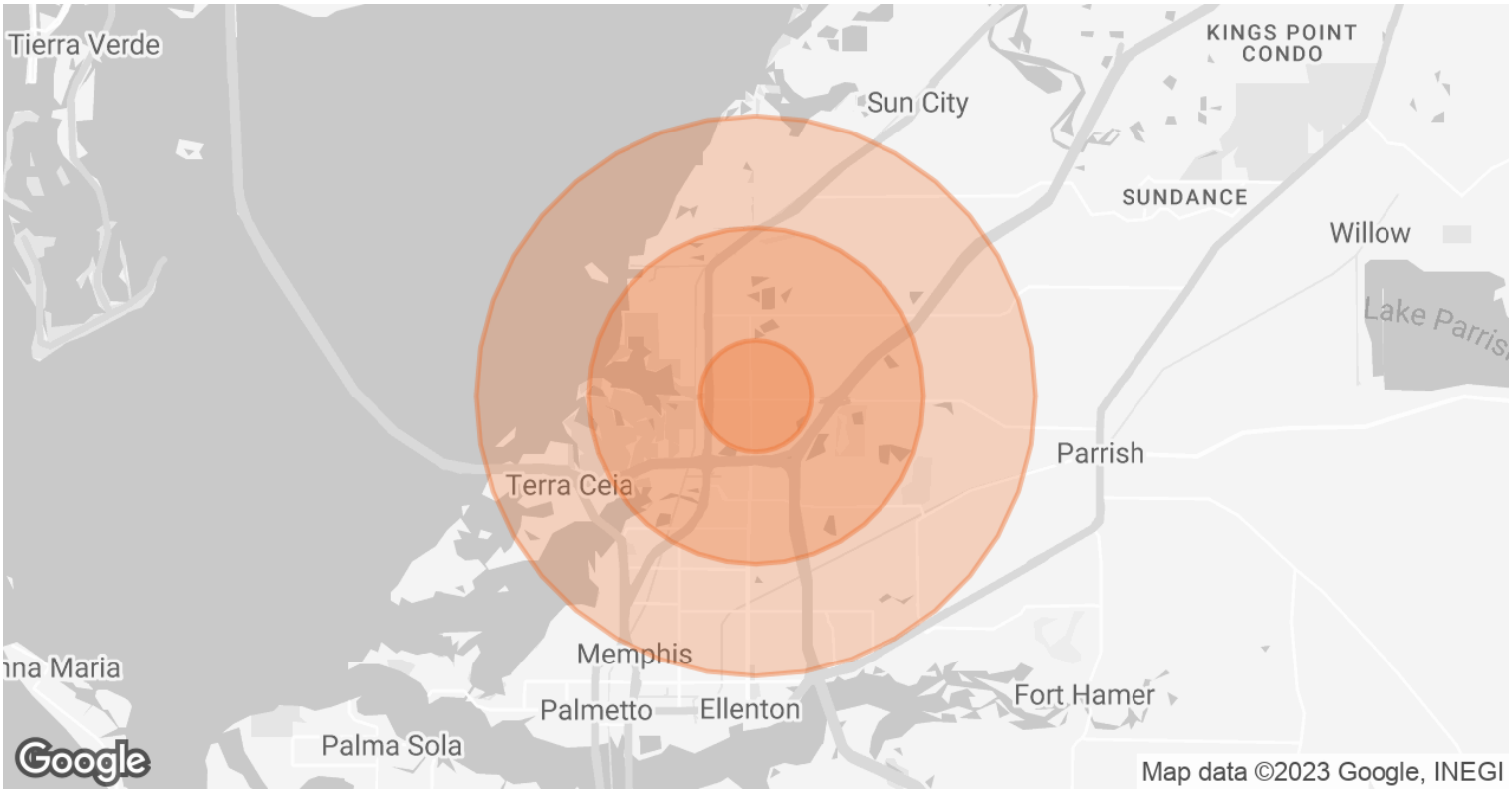
LOCATION DESCRIPTION

This 8.3 commercial or residential development site is located in the path of progress in northern Manatee County on Moccasin Wallow Road. This parcel sits between US-41 to the west and Interstate 75 to the east. Its central location makes it a short drive to downtown St. Petersburg and Tampa to the north and Bradenton, Lakewood Ranch and Sarasota to the south. Northern Manatee County is one of the fastest growing areas of Manatee County with over 23,000 residential units approved or under construction.

The North Manatee market has seen significant residential and commercial development over the past 5+ years, including 23,000+ residential units approved or under construction and numerous other commercial/retail projects. Large employers including Port Manatee, The Ellenton Premium Outlets, Feld Entertainment, Sysco and ItWorks! are all located north of the Manatee River

Other projects in the general vicinity of this project include Taylor Morrison's Esplanade at Artisan Lakes subdivision, a brand new Publix shopping center and multiple luxury RV resorts. With all of the new residential growth in this area, Manatee County opened a new high school and elementary school in the all of 2019 and a new State College of Florida

DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	2,082	13,199	44,117
AVERAGE AGE	54.1	52.4	46.7
AVERAGE AGE (MALE)	56.2	53.5	47.5
AVERAGE AGE (FEMALE)	53.9	53.2	47.6

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	895	6,404	19,760
# OF PERSONS PER HH	2.3	2.1	2.2
AVERAGE HH INCOME	$80,601	$64,952	$62,256
AVERAGE HOUSE VALUE	$161,625	$214,981	$227,453

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

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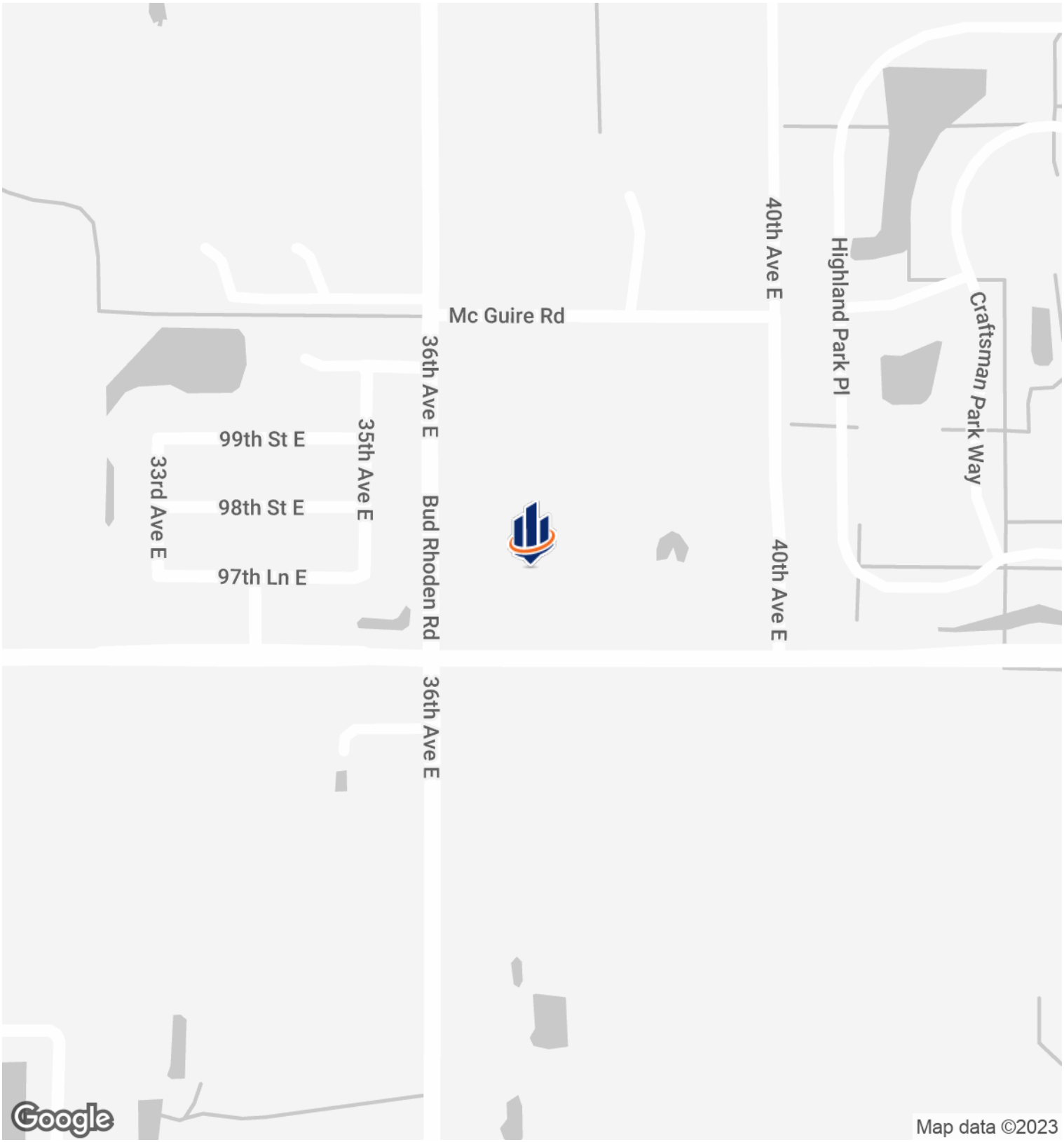
LOCATION MAP



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ADVISOR BIO 1

LARRY STARR

Executive Director

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PROFESSIONAL BACKGROUND

Larry Starr serves as Executive Director for SVN Commercial Advisory Group, specializing in the forward movement of commercial real estate deals for clients who include buyers and sellers of all commercial property types. Starr also specializes in land and development projects along with hospitality based assets in the West Coast Florida markets of Sarasota, Manatee and Charlotte Counties.

With 25 plus years of residential and commercial real estate experience, Starr has achieved a career sales volume in excess of $200 million. Starr also currently serves as President of Resort Vacation Accommodations, the largest vacation rental service in the region.

Prior to joining SVN, Starr served as President of ResortQuest Southwest Florida, on Longboat Key, where he expanded this real estate, property management, and vacation rental business to more than 1200 properties and over 100,000 guests.

Previously, Starr served as President of Florida Vacation Accommodations where he was responsible for design, site plan approval, construction and sales, and where he successfully developed a number of resort communities on Bradenton Beach, Longboat Key, Siesta Key, Anna Maria Island and Sarasota.

Starr is a prior member of the Board of Directors and Grant Panel Chairman of the Sarasota County Arts Council. Starr has also held volunteer positions at the Sarasota Convention and Visitor's Bureau. As past President and board member, he served as Chairman of the bureau's Advertising Committee as well.
When not involved in developing business opportunities or participating in community obligations, Starr and his daughter spend their free time enjoying island life just as much as his vacationing resort guests do.

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